

## **CORNER GREEN RESIDENTS' SOCIETY LIMITED**

### **DIRECTORS MEETING**

**TUESDAY 23rd JANUARY at 8.30pm at 14 Corner Green**

**Attendees:**                **Nik Thuesen – No 2**  
  
                                 **Mark Helm – No 8**  
  
                                 **Tristan West – No 14**  
  
                                 **Andrew Gibson - No 6**

### **Apologies:**

<b>Subject</b>	<b>Action</b>
<p><b>Road</b></p> <p>Need to consider when the road will be done. Need to consider if repair is a better course of action. Could be more economical and environmentally friendly, but would need to consider whether this would be more costly in the long term. To be discussed with the works committee once this is constituted.</p>	
<p><b>Replacement for the Minister's Tree</b></p> <p>The gardening committee have decided on a Conference Pear tree as the replacement for the Minister's tree. For further details please see their report on this (shared alongside these minutes).</p>	

<p><b>Cator Estate Payment</b></p> <p>Cator Estate payment is due. There is a voluntary part of £591.36 (which we have paid in previous years) and a compulsory portion of £1689.60. There is also a further compulsory portion of £1689.60 to cover the costs of the BCER road renewal work. This is the first instalment of three repayments for the road work. All agreed for Nik to arrange payment. £4945.92</p>	Nik
<p><b>Ongoing works at 60-64 Corner Green</b></p> <p>Andrew to draft an email to owners of 60-64 Corner Green reminding them of what they can and cannot do with the communal areas. Nik to review and send once ready.</p>	Andrew + Nik
<p><b>Information for residents factsheet</b></p> <p>Mark has produced updated versions of the Information for Residents factsheet and the skips policy. Once the other directors have reviewed these documents they will be sent out to members and uploaded to the website.</p>	Andrew, Nik, Tristan
<p><b>Repainting</b></p> <p>Glews have completed an initial survey for pre-painting work required. Tristan to check with Dick if there were any issues. Then Tristan to send out an email thanking all for providing access and reminding members of timelines when work will need to be done.</p>	Tristan
<p><b>New Signage</b></p> <p>AGM approved aluminium signs in the style of the existing ones.</p> <p>Andrew to discuss this with Nic Gibson regarding opportunities..</p>	Andrew
<p><b>CGRS Electricity Contracts</b></p>	Nik, Mark

<p>The electricity contracts for the street lights expired on 19th January. The existing supplier, Opus Energy, refused to let us renew our contract with them for this unmetered supply.</p> <p>Nik has spoken to 15 suppliers to enquire about providing services for the shared electrical services. None will provide a contract for the unmetered supply for the street lights. He is currently waiting to hear back from Eon. We have currently been moved onto a standard variable contract. Nik to report back on responses from Eon.</p> <p>Other options:</p> <ol style="list-style-type: none"> <li>1. Get Greenwich Council to pay for it. Mark to explore how this is handled by the Keep.</li> <li>2. Find a way to get it Smart Metered.</li> <li>3. Combine with the supply for all communal electrics and move to a standard commercial contract.</li> </ol>	
<p><b>Electrical Works</b></p> <p>Mac organised for Blu-Lite to provide a quote for rewiring the garages last November. This came to £16,200.00 + VAT (full quote attached to previous minutes). Given the size of this cost, the directors agreed that we would require additional quotes before any work could take place.</p> <p>Since then issues with the communal supply for shared services have also arisen. To help resolve these issues and progress the work on the garage Tristan will email members asking for volunteers to form the works committee agreed at the last AGM.</p>	Tristan
<p><b>Compost Bins</b></p> <p>The Sustainability Committee received an updated quote from Seasons for compost bins similar to those at the Plantation (photos below):</p> <p><i>Compost bins 1.2 m high with removable front sides - same timber as the plantation</i></p> <p><i>Each compost bin 2.4 m by 2.4 m square</i></p> <p><i>All timber sides to be pressure treated 200 by 50 mm</i></p> <p><i>6 posts from pressure treated railway sleepers 200mm by 100mm</i></p> <p><i>Materials and Labour -</i></p>	Tristan

<p><i>TOTAL</i></p> <p><i>£1639 + VAT = £1966.80</i></p> <p>The directors approved this quote. Tristan to speak to the Sustainability committee to progress this.</p>	
<p><b>Water Butts</b></p> <p>Sustainability committee has received the following quote from Seasons based on installing a water butt on the car park side of the lower garages:</p> <p><i>Slabbed water butt base dug out and laid on 100mm of mortar / concrete</i></p> <p><i>Approx. 1m by 1 m</i></p> <p><i>Materials and Labour -</i></p> <p><i>TOTAL £150 + VAT</i></p> <p>Directors approved this, subject to the butt being installed in a way that ensures that there is no risk of water backing up through the piping onto the roofs of the lower garages. Tristan to speak to the Sustainability committee to progress this.</p>	Tristan
<p><b>Bank accounts</b></p> <p>Nik to invest £85,000 in a 1 year bond with Lloyd's and place the rest in an easy access bank account. This will still leave enough money to do the painting and other works for the year. As a large amount of the money is earmarked for the road work.</p> <p>Nik has added the other directors as signatories on the Co-Op bank account.</p>	Nik
<p><b>Biddy MacFarlane's paperwork</b></p> <p>Jess MacFarlane (no 16) has two filing cabinet shelves worth of CGRS paperwork. She wants to clear space but doesn't know what to do with it. Mark to ask Jess whether there are documents available that relate to areas of particular interest such as:</p>	Mark

<p>Lamp posts</p> <p>Disputed boundaries</p> <p>Road specifications</p> <p>Legal documents</p> <p>Relations with the Cator Estate / frontage</p>	
<p><b>Knowledge sharing with other Span Estates</b></p> <p>We have contacts on the Keep, the Hall, Park End and the Lane. Should look to cultivate links with the Plantation as their houses are of the same construction as Corner Green.</p>	
<p><b>Parking Enforcement</b></p> <p>UK Car Park Management Ltd, who manage our car parking enforcement systems, emailed David on 23/10/2023 to inquire if we still needed their services as we haven't issued any tickets recently. Mark has spoken to them and told them that we do wish to keep the current arrangement in place to which they agreed.</p> <p>They have now requested that we join a membership scheme which is reclaimable against ticket charges. They will charge £7/month for this. All were in favour of doing this if we are not able to maintain the status quo. Mark to arrange.</p>	Mark
<p><b>Gutter Clearing</b></p> <p>Mark obtaining quotes on this. Grant, who previously did this work, has retired, and Seasons cannot help.</p>	Mark
<p><b>Clarifying definitions on extensions</b></p> <p>There are a number of ambiguities in the current rules around extensions. A motion attempting to clarify these was voted down at last year's AGM. To clarify these ambiguities it is proposed to hold a consultation with any interested members and put this forward as a motion at the next AGM. Andrew to arrange this.</p>	Andrew



