

## **KEMP TOWN ENCLOSURES LIMITED**

**Minutes of Nineteenth Annual General Meeting of the Company held at the  
Brighton Steiner School, Roedean Road, Brighton  
Saturday November 30 2013 at 10.30 am**

### **PRESENT :**

Attendance list held at offices of Jonathan Rolls, 244 Eastern Road, Brighton, BN2 5TA

### **1. APOLOGIES FOR ABSENCE**

The Chairman, Mark Harper, opened the meeting at approximately 10.37 am. There were apologies for absence from Michael Antram, John Borrett, Stella McCrickland, Tony Jellings, Andrew Tull, Paul Phillips, David Morris and Mark Eynon

23 Freeholders were represented

4 Proxy Forms were received in favour of the Chairman and/or Secretary

All Proxy forms were in favour of the Agenda motions with the exception of one Proxy Form – No. 33 Sussex Square who requested to vote against the proposed subscription increase.

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### **2. CHAIRMAN'S REPORT**

The Chairman, Mark Harper (MH) welcomed all present and referred to his written report forming part of the Agenda paperwork. He confirmed that the main projects for the year had been organising the southern railing project in liaison with Kemp Town Society, agreeing the contractual paperwork and awarding the contract to CWO Limited for Phase I of the project namely the restoration of the stone plinth and brickwork along the frontage. Work had commenced and is programmed to complete Circa. February 2014.

The other main project for the year was the replacement of the keys to all garden gates. This had been the subject of a special levy. The lock change had been successful and approximately 596 had been reissued to-date.

A general discussion took place regarding both projects and the plans to fund Phase II of the railing works. Discussion also took place as to whether, next time round a modern electronic key system might be introduced which MH said would be discussed at a future Board Meeting.

MH asked if any member was interested in being co-opted to assist in, particularly, the southern railing project.

- 3. APPROVAL OF MINUTES of the previous Annual General Meeting held on November 24 2012** – approved and proposed by Gina Bryson (4 Lewes Crescent) and seconded by Des Cohen (16 Sussex Square).

**4. GARDENER'S REPORT**

Jeremy Mouldsdales (JM) presented his report which was also attached to the Agenda paperwork. He reported that it had been a long cold wet winter but the garden had stood up well. He was particularly pleased with the progress of the Jubilee Garden upon which all in attendance commended him. He had spent time cutting back the hedges along Eastern Road and the north garden to promote improved access to the railings, hedgerow maintenance and enabling rubbish and debris to be collected. He reported concern regarding Dutch Elm disease which was likely to affect the majority of the Elms adjoining 43 – 46 Sussex Square. It was anticipated that many of these trees would go over a 2/3 year period. Questions were asked about re-stocking the trees JM felt that this could not be planned until the existing tree situation had been resolved.

JM commended the volunteers for all their help and assistance over the year.

Discussion took place regarding the historic nature of the gardens allied to replacement of trees/planting etc. which some felt was viable others recognised that, over the years, the nature of the gardens and use/occupancy of the gardens had change.

**5. FINANCIAL STATEMENTS for the year end March 31 2013**

Steve Harwood, (SH) the Treasurer, presented an over-view of the years' financial costs giving details of the operating income/expenses highlighting areas of sub-contracting hedge work, tree surgery, mention of donations both direct and in kind, the legal fee and administrative for organising the contractual paperwork for the southern railings and other miscellaneous financial matters.

A number of questions were raised from the floor regarding the financial strategy for the gardens for the medium to long term future which generated a lively discussion. It was agreed to take forward the topics raised for consideration at the next Board Meeting and, possibly, produce a 5 year working programme documents.

The accounts were unanimously adopted. Colin Still proposed a vote of thanks to SH which resulted in a round of applause.

**6. ELECTION OF DIRECTORS**

Jill Sewell(JS) and Jonathan Rolls (JR) retired by rotation and offered themselves for re-election. Both were unanimously re-elected.

7. **APPOINTMENT OF ACCOUNTANTS/AUDITORS**

Peter Chambers of Chambers and Company offered himself for re-appointment and was unanimously re-elected.

8. **PROPOSED GARDEN RATE commencing April 1 2014**

The Board proposed that this should be increased to £770 for Freeholders, £257 for outsiders and £231 for the Cottages.

One Proxy from 33 Sussex Square was received voting against the proposals.

A lengthy discussion took place over the 'pros and cons' of increasing the subscription which was an increase of approximately 5.8%. MH asked for a show of hands as to whether the Boards' proposal was approved which was unanimous within the Room. The Proxy objection was noted.

9. **SOUTHERN RAILINGS REPORT**

BGH reported that Phase I of the southern railing reinstatement project Commenced on November 2013 and despite initial atrocious weather was progressing reasonably well. Completion was contemplated *end February/ end April.*

BGH meets with John Rye of Cathedral Works Organisation (CWO) and Michael Royalton-Kish of Frankham Consultancy on a fortnightly basis to liaise and check progress. The original contract price was £147,017.55 (£176,421.01 incl. VAT) but has been adjusted down to £139,604.30 (£167,525.16 incl. VAT). We are hopeful that the project will come in at this price but there may be some contingencies that might arise and affect the final cost.

Prior to commencement it had been necessary to review the Planning Consent and seek minor amendments and arrange contracts with both the main contractor, Frankhams and most importantly the Finance Agreement between Kemp Town Society and Kemp Town Enclosures in respect of charitable status and gift aid. BH thanked David Morris for his generous donation which had been received and was held by Kemp Town Society. Kemp Town Enclosures had funded £60,000 to Kemp Town Society so there should, therefore, be sufficient funds to meet the commitments of Phase I.

Discussion then turned to the need to fund Phase II which was being re-costed at the present time. Likely costs would be approximately £150,000 plus VAT or more. Paul Phillips, Chairman of Kemp Town Society, was investigating grant applications. Once Phase II costs had been more accurately quantified a special meeting would be held to promote funding of the project and it was hoped that original pledges made when Joan Griffiths was Chairperson of Kemp Town

Enclosures Limited and other local support would be forthcoming. The Board of Management would be producing a working document early in the New Year in respect of the needs and requirements to implement Phase II.

10. **ANY OTHER BUSINESS**

Notice Boards were discussed and it was suggested that new Notice Boards would enable future information to be posted in the gardens.

MH acknowledged that the website at present was an historical site and there was a need to consider updating but there had been much to do this year and the website had not been in the forefront of the Boards' agenda.

A brief discussion took place regarding the cobbles along the external frontage of the gardens and whether the Local Authority could be persuaded to contribute to the repair and reinstatement – at present considered unlikely.

MH advised that SH wished to stand down as Treasurer post March 2014. Ian Clegg of 9 Lewes Crescent, a retired Banker, had indicated, subject to further information, that he would be happy to be considered as SH's replacement.

A number of other topics were aired. Particular enthusiasm being expressed by Michael Osborne, Des Cohen and Simon Smith of 21 Sussex Square, 16 Sussex Square and 6 Lewes Crescent respectively. The principle areas of discussion being finance, keys, future management of the gardens, and funding of Phase II

Colin Still proposed a vote of thanks to the Board of Management for their energy and endeavours during 2013.

The meeting finished at approximately 12.05 pm.