

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 26th February at 8.30pm at Princess of Wales

Attendees:

Nik Thuesen – No 2

Mark Helm – No 8

Tristan West – No 14

Andrew Gibson - No 6

Apologies:

Subject	Action
<p>Road</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>Replacement for the Minister's Tree</p> <p>The gardening committee have decided on a Conference Pear tree as the replacement for the Minister's tree. Currently waiting to receive a quote from Alan Brignall on how much this will cost to procure and install.</p>	

<p>Cator Estate Payment</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> <p>Nik has paid this, as agreed at last meeting.</p>	<p>Nik</p>
<p>Ongoing works at 60-64 Corner Green</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>	<p>Andrew + Nik</p>
<p>Information for residents factsheet</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>	<p>Andrew, Nik</p>
<p>Repainting</p> <p>Glews have completed an initial survey for pre-painting work required. Tristan has circulated required repairs to members. Tristan to send out a reminder on this in a couple of weeks.</p>	<p>Tristan</p>
<p>New Signage</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>	<p>Andrew</p>

<p>CGRS Electricity Contracts</p> <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. The new contract is around twice the price of the previous contract, so while it is not an emergency all agree that we should keep searching for solutions.</p> <p>Contracts for metered supplies will expire in April. Nik will seek quotes for a replacement contract.</p> <p>Andrew knows someone who is looking for test cases for solar powered batteries. He will ask him if our use case is something he could help with.</p>	<p>Nik, Mark</p>
<p>Wooden Covers for taps</p> <p>The wooden covers for the water taps near the garage are rotten and require replacement. Nik will enquire with Denbars about whether they could construct replacements.</p>	<p>Nik</p>
<p>Electrical Works</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.</p> <p>Rose has found people who have done similar work for other Span estates. Tristan to follow up with her on thi.</p> <p>Andrew to explore with his friend.</p>	<p>Tristan + Andrew</p>

<p>Compost Bins</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> <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>Tristan</p>
<p>Water Butts</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>	<p>Tristan</p>

<p>Bank accounts</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 will add the other directors as signatories to the Lloyds account.</p>	<p>Nik</p>
<p>Biddy MacFarlane's paperwork</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. David Howes has volunteered to review these and scan any important documents. Mark to liaise with him over this.</p>	<p>Mark</p>
<p>Knowledge sharing with other Span Estates</p> <p>Rose attended a meeting of the Span Together group. Her notes from this meeting are at the end of this document.</p> <p>All expressed their gratitude to Rose for attending and sharing her notes.</p>	
<p>Parking Enforcement</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.</p>	<p>Mark</p>
<p>Gutter Clearing</p> <p>Mark obtaining quotes on this.</p>	<p>Mark</p>

Robert Smith who has worked with the Lane for 20 years has quoted £400 to clear the main roofs. The previous understanding that Grant has retired is incorrect. Mark to ask him for a quote.	
Clarifying definitions on extensions 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.	Andrew

Rose's notes from the Span Together meeting

Hi CG Directors,

Last Thursday evening I attended the Span Together meeting - a gathering of one director from each of the Span estates which happens roughly once a quarter. I went along to tell them about what our sustainability group is trying to do and to find out what they might already be doing / see if we can collaborate more closely.

The main issues discussed were:

1. the increased charges from BCER for the road works

Some of the Span estates have so far not paid the increase either because they don't have sufficient reserves to pay it or they want to dispute the costs. Others have paid but not the part of the bill called 'non-mandatory' and others have paid in full already. (For The Priory the extra charge represents a 40% increase in their usual payment to BCER and for Parkend the increase was over 60%).

There was agreement that the Span estates should use their collective voice to query the process for increasing the charges, because BCER had communicated that the costs would be coming from reserves prior to the road works starting. Linked to this, they want more explanation of the reserves policy and whether it has changed.

They also want to query the quality of the road repairs and know more about the guarantee we have in place with the contractor.

So between now and the AGM, a letter will be drafted which we'll be able to look at and see if we want to co-sign.

There was some discussion about lobbying for a permanent seat on the BCER board for a Span estates rep, and then the conversation went into frontage charges and how there is quite a bit of variance between the estates.

2. recent burglaries

Different estate reps outlined the burglaries on the Hall, Plantation and the Lane - according to police there were 10 burglaries in one night. They only entered houses where the back doors had been left open, or where it was easy to get in through the front door. They mainly took laptops and stole a car from the Plantation. There was some Ring door and garage CCTV footage, but nothing that helpful. Apparently the police said they are unlikely to come back, as they'll move on to a different postcode now. I talked about the burglary we had at no. 60 and we all agreed that it sounded like a different kettle of fish...

The group then discussed whether a proper neighbourhood watch group could be re-established with a community support officer allocated from the police. The Lane are getting in touch with the police about this. (Directors note: There is already a Neighbourhood watch group for the Cator Estate. Mark is our representative to this group).

3. AOB points relevant to CG

I brought up our issue with the electrics and both the Hall and the Plantation have recently had their garages rewired (within the last 5 years) on the grounds of the old electrics being a fire hazard. So I think we could easily ask them who they used and talk to them more about the projects which might help us make some progress with the project.

Next meeting:

The next meeting has been set for early June, before the BCER AGM, and will likely be focused heavily on point 1 above.