

KENSINGTON GARDENS SQUARE GARDEN ASSOCIATION ANNUAL GENERAL MEETING

Held at St Matthews Church Room, St Petersburg Place, London W2 4LA
Monday 27th November 2017 at 7.30pm

Attendance

NAME	ADDRESS	FREEHOLDER	PROXIES
Jim Rea (Chair)	24-25 KGS	24-25 KGS	70 KGS
Simon Glucina (Secretary)	26 KGS	26 KGS	40 KGS
Sandra Morgan (Treasurer)	72-74 KGS	72-74 KGS	
Shaw Warnock	58 KGS	58-59 KGS	
Susanne Gahler	59 KGS	58-59 KGS	
Catherine Ramage	61 KGS	60-61 KGS	
Estelle Monod	75-77 KGS	75-77 KGS	
Michael Hughes	c/o Garden House	86-92 KGS	
Margaret Newman	24-25 KGS	24-25 KGS	
Moray Angus	72-74 KGS	72-74 KGS	
Jennifer Felderhof	10-14 KGS	10-14 and 54-55 KGS	
Jona Lueddeckens	58 KGS	58-59 KGS	
John McQuillan	44 KGS	44 KGS	
Monica Zgurova	24-25 KGS	24-25 KGS	
Vasil Yakon	24-25 KGS	24-25 KGS	
Caroline Suagmolen	66 KGS	66 KGS	
Eilidh Middleton	60-61 KGS	60-61 KGS	
Nick Bray	60-61 KGS	60-61 KGS	
Jan Kremer	68 KGS	68 KGS	
Judith Schecter	10-14 KGS	10-14 and 54-55 KGS	
Jeremy Benisti			

1. The Rules of the Association state that a quorum is 7 members. The meeting was therefore quorate, 13 paid-up members – covering 24 frontages.
2. The **AGM 2015 minutes** were presented by the Secretary: They were adopted unanimously by the meeting without amendment and signed by Jim Rea as a true record. There were no matters arising not otherwise on the 2016 AGM agenda.
3. **Chairman's Report:** Jim Rea summarised some of the highlights in the Committee's activities during the past year; he thanked the former Treasurer and Secretary of the Committee, Wendy Wyver, now living in Rome, for her significant commitment to and achievements on behalf of the Association. He then underlined the success of the Open Garden Day, during which 219 visitors were recorded, showing great interest in the ecological features of the garden (including composting, worm farm, bird accommodation). A number of volunteers (in particular Jan and Monica) had helped to much improve the Association's website and its features (including the key application form). He also thanked all the Committee members for their support.
4. **Horticultural report:** Jim Rea then presented his horticultural report. He noted that the lawns were no longer being sprayed in order to protect children playing on the lawn from the detrimental contact with the pesticide. He also pointed out how all green waste was now recycled in form of compost, and that soft waste was used for a new worm farm. This had improved the presence of bees and new birds, including a tawny owl. Tree work had been postponed until next year: this would include replacing one tree that had been removed in the large garden and planting a new tree in the small garden. One resident (60/61 KGS) noted that the large plane trees in the small garden were leaving a lot of waste on the roofs of houses, causing blockage of drainage pipes and gutters. However, given the height of these trees, Jim felt it would be unlikely that they could be pruned to a level below the roofs.
5. **Treasurer's report:** Sandra Morgan presented the financial situation of the Association: 55 frontages are now members of the Association and only one member is in arrears. The business year ending in March 2017 produced £34,830 of income and £22,657 of expenditure, producing a surplus of over £14,000. However, this surplus does not take account of expected sizeable

expenses related to the registration of the land title. Attendees were interested in the total reserves position of the Association. After netting off expected outgoings in the year ahead, this sum amounts to a little less than two times the current income, essentially unchanged from the previous year. The reserves are needed to provide for the planned tree work, completion of land registration, as well as retaining a buffer for unexpected events. Considering this sound financial situation, it was proposed and agreed (without objection) that the current garden rate would stay at the same level, i.e. £600 per frontage, with the two social housing members benefiting from a 25% discount. Genesis, as one of these social housing members, had paid its arrears and was now current. Octavia was a house in arrears. Both houses have one or more keyholders. The meeting supported the continued chasing of Octavia for fees overdue, and encouraged garden users from both of the social housing members to support the payment of fees given collection issues.

6. **Reappointment of auditors:** The Treasurer confirmed that she was happy with the service provided by our accountants (Tree Tops) and the meeting confirmed their reappointment for the coming year.
7. **Election of Committee Members:** The eight current Committee members (Jim Rea, Simon Glucina, Sandra Morgan, Judith Schecter, Catherine Ramage, Brigitte Haptops, Jelena Vickovic and Susanne Gahler) all presented themselves as candidates for re-election, and were re-confirmed as such without any objection.
8. **Update on Land Registration:** The Association is in the last stages of finalising the registration of the currently untitled land that comprises the gardens. The Chairman put the long history of this process into context: various Committee members have worked over the last 12 years to ensure that the land title is properly registered in the name of the Association, after the Association's legal advice strongly recommended it. A rather complex transfer process will be needed, in which the Association will make its claim for the land through Trustees, before the land is quickly transferred to a new Community Interest Company that will assume the governance role of the Association. To this end, three Trustees had been appointed at the AGM in 2015. In support of the application, those Trustees had also appointed Bruce Ritchie, the owner of Garden House, as a fourth Trustee earlier in the Autumn. As part of the registration process, Bruce Ritchie had agreed to withdraw the caution he had placed on land registration. The meeting ratified his appointment without objection.
9. **Railings in the small garden:** The Chairman then raised the issue of the installation of railings around the small garden, which was extensively discussed in last year's AGM with Garden House having lead both the project and proposed funding of the railings. The planned installation in the summer had not materialized and the Garden House representative was asked for an update. He explained that Garden House had spent quite a bit of money gaining the planning permission, which was valid for 3 years. By 2019 latest the Association would need to decide whether it would want to proceed. He was asked about Garden House's commitment to finance the railings, and he clarified that their commitment was now limited to £60,000. An initial estimate of costs was for over £100,000. In the ensuing discussion it was noted this estimate had been obtained from a single supplier and while that company has a high-quality reputation, it also had a reputation for being expensive. Garden House confirmed its commitment to the project if the project could proceed with financing from it of no more than the additional £60,000, it would manage the process and go ahead. Garden House agreed that it would run a competitive process to see if it could obtain a costing within the £60,000 threshold.
10. **Proposal for membership for Compass House, 22 Redan Place:** Jeremy Benisti presented a proposal asking that residents in his development of the formerly commercial space at Compass House, 22 Redan Place be granted access to the gardens. The developed property will have an entrance on Kensington Gardens Square. However, most of the flats overlook the mews area and Redan Place. The rules of the Association state that houses that were part of the originally laid out Kensington Gardens Square are eligible for membership. Given that most of the properties in the new development are neither on, nor overlook, the Square the issue of eligibility was not clear. The case for eligibility was disputed by various Association members with one member making the point that the planning application address for the development is clearly Redan Place and not Kensington Garden Square. The granting of membership to non-Square

residents and agreeing to access for residents living in properties originally part of Redan Place would create a significant precedent. After further discussion the Secretary suggested a vote on whether the Committee should engage further with Jeremy Benisti to work up a proposal that might be agreeable to Association members. This question was put to members and a subsequent vote showed a majority did not want the Committee to start down a route which might lead to the former Compass House gaining membership. With this direction from the members, the Secretary thanked Mr. Benisti for his proposal and the meeting moved on to other business.

11. **Garway Road School:** A question was raised as to whether the garden could be made accessible to children of the Special Needs School on Garway Road, in return for some payment. It was made clear that such access for commercial purposes is not permitted per the Association's rules, and that prior cases for application by non-residents had generally been rejected both on rules grounds and given issues of supervision and liability. The meeting agreed that the next step would be for Garway Road School to make a proposal, but it would need to be considered in the context of the above.
12. **KGSGA communications directly to residents:** A question arose as to how the Committee could develop direct email communication with residents given that the Managing Agents for members had a relatively poor record in passing on Committee communications to Square residents. For this meeting, the Committee had put up notices on the Square entrances, mailed agents with a request that they pass the AGM notice to their residents, and had put up the notice on the Association website. The Committee said it did not hold full email records of residents but was working on developing a database from the records it did have to this end, which could allow direct emailing in the future.

The meeting ended 8.50 pm.