

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 24th February at 7 pm at Princess of Wales

Attendees: **Louise Shen – No 23**

Mark Helm – No 8

Tristan West – No 14

Apologies: **Andrew Gibson - No 6**

Guests: **Fraser West - No 14**

Subject	Action
BCER Estate Charge We have received the BCER invoice for the 2025 Estates Charge. This is in three parts (all figures incl VAT): Mandatory estates charge - £3,152.64 3rd instalment 2023 road repair programme - £1,689.60 Non-mandatory estates charge - £998.40 Total - £5,840.64 Given that the non-mandatory component is necessary for residents to be able to apply for parking permits for BCER roads, the directors felt that this should be	Louise and Tristan

paid in line with previous years. As such Louise will raise a payment for the full amount, Tristan to approve.	
Cator Estate Additional Security Proposals It was shared in the latest Span Together meeting that BCER is considering the introduction of additional security measures including CCTV and a nightly patrol car. The estimated cost for this is in excess of £60k/yr, and if it goes ahead will need to be recouped through increased estate charges. The Directors question the necessity of this. Mark to find out more info about the proposal and forward it to Directors. The Directors via Mark will then respond to BCER with their thoughts. As it stands none of the other Span estates are keen on this kind of security, however better lighting would be appreciated on estate pathways.	Mark
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
Unmetered Electrical Supply The street lights are currently supplied on a variable unmetered basis by Drax. This currently costs around £1800/year.	Louise

David Howes has enquired to Drax about alternative fixed deals. They have provided the following quotes: 1 year - £596/year 2 year - £605/year 3 year - £622/year The directors think that the 2 year deal provides the best balance between cost and flexibility. Louise to organise. The directors also wish to thank David for his efforts on this.	
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 Herbie Sollis to do a survey of both the electrical works required for communal chargers and a sample of the garages. He has previously done this to help the Keep install their chargers. The Directors accepted this recommendation subject to the cost of the survey. David will get a quote and send this to directors for approval. However, Herbie Sollis has not responded to David's requests for help, despite much following up. As such David has reached the end of the what he can do to help. He is willing to share his documents and research with anyone else who would like to take this forward. The directors would like to thank David again for his efforts on this.	
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

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.	Andrew
Fibre Optic Broadband Open Reach have been in contact and enquired about installing fibreoptic cables to Corner Green to allow residents to get fibre broadband. Directors have agreed in principle for this, and will circulate more details to residents once we have them, and before any work is undertaken.	Andrew
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.	
Trees 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. In addition, Seasons have pruned the tree between numbers 8 and 9.	Louise

The outstanding question is on the plum tree in the lane - the gardening committee have recommended that this is pruned in order to maintain the aesthetic of the green. The directors accept this recommendation. Nadine will speak to Alan Brignall about this. He will also prune the fig tree near number 4 Pond Rd. Louise to relay this back to the Gardening Committee and also query whether Seasons are doing enough to maintain trees before they reach this stage.	
Outstanding charges for number 18 There are outstanding estate charges 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
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: <i>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</i> 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.	
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 received guidance from the Gardening Committee asking residents to refrain from using studs on the lawn and to be careful when the lawn is very wet.	