

CORNER GREEN RESIDENTS SOCIETY LTD

MINUTES OF EXTRAORDINARY GENERAL MEETING – Wednesday October 22 2008

Meeting convened to consider works at Corner Green and developments on the Cator Estate.

Members present:

Simon Tilford (Director and Chairman) (6)
Biddy Macfarlane (Director and Treasurer) (16)
Mac Cochrane (Director) (10)
Kate Sabapathy (Director) (19)
David Howes (Secretary) (7)
Dan Radcliffe (4)

Members represented by proxies:

Member	Proxy
Natasha Brown and Wing To (13)	David Howes (7)
Claude Perera (18)	Biddy Macfarlane (16)
Mark and Nicky Helm (8)	David Howes (7)

Others

Janet Parrott (23)

Works at Corner Green

1. Mac Cochrane referred to quotations for the following works which he had received and which the secretary had circulated to members in advance of the meeting:

- a) Relaying of paving slabs between numbers 9 and 10
- b) Relaying of paving slabs between numbers 18-19
- c) Relaying of paving slabs between numbers 1-3
- d) Resurfacing of circular path in black or red tarmac
- e) Rewiring of column-mounted lights on green

2. He advised that his recommended priorities were to relay the paving slabs between numbers 9-10 as a matter of urgency, and to relay the paving slabs between numbers 18-19 within the next six months. Since the estimated costs of the first item alone exceeded £1,000 the Directors could not commit to the expenditure without authority from an EGM. Mac also recommended that the works between numbers 1-3, and the resurfacing of the circular path were not of such immediate urgency. As regards the lighting, Mac suggested that it would be

sensible to get a further survey of the circuits performed and made available to the Directors before seeking authority from members to commission major repair works. Mac recommended that root prevention measures as proposed in the quotation from A&C Landscapes should be undertaken in conjunction with relaying the paving slabs between numbers 9-10. He also recommended that, on the basis of his dealings with them in providing quotations, A & C Landscapes should be appointed to perform the work between numbers 9-10 and J Franklin should be appointed to do the work between numbers 18-19 (including their proposed use of granite setts).

3. David Howes advised that in appointing him as proxy Natasha Brown and Wing To had asked that as regards the slabs between numbers 9 and 10, root prevention measures should be included - and suggested a concrete trench 1m away from the edge of the path - approximately 500mm deep, 200mm wide or similar. They would support appointment of the contractor with the best track record or where members have seen satisfactory works.

4. Biddy Macfarlane circulated a report to members detailing the financial position. Current balances after allowing for anticipated receipts and expenditure between the latest statements and 15 October were £51,813. After providing £34,552 for the 2010 repainting, £2,000 for contingencies, £120 for the capital redemption reserve, and £5,000 for as yet unquantified tree works a balance of just under £10,000 remained for all other works.

5. Having discussed the proposed works members supported the priorities proposed by Mac Cochrane and the appointment of his recommended contractors to perform them.

6. It was resolved that:

Directors be authorized to incur expenditure up to £3,500 to relay paving slabs between Nos 9-10 and 18-19, with the work between 9-10 to include root prevention measures.

7. During discussions the Directors present confirmed they were happy for Mac Cochrane to seek quotations for an electrical survey of the main green lights.

Developments on the Cator Estate

8. Biddy Macfarlane reported on her attendance at the Blackheath Cator Estate Residents Ltd Annual General Meeting on 23 September. The meeting had considered proposals for developments on the site of the former residential home on Brooklands and on playing fields to the south of Manor Way outside the boundary of the Cator Estate. The latter developer was offering to pass the undeveloped portion of their land in trust to the Cator Estate in return for access rights into the Estate for the properties they planned to build (which otherwise would enjoy no such access). Some BCER members feared that granting such

rights would allow further developments adjoining the currently proposed dwellings to gain access via them, with the potential to ultimately create a new through route. The meeting had been contentious, and had been adjourned until Tuesday 11th November, where traffic control measures for the Estate in general would also be discussed.

9. Members noted that decisions on planning consent for the developments would be a matter for Greenwich Council, though BCER's decisions on access rights might play a strong role in the fate of the Manor Way proposals. Members authorized David Howes to cast the votes associated with BCER shares held by CGRS Ltd at the reconvened AGM on Tuesday November 11 at 8:00 pm in St Michaels Church Hall, Pond Road. Other residents who hold BCER shares in their own right are reminded that they could also attend.