

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 27th May at 8.30pm at Princess of Wales

Attendees: **Louise Shen – No 23**

 Mark Helm – No 8

 Tristan West – No 14

 Andrew Gibson - No 6

Apologies:

Subject	Action
Corner Green Summer Party This is planned for Sunday 14th June at 2pm. Tristan to arrange putting up the gazebo.	Tristan
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 questioned the necessity of this, and fed this back via Mark to the Span Together group, who collated responses from the directors of other Span estates. This was fed back to BCER, they were surprised at the extent of the negative feedback and have rescinded the proposal.	Mark

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. All directors have done this.	Louise, Andrew, Mark, Tristan
Electrical Works and Car Chargers David (no 7) 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. Rose (no 1) picked up the baton and has had more joy in getting a response from Herbie. She's collecting quotes ahead of the AGM.	
Asbestos AllType roofing told us 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.	
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. He has also found similar issues from a property on a similar estate in Broadstairs which has sought legal advice and been told that short lets are not legal permitted.	
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.	
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 have received a quote worth £49,968 for this. This is a 6.7% increase on the cost of the last repainting. The directors feel this is acceptable. Due to the size of this quote this requires approval at a general meeting. We will bring this as a motion at the AGM.	
Planting Scheme Plan In previous discussions with the Gardening Committee we agreed that having a planting scheme designed in consultation with members. Mark to ask Nadine about the progress on this.	Mark

AGM Preparations Louise suggested the 14th or 15th of September as a potential date. Louise to arrange for Porter Garland to provide paperwork in time. She will also speak to St Michael's about the availability of their church hall.	Louise
Number 62 Number 62 have re-iterated their offer to make a contribution towards the upkeep of the road in exchange for parking concessions. The directors decided to reject this offer. Mark is in contact with them over this.	