

Works Director Report – September 2026 (Corner Green Residents' Society Limited)

Due to current work and personal commitments, I have been unable to take on the role of Works Director over the past year. As a result, there is a clear opportunity for a shareholder to step forward and support the estate in this capacity. For the purposes of the AGM, I have summarised all works activity and estate matters since the last annual meeting.

1. Completed Repairs & Maintenance

Tarmac & Pathway Repairs

Planet Turf successfully completed repairs to two potholes on Corner Green Road and replaced the pathway opposite No. 62 in October 2025. These works were carried out to a good standard and have held up pretty well, even though part of the pathway had to be dug up by Openreach's contractors, to enable cable installation.

Corner Keep Pothole Works

Corner Keep informed us that they were undertaking repairs to their own potholes. Residents were notified in advance. Although their contractors' activity initially caused some disruption—particularly with Corner Keep residents parking within Corner Green—this was resolved promptly once I made them aware that this was not acceptable after works had finished.

Road Condition

Our road surface continues to perform well, despite periods of extreme weather. Both Seasons and Planet Turf advised last year that major resurfacing should not be required for approximately five years. On that basis, I am not proposing to seek quotes for full tarmac replacement for at least another two years.

Roof Clearance

Our usual contractors completed roof clearance at the beginning of the year.

2. Infrastructure & Utilities

Openreach Fibre Installation

Openreach has installed full optical fibre infrastructure across the estate with minimal disruption. No properties have yet had fibre installed internally, though a few residents are in discussion with Openreach.

The Directors' position is that fibre installation to individual homes is permitted **provided all contractors leave the land and building exactly as they found it**. Any reinstatement required due to damage will be the responsibility of the individual resident.

Street Lighting Contract

We have secured a new two-year electricity supply agreement with Drax for the main street lights. This represents a significant improvement on our previous deal.

Louise Shen has been in regular contact with Greenwich Council to explore whether they would assume responsibility for the lighting costs. They have declined, and our understanding is that most Span estates in Blackheath fund their own street lighting.

Thanks to David Howes for repairing the light outside No. 3. Fortunately, this was a mechanical rather than electrical issue, and he was able to resolve it.

3. Painting Cycle & External Works

The triennial painting cycle is scheduled to begin in **April 2026**. Our thanks go to Dick Hewson for securing a quote from our long-standing contractors, Glews & Co. Directors are satisfied with the quote, and this will be discussed further at the AGM.

Residents should begin considering any obvious repair work required ahead of painting. We expect to arrange a pre-survey to identify less visible issues that may need attention.

4. EV Charging & Garage Electrification

Rose Abdolahzadeh has prepared a document outlining options for EV charging and garage electrification. These have not yet been reviewed by Directors, but we welcome discussion at the AGM.

Thanks to Rose and David for their work exploring this opportunity.

5. Resident Liaison & Aesthetic Standards

Earlier this year, I spoke with Jess Macfarlane (No. 16) regarding building work to the frontage of her property—specifically flashing that did not align with the estate's aesthetic. Jess addressed the issue quickly and satisfactorily.

6. Asbestos Soffits – Replacement Options

We have reviewed work undertaken at another Span estate, *The Plantation*, where asbestos soffits were replaced with a visually similar modern material. We are currently awaiting a response from their contractor regarding a potential survey for Corner Green.

7. Summary

Despite limited capacity in the Works Director role, essential maintenance has continued, the estate remains in good condition, and several forward-looking initiatives are underway. However, it is important that a resident or shareholder considers stepping into this role to ensure continuity and oversight of future works.