

KEMP TOWN ENCLOSURES LIMITED

MINUTES OF THE SEVENTEENTH ANNUAL GENERAL MEETING HELD AT THE BRIGHTON STEINER SCHOOL, ROEDEAN ROAD, BRIGHTON AT 10.30 A.M. ON SATURDAY 26th NOVEMBER 2011

PRESENT	Mr M Harper	Chairman
	Mr J Rolls	Director and Hon. Secretary
	Mr S Harwood	Hon. Treasurer
	Mr M Eynon	Director
	Mr B Horton	Director
	Mrs J Sewell	Director

21 Freeholders (two gone)

22 ?? ratepaying houses were represented comprising Freeholders and/or their appointed representatives. With ?? proxies in favour of the Chairman approving all the proposals

8 (eight)

1. The Chairman welcomed the residents and confirmed there no apologies for absence.
2. There were no comments on the Minutes of the last AGM held on Saturday 28th November 2010, which had previously been circulated. These were approved and signed by the Chairman.
3. The Chairman referred to his report which had also been circulated. The year had been dominated by the railings and he invited Brian Horton to report on the position as Director with special responsibility for this area.

Brian Horton reported the dip in routine maintenance in 2009/10 had been reversed and the maintenance schedule was back on track. The Sussex Square railings had been in particularly bad condition but had now been painted and the painting of the two Terraces before they became rusty had been undertaken. It was the intention to keep these railings painted regularly as it was an easier and therefore less costly job without rust removal and prolonged their life. The traffic damage to the pillar at Chichester Terrace would shortly be repaired under an insurance claim for £250.00. The Western side of Lewes Crescent was to be repaired and painted next spring. Replacement railings would be galvanised steel as cast iron, although lasting longer was much more expensive.

The chairman reported the dog walkers meeting in January had been well attended and animated. Dog-poo bins had been discussed but the Board had made clear that if they were to be made available Gardeners would not empty them. Michael Kennedy had agreed to run an emptying rota for a trial 3 months.

The Board had commissioned a structural survey of the tunnel under Marine Parade. The surveyors concluded there was no major subsidence and it should take the weight of the construction traffic expected when the Hospital re-construction got under way. The Hospital management is aware of our concerns and has expressed sympathy with the issue.

4. The Chairman invited the Head Gardener to report. He reported this year much work had been carried out around the woodland in the South Garden. Sadly, we had lost two trees to Dutch Elm disease. The Central bed had been replanted and reshaped to a more Regency style. The number of roses was the same. Scarifying had not been possible in the spring because of the drought but had been completed this autumn and the lawns fed. Next spring should show the benefit, The regular attention to Chichester Terrace was now showing and would be continued. The gardeners had been

joined by a 15 year old work experience student for 1 morning a week which might rise to 1 day if successful.

Gina Bryson congratulated the gardeners as everyone agreed the gardens were really lovely this year. The meeting concurred with a round of applause. The Chairman reminded the meeting of the work of the Voles and there was further applause.

5. Accounts for the year to 31st December 2009

The treasurer took the meeting through a snapshot of the accounts. The reserves had been £141,000 last March (2010). These were deposited in 2 separate accounts to bring them within the Government Guarantee deposit scheme. This had mostly originated from the sale of the Cottages and the decision to add £6,000 each year. The interest earned was minimal. Income and expenditure was largely in line with last year. The lost keys generated only £2,250 but party fee income has increased by 50% to £2,100. There had been no donations. Water rates were higher this year compared with last year as the previous years figure included a rebate. Meters were read regularly and the correct amount paid. Gardeners wages and National Insurance had both increased. At the year end the accounts showed a 'profit' of £1,6028 of which £6,000 would be carried to reserves. Expenditure was anticipated to be needed to repair the cobbles supporting the plinth and the railings, although the Board was still arguing with the Council as to who was liable for this repair. Damage was being at least partly due to cars parking on the cobbles following the tarmac spread over of the stone gutter previously bordering the parking area, and the narrowness of the residents' parking zone on the east side of the South Garden.

The Chairman invited questions: On dog fees, there were fewer dogs this year and the fee was only £10 per annum. The Chairman explained it was considered better to have dogs registered and tagged than raise the fee and risk more dogs unregistered and therefore more likely to misbehave. The tags would be bigger this year. Dog excrement continued a nuisance and was worse in winter but no worse overall. It was hoped the dog owners would be more self policing and would challenge unregistered dogs and non collected poo. There was a discussion on bikes chained to the railings and it was agreed no bike notices be attached, although there were misgivings that this would lead to them being chained outside the house. It was suggested the lack of donations be addressed by asking for them in the newsletters with a wish list of improvements to be financed.

Tony Jellings proposed and Greg Cowen seconded the resolution to accept the Accounts which was passed unanimously.

6 Re-election of retiring directors

Steve Harwood resigned as director and offered himself for re-election. Gina Bryson proposed his re-election, Craig Adams seconded it and the resolution was passed unanimously.

Mark Eynon resigned as director and offered himself for re-election. Steve Harwood proposed his re-election, Gina Bryson seconded it and the resolution was passed unanimously.

7 Re-appointment of auditors

Stephen Harwood recommended the reappointment of the accountants, Chambers & Co., who delivered a partly pro bono service, and had reduced their fee. Stuart Hutchinson proposed their re-appointment, seconded by Greg Cowen and the resolution was passed unanimously.

8 Garden Rate

It was proposed to increase this to £690 for 2011/12, just below the current rate of inflation at 4.5%. The Board feels there is the need for financial prudence in the coming year with railings replacement and the cobbles question in mind. The adequacy of the increase was questioned. The chairman

confirmed that in the absence of unforeseen events it was felt there would be enough. The increase was approved on a unanimous show of hands.

!0 Any other business

Southern Railings

When the cottages were sold one of the projects proposed for the money was the replacement of the Southern Railings. In the 1950's Brighton Council had compulsorily purchased the land bordering Marine Parade for road widening purposes.. David Morris had recovered the land in front of the Terraces and restored the railings there, with the Council funding 75% of the cost. David has offered a donation of £100,000 to Kemp Town Society on condition this is used to re-instate the railings on the southern boundary of the South Garden to their original position and appearance. Tax relief for the donation will be available to him and Kemp Town Society should recover Gift Aid. There have been meetings between the KTS chairman Paul Phillips, Mark Harper and Angela Dymott for the Council. No money for the railings will be forthcoming from the Council. Indeed it is with difficulty they have been persuaded to waive their conveyancing fees. We are close to finalising the acquisition of the land and Planning Permission has been obtained. Extra funding will be needed and will be sought by Kemp Town Society who will advance most of it on to KTE who will be required to spend it only on the railings and will enter into a charge to return it if the site is sold or used for a non conservation purpose. The railings will be restored to high conservation standards as David Morris requires. The Enclosure is Grade II listed as a registered park/garden. James Rule at 7 Lewes Crescent has donated his time to assist with the Planning Application and Frankhams are preparing the specification and contract for tender. We estimate the cost at £200,000 to £220,000, more than originally anticipated as VAT will be payable; the exemption only being available to a listed building, not a listed garden. Kemp Town Enclosures originally decided to commit £60,000 to this project from the reserves. This will probably need to be more. A fundraising meeting will be held when the exact figure is known. Current estimates indicate a £20,000 to £40,000 sum to be raised. The present southern railings are in a very bad condition and will need to be replaced shortly in any event. Mike Osborne pointed out most London Squares were railed in mild steel. Brian Horton pointed out that Sussex Square generally was a very hostile environment for railings. He would estimate mild steel might last 25 to 30 years if regularly maintained, galvanised steel up to 75 years and cast iron upwards of 200 years. If finances permit we will use cast iron, and York Stone for the plinths, but galvanised steel and reconstituted stone were a possible substitute if necessary. Alternative tenders will be sought as soon as possible. The side railings of the estate are all galvanised, but the Southern railings are more exposed to the elements. Various possible manufacturers of railings were proposed. Also the Garden History Society in Cow Street E1 might be able to help. It is likely there will be a joint Kemp Town Society / Kemp Town Enclosures Limited public meeting to discuss in the New Year.

A.O.B.

The Chairman sought volunteers to help generally or with specific functions

Was there a possibility of compost facilities being provided? This had been tried but gave rise to a rat infestation.

The north garden signs would be amended to make it clear no ball games were allowed here.

More bike racks would be sought at the end of Arundel Terrace and in the North part of the North Garden

Brian Horton will get the gate springs adjacent to 22 Lewes Crescent tightened

The meeting closed at 12.20 p.m.