

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 17th December at 8.30 pm at Princess of Wales

Attendees: **Louise Shen – No 23**

 Mark Helm – No 8

 Tristan West – No 14

 Andrew Gibson - No 6

Apologies:

Subject	Action
Alternatives to audit The enhanced audit requirement from Porter Garland means that our costs are increasingly expensive. David Howes has volunteered to look at options for alternatives. He has emailed Porter Garland, and is awaiting a response. Louise to liaise with him on this.	Louise
Companies House Andrew to review and update shareholders list as necessary. This will cost £34, so we will wait until ownership of numbers 12 and 18 is clarified before doing this.	Andrew

Identity Verification by Directors Mark has heard of new requirements for directors to prove their identity using photographic documents. Porter Garland should have received correspondence from Companies House about this. Louise to ask them about this.	Louise
Bank Accounts Andrew asked Monzo whether they can offer business accounts for companies without a person of significant control but they cannot. Tide, Wise and Starling are unwilling to offer accounts to not for profit organisations so are not suitable. In light of their takeover Co-Op have changed one of our accounts to a type where we must pay £8 a month.	Andrew
Electrical Works and Car Chargers David has done a lot of work scoping out options for car chargers and written this up as a memo. Tristan to circulate this to members. His recommendation for a next step is to commission Solis to do a survey of both the electrical works required for communal chargers and a sample of the garages. Directors accepted this recommendation subject to the cost of the survey. David will get a quote and send this to directors for approval.	
Electrical Supply Louise to dig out correspondence in the treasurer's mailbox that show Greenwich council agreeing to adopt the lampposts. She has left messages with the council over the bills for our unmetered supply but has had no replies yet. She will also research the options for our metered supply.	Louise
Parking Enforcement One of the parking enforcement signs has been graffitied. Mark to replace with another.	Mark

Asbestos In a conversation with Andrew, AllType roofing told him that they can remove the asbestos from all our houses and replace it with a form of concrete. The quoted price for this is £83,000 +VAT to do this for all 23 houses. Or around £6,000 per house if done on an individual basis. This is becoming a pressing issue as several houses have had issues with the asbestos failing. We will discuss this with members at the AGM. The AGM voted to commission an independent survey of the state of the asbestos on the buildings. Mark has had conversations with Daniel, a Director at the Plantation on his estates experience of replacing asbestos soffits. A good proportion of houses there have replaced their asbestos panels with plywood backed with insulation. The Plantation requested 3 quotes from builders experienced in asbestos removal and one of them Danny has said that he would be willing to do a survey for Corner Green. Andrew will contact him to enquire about organising this. The buyer of no 12 wants to conduct an asbestos survey. Andrew has let them know that the directors intend to do a green wide survey.	Mark + Andrew
Fibre Optic Broadband Fibre is being built near Blackheath Park by KNTC; they are due to build out Fibre Optics for Openreach in the next year or so. Directors will monitor progress on this.	
New plants The gardening committee requested approval to buy new plants totalling £580 for the green. The directors approved these but the current weather means that planting conditions are unfavourable, so this will be done later in the year.	
Plants near number 9 Some plants near number 9 are overgrown and spreading over the garage roof. They would like these to be pruned back. The tree over their garage roof has been pruned by Alan and invoiced, Nadine has instructed Seasons to look at the tree between numbers 8 and 9. The outstanding question is on the plum tree in the lane - the gardening committee have recommended that this is pruned in	Louise

order to maintain the aesthetic of the green. The directors accept this recommendation. Louise to relate this back to the Gardening Committee and also query whether Seasons are doing enough to maintain trees before they reach this stage.	
Roof clearing This was done last week. Louise to raise payment once we receive the invoice.	Louise
Outstanding charges for number 18 The estate charges for March - December 2025 are outstanding for number 18 following Claude's passing. Following correspondence with Joel and Dick, Louise will send an invoice for these outstanding charges to the executors of Claude's estate.	Louise
Broken links on website There are broken links on the website for items like the Scheme of Management. Tristan to fix these.	Tristan
Streetlight near number 4 Pond Road is out Louise to liaise with Greenwich council to get this fixed.	Louise
Football and the condition of the lawn Some residents have mentioned to directors that the condition of the lawn between numbers 14 and 20 is deteriorating possibly due to overuse for games in wet weather. Directors do not feel it is appropriate to ban children from playing games here, but if there are concerns from the gardening committee on specific activities e.g. wearing studs, directors can send out a note to residents. Louise to ask them about this.	Louise

Corner Green and AirBnB

A resident has been in touch to point out that Clause 4 (i) of the Scheme of Management obliges the owner:

Not to use or permit or suffer the enfranchised property or any part thereof to be used otherwise than as a private dwellinghouse in the occupation of one family only

They further advise that the courts have held that such a clause, when included in a lease, precludes the use of the property for short lets such as AirBnB holiday lets.

While there is currently no issue with AirBnB or similar short lets on the Green, the directors will monitor the situation and consider sending a reminder to members if necessary/once they have settled on suitable wording.