

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 25th March at 8pm at Princess of Wales

Attendees: **Louise Shen – No 23**
Mark Helm – No 8
Tristan West – No 14
Andrew Gibson - No 6

Apologies:

Guests: **Nadine White - No 15**
Jane Shakespeare - No 12
Fiona Colbeck - No 5

Subject	Action
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

Mark has collated feedback from directors and fed back via Span Together. Once we have a formal proposal from BCER this will be sent to residents.	
Companies House Andrew to review and update shareholders list as necessary. This will cost £34, so we will wait until ownership of numbers 18 is clarified before doing this.	Andrew
Identity Verification by Directors There is a new requirement for directors to have verified their identity by 14th April. All directors are required to do this individually, and share a code with Porter Garland for audit purposes.	Louise, Andrew, Mark, Tristan
Unmetered Electrical Supply The street lights are currently supplied on a variable unmetered basis by Drax. This currently costs around £1800/year. David Howes 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 has now organised for us take the 2 year fix.	Louise
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. 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 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.	
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.	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 has been in contact with them to register our interest. BCER shared a note today that work will start on the roads on Blackheath Park will begin the coming weeks.	Andrew
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
Website refresh The CGRS website would benefit from a refresh. Tristan and Mark will work together to do this.	
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. Mark has found out from Span Together that all the estates are using the same clause to preclude houses being let out with short lets such as Air BnB.	
Span Together The Span Together group has been a useful avenue for knowledge sharing and information gathering between Span estates on the Cator Estate. The directors feel it would be useful to report back on these discussions as part of the next AGM.	

Planting outside numbers 1 and 2 Seasons recently pruned the plants outside number 1 and 2 back to ground level. Number 1 are unhappy that this has left the front of their house exposed and that they were not informed in advance. They have been in discussions with the Gardening Subcommittee over this, but have not been able to reach an agreeable solution. Gardens are communal grounds owned by CGRS Ltd and managed by the directors of the company. None of the Directors are horticultural experts, so we rely on the expertise of the Gardening Committee and our appointed gardeners, currently Seasons, when making decisions about estate planting and maintenance. The Gardening Committee policy is to prune plants like those outside number 1 every 2 years to maintain their health and appearance. Members are not permitted to plant their own plants or place pots outside the front of their properties. The directors will liaise with number 1 and the Gardening Committee to restate the above principles and discuss potential solutions. In order to minimise the risk of future incidents the Gardening Committee will create a long term plan for the planting of the Green in consultation with David Hollick. This will be brought to the next AGM.	
Painting Dick has asked Glews to give us a quote for repainting Corner Green in 2027. Mark has received details of 3 other companies who have done painting on other Span Estates. Directors will review the quote from Glews at their next meeting. If this is not acceptable they will solicit quotes from the other companies.	
Potholes Corner Keep carried out work to remedy potholes on their road today. Directors only learned of this at short notice, so members were only warned on 24th. But no complaints or issues have been raised to directors due to this.	