

CORNER GREEN RESIDENTS SOCIETY LIMITED

MINUTES OF DIRECTORS' MEETING Monday 26th March 2001

Present: Dan Radcliffe, John Harland, Philip Astell, Nadine White, Biddy Macfarlane

1. Minutes of last Director's meeting of 22.1.01 - approved
2. Matters Arising - dealt with as agenda items below
3. Repair to Hole in Road near Top Garages

The results of the CCTV inspection have been received, suggesting no clear evidence that a defect in the sewer has led to the subsidence. Doubts were voiced about the appropriateness, at this stage, of further excavation to ascertain possible causes as this alone would cost in the region of £1,000, apart from cost of subsequent remedial work. PA will approach a water engineer friend to obtain a full plan off the local waterworks. DR to check back through CGRS records history of subsidence of CGRS roads. BM to consult with Mr Inglis as to his recollection of previous subsidence on Corner Green roads.

4. Repainting

Residents are reminded to arrange remedial repairs to woodwork in advance of probable start date of May 21st.

Copies of the Specification for the work are available from John Harland (No 9) to any interested resident.

The firms whom Gilbert & Caswell, the surveyors, asked to tender have done so. The cheapest quote - at £15,000 + VAT substantially the lowest - was by R&S Builders who have attended a site meeting with Gilbert & Caswell and John Harland and provided further details of how they would organise the work if awarded the contract. The firm has been used successfully by Gilbert & Caswell. They are accustomed to working to specifications such as ours, and undertake the work themselves rather than using subcontractors. Biddy Macfarlane will organise a company search in relation to them through the CGRS solicitors.

At the EGM on April 2nd, John Harland will give a presentation on the tenders and on R&S' proposals so that the residents can then make an informed decision.

Biddy Macfarlane will address financial implications. Should the R&S quote be accepted, the costs of the repainting could be met from reserves accumulated for this purpose, and funds might be available to get sealing material inserted at the junctions on each house of the cladding and the brickwork to prevent the water seepage which causes rotting. CGRS could then take advantage of a cost below expectation to build up reserves for other unforeseen liabilities in the future, which in recent years we have been able to finance from the windfall payment from the owners of the recently constructed bungalow.

There would need to be agreement reached between residents as to how issues such as having windows open for painters and yet security of dwellings safeguarded can be managed.

5. Sycamore at the Dump

The Gardening Committee have provided a report from the South London Tree Service who back in 1998 had drawn attention to adverse consequences likely to result from refuse laid around the base of this tree which is now in fact extensively decayed., and thereby a potential danger.. SLTS suggest that drastic and expensive action has to be taken. They propose that the only long term solution would be felling (at a cost of £780 + VAT). Less effective would be removal off one limb + deadwood and reducing the crown by 30% - at a cost of £440. + VAT. It is assumed that SLTS would obtain the necessary permissions from the Council. In view of the high cost involved, it would be useful if the Gardening Committee could obtain a second quote, and the issue can then be discussed and a decision taken by all the residents at the AGM.

6. Parking

This remains a perennial problem, and residents are again asked to use the limited parking space economically, not to park in a way that increases danger for other road users, and not to block access e.g. to the garden tip in the daytime. One resident has asked if there are rules pertaining to the parking of commercial vehicles on CGRS land. Enquiry of the Cator Estate establishes that they forbid parking of commercial vehicles and campers on their roads. This does not apply to CGRS land. Our rules do not cover this issue. Should any resident wish to raise the matter at the AGM, a decision can be made as to whether our rules should cover this.

7. Climbing Frame & Play area

The Gardening Committee has given a lot of useful information about play structures and John Harland has been in touch with ROSPA who have provided substantial information in relation to climbing frames. He is to arrange for ROSPA to carry out a site examination here in the week commencing 21.5.01. at a cost in the region of £75. They can undertake regular inspections. Their guidelines lay down that for structures over a metre high, there must be safety matting. This has already been approved by CGRS at a previous AGM but installation is being delayed pending decisions by the residents about the frame. Capping of tubes would be necessary if the present equipment is retained. More visually attractive equipment in wood is available, at not exorbitant prices, although wear and tear and therefore maintenance on wooden structures would be more substantial. It would be useful if all residents could make their views on this issue known to the directors who can collate these and the matter be discussed at the AGM. It may be thought that this is a matter into which a small group of residents could enquire and make proposals to the Society.

8. The Dump.

Residents are asked only to use this for bio-degradable waste

9. New Cator Estate Road Plans

A resident has drawn the Director's attention to their lapse in not ensuring that the Society had a greater say at the recent Cator meeting to discuss these plans which could significantly affect Corner Green, not least by increasing traffic flow along our roads. DR will get feedback from the Director who was to attend, and will also approach Michael Ward, the Blackheath Cator Estate Administrator, to voice those concerns and ask about any decisions made at the meeting.

9. Gardening Committee

The Committee welcome comments from residents who are all affected by the manner in which the communal areas are maintained. Their report, circulated with the minutes of the last directors meeting, was highly informative and the Directors suggest that regular such reports would both assist and inform all the residents, just as, hopefully, should the notes of the Director's meetings.

10. EGM to discuss issues around the Repainting

Arranged for this Monday April 2nd at 8.30 pm at the St Michael's Church Hall, Pond Road.

11. AGM

Date proposed - Tuesday 29th May - 8.30 pm

12. Next Director's Meeting

Monday 14th May - 8.30 p.m. - at No 9.
(All residents are welcome to attend these meetings)

P.S. Re: Lighting at top car-park.

A inexpensive system with sensors detached from the main unit is being investigated by JH

DFR/27.3.01