



KEMP TOWN  
ENCLOSURES

To all members of Kemp Town Enclosures Limited

16<sup>th</sup> March 2026

Dear Freehold owner

**Please take this letter as notice of our Annual General Meeting to be held at the EF International School, 1-2 Sussex Square, Brighton at 10.30am on Saturday 21<sup>st</sup> March 2026.**

Please encourage others who live in your house to attend and please nominate one person to represent the freehold at the meeting, should a formal vote be necessary. The AGM papers are to be posted on our website [www.kte.org.uk](http://www.kte.org.uk) so that they are available to all.

The meeting will review the work of the KTE Board since the last AGM and set a budget for 2026-27. There will be time for those attending to raise issues that concern them. Board members standing down by rotation will also be offering themselves for re-election by the AGM.

The current board members would be most grateful for your support by attending the AGM. We aim to keep it short and to the point.

Kind regards

*The KTE Board*

PS Voting by proxy: If you are a freeholder or the nominated representative of a freehold company and unable to attend, you may vote by proxy. Your proxy should be sent by post or by email to the Secretary at 74 Preston Drove, Brighton, BN1 6LB or by email to [kte.org.secretary@gmail.com](mailto:kte.org.secretary@gmail.com) or [management@jonathanrolls.com](mailto:management@jonathanrolls.com) by Thursday 19<sup>th</sup> March 2026.

Your proxy should state who is to exercise your proxy vote at the meeting; this may be the chair of the meeting or another member attending. Please state the items on the agenda on which you wish your vote to be cast and whether in favour or against the proposal on the agenda.

**Kemp Town Enclosures Limited**

74 Preston Drove, Brighton, BN1 6LB

e-mail: [kte.org.secretary@gmail.com](mailto:kte.org.secretary@gmail.com) / [management@jonathanrolls.com](mailto:management@jonathanrolls.com)

Company no. 03075043

**Notice of Annual General Meeting** to be held on Saturday 21<sup>st</sup> March 2026 at 10.30 am

At EF International School, 1-2 Sussex Square, Brighton, BN2 1FJ

**AGENDA**

1. Apologies for Absence
2. Minutes of AGM held 15<sup>th</sup> March 2025
3. Matters Arising
4. Report of the Board for 2025-26
5. Accounts: *To receive the examined accounts to 31.3.2025*
6. Budget and garden rates for 2026-27: *To approve a budget and garden rates.*
7. Appointment of certified accountants: *To appoint Anova Chartered Accountants to examine and certify the accounts.*
8. Election of Directors: *Howard Rush and Gildas Ehrmann to step down and offer themselves for re-election.*
9. Head Gardener's Report: *To receive a verbal report from Jason Saul.*
10. Issues to be raised by residents
11. AOB

**KEMP TOWN ENCLOSURES LIMITED**

**Company no: 03075043**

**Registered address: 74 Preston Drive, Brighton, BN1 6LB**

**Email: [kte.org.secretary@gmail.com](mailto:kte.org.secretary@gmail.com)**

**Minute of Annual General Meeting held on Saturday 15 March 2025 at 10.30am at  
EF International School, 1-2 Sussex Square, Brighton, BN2 1FJ**

Those present:           Howard Rush (HR)  
                                  Amanda Catron (AC)  
                                  Giles Catron (GC)  
                                  Gildas Ehrmann (GE)  
                                  Matthew Evans (ME)  
                                  Jason Saul (JS)

All attendees were asked to sign an attendance sheet which is enclosed with the minutes.

**1. Apologies for absence**

Apologies were received from David Horwell of 25 Lewes Crescent and Sue Craig of 34/35 Sussex Square. Further apologies received from Townley Wells of 28 and 45 Sussex Square. In addition, Townley Wells provided their proxy to Howard Rush.

**2. Minutes of AGM held 6 April 2024**

HR opened the meeting and stated that there were a number of items required by the Board to action from the previous AGM minutes. All these issues would either be covered in the annual report or throughout the course of the meeting.

The 2024 AGM minutes were approved.

**3. Matters arising**

HR advised that all matters arising would be dealt with throughout the course of the meeting.

**4. Report of the Board for 2024-2025**

The Annual Report had been written by AC and sent to all shareholders as part of the AGM pack. AC explained that the report was written just over a month ago and there had been a few updates since then.

One of the biggest issues facing the garden team this year was with the shortfall in staff, as employees left or only stayed a short while. Because of this, outside contractors had been brought in over the Autumn to assist in the hedge cutting season. A reasonable job had been done.

The KTE budget remained reasonably healthy. Expenditure was less than expected and income appears to be coming in on budget. In line with the request made at the last AGM, the reserve monies have been moved into a higher interest 32 day notice account.

Andrew Tull of 5 Lewes Crescent asked whether any seasonal garden jobs had been missed due to staff issues. It was confirmed that they hadn't.

The Board was pleased to announce that staffing issues were looking up. Cezar had been taken on as a full time gardener and Alfie Baker had returned on a 2-day basis. George Saunders will also be hired on a 2-day basis meaning the gardening team will be up to full strength.

In relation to the possible replacement of keys with electronic fobs, the Board had undertaken to investigate further and HR said will address this point later in the meeting. The Board reassured all those present that keys would not be given to outsiders despite regular requests being made. This is with the exception of the key that was given to Michael Bedingfield this year for his financial contribution towards restoring the Secret Garden. All those present agreed this was a good idea.

It was announced that the Board would be recommending the annual garden rate be held at the existing £1,100 per annum per building. It was also mentioned about the generous donation of the ride-on mower from June and Simon Mawby.

Commercial use of the gardens remains forbidden and AC mentioned the use of the gardens by a local children's nursery. Photo shoots are permitted so long as fees are paid.

AC mentioned that at the time of writing dog registration was poor. ME updated that since reminders have been sent, 48 dogs have now been registered and as a cheaper dog waste collection service had been found, there was no longer a shortfall between the registration fees received and the cost of the waste collection. Residents were reminded not to feed the wild life as this encourages rats and squirrels.

There had been two incidents of graffiti in the tunnel. The Board expressed their disappointment that a fellow keyholder would resort to such actions. The Board had looked into the possibility of CCTV. Some concerns were raised by those present.

The newsletter will continue as it is seen by the Board as the best medium to communicate news to residents. Going forward JS will also provide gardening based articles.

Health and Safety is under control and is continually being monitored by AC and JS. The Board have a legal duty to ensure that this stays under control.

HR raised the issue of non-payment of fees and in particular one resident in Arundel Terrace who is a chronic non payer. The Articles of Association state that after three months, non payers can have their membership revoked. They can apply for re-admission but must pay arrears and possibly interest. The non payers will probably not take any notice, but if the property is sold this would present the opportunity to recover what is owing during the handover of ownership. Roger Davis of 8 Chichester Terrace, asked whether all keys could be removed. Brian Horton, 9 Lewes Crescent, agreed that the non-payment of arrears by the individual in Arundel Terrace could no doubt be dealt with should the property ever be sold. Mark Eynon, 25 Sussex Square, raised the issue about outsiders and how access to the enclosures enhances the value of one's property. ME explained that of the nine outsiders, eight of them are within the Kemp Town Estate and therefore have the covenant in their deeds which allows them access to the Enclosure. There is only one outsider who does not live in the estate. Each outsider pays £363.00 per year. Rene Madsen, 27 Sussex Square, said that

the key system and the dog tags are not working. Too many keys being given out and with the dog tags, colours can just be re-cycled. Suggested access needs to be modernised with fobs and electronic entry. Mr. Jackson, 14 Sussex Square, felt that CCTV could be Orwellian. Queried the tone of the graffiti and it was advised by the Board that it was particularly unpleasant. Mark Eynon, 25 Sussex Square, raised the issue about security and that garden users should not be expected to approach infringers. He asked what the Board would proposed for security. The Board advised that neither the Board nor residents should be expected to approach infringers.

Brian Horton 9 Lewes Crescent – was the security issue that some of the gates don't always close? Brian Crane, a metal worker, who had worked on the gates previously was still available.. Brian Horton said he would contact Brian Crane. ME agreed that the gates could do with a service.

Andrew Tull said no initial issues with CCTV but queried who would monitor or whether the police would take any notice.

Ann Wroe, 14 Lewes Crescent, security and graffiti will be an issue whilst young people are able to jump the railings.

Mark Eynon, 25 Sussex Square, said if the graffiti was offensive and personal, perhaps the person named in the graffiti could be questioned about suspects. HR said the Board would not make any speculations and decided to leave the matter there.

In the 2024 minutes a resident raised the possibility of garden fund raisers such as those that take place in Brunswick Square. The Board said they had looked at this but there was no easy solution. It was agreed that it may not be popular, but if residents were interested then people could volunteer to offer their services. Mark Eynon, 25 Sussex Square, advised that he was an events organiser and would report privately to the Board with ideas.

Electronic key fobs which had been mentioned in the 2024 AGM. It was reported that at the time two suppliers had been invited to quote for the gates. They had visited site and provided quotations which the Board were not sure were up to standard given the seafront location. It was suggested that the Board look at the garden access at Warwick and Ladbrook Square, London. HR has spoken to Warwick Square. They have two entrances and originally introduced an electronic fob scheme in 2004 which was a cylinder based battery system which unfortunately suffered with corrosion. They have since had a new system, but suggested to talk to Ladbrook Square. They are a similar size to Kemp Town Enclosures and have eight gates compared to KTE's ten. HR has spoken to Ladbrook Square. They originally introduced their first fob system in 2005 but had encountered problems. These were to do with the cloning of fobs and also being able to force the gates open. In order to strengthen the maglock on the gates they had to run a new higher powered electricity supply to each gate and so far this had proved successful, subject to the upgrade of the software and the facilities management office. They estimated it was about £20,000 to upgrade the existing system. HR has spoken to the suppliers of this gate system who are willing to come down and quote. The Board pointed out that there will be electricity supply costs and issues, particularly as there is currently no electricity supply in the North gardens at all. Rene Madsen suggested swapping the locks for Banham locks. This way the locks could be adjusted every 2-3 years and new keys issued. When asked for a general show of support, the majority were in favour of exploring the electronic fob system in a little more detail.

Simon Cole, Arundel Terrace and Sussex Square, warned to be cautious with electronic systems and their potential failures particularly given the cost to install them.

## **5. Accounts**

To receive examined accounts to the 31 March 2024. ME briefly summarised the accounts and said that nothing within them appeared to stand out. We had come in approximately £8,700 under budget and asked those present if there were any questions. No questions were forthcoming and the accounts were approved.

## **6. Budget and Garden Rates for 2025 - 2026**

GC summarized the budget. We were expecting to come in with a small surplus this year and that there would be no proposed increase in the annual garden fee.

Rene Madsen asked about tree reduction particularly in the North Garden. He felt that the trees needed removing or pollarding substantially and potentially houses could be asked for a one-off demand to fund the cost of the works. HR said he would refer to JS.

The budget was approved unanimously.

## **7. Appointment of certified accountants**

Peter Chambers & Co. were appointed for the 2025-2026 financial year.

## **8. Election of Directors**

HR and AC to step down. HR advised that as the chairman he felt he should step down each year and that each director should be individually elected. HR and AC received proposals and seconders and were re-elected to the Board.

## **9. Head Gardener's report**

JS said that the biggest issue this year had been staffing restrictions. Kieran and Alfie had left JS on his own for a period of time. A gardener was hired who lasted 8 days. However, with the recent employment of Cezar, Alfie's return and George Saunders, they would be shortly up to full staff. He would like to thank the volunteers for their help and said that the outside contractors who did the hedges did a reasonably good job. Snappy Gardens were another outside contractor brought in to do general duties, but their service was not up to standard. JS said there are issues with the south hedge with bindweed and that the extra meadows had been well received. Throughout the course of the year outdated equipment had been replaced with more modern battery equipment where appropriate and health and safety assessments were being continually updated.

Work continues around the Secret Garden and there is ongoing work approaching the tunnel area where Snowdrops have been planted and a climbing rose. Throughout the year Connick Tree Care have carried out lots of perimeter work to the trees including pollarding and thinning some of the congested trees in the North gardens but all of these works are based around ensuring that all the trees in the garden were safe rather than actual major reduction works. Simon Cole, 25 Sussex Square, felt that the density of trees in the North garden was too high and a long term plan was needed. Rene Madsen agreed and said that a larger scale job was needed to control the trees and reduce them. JS responded that a tree survey had been carried out and the recommendations followed. ME raised the issue of preservation orders on the trees and whether some may not even be able to be removed. Andrew Doig advised that as far as he knew there were no preservation orders but as it is in a conservation area permission is needed. He advised he would support thinning of trees and a long term

plan. Ann Wroe raised the issue of rats. JS said that treatments had been successful but the feeding of squirrels and other animals was not helping. Roger Davis, 8 Chichester Terrace, commented that with the wet winter would it be worth putting protective mesh or grids on the pathway to try and control the mud. JS said he was open to proposals but thought this might be unsightly.

The Board expressed their thanks to Jason. They are delighted with his performance thus far and all those present agreed.

## **10 Issues to be raised by residents**

Brian Horton – the sign in the tunnel – could it be renovated and perhaps moved away from the sea front to preserve it. ME said that he had recently had the sign taken down and cleaned and it looked substantially better but that he could possibly look into getting it renovated.

Mark Eynon raised the issue to AirBnB in the Enclosures. HR said the Board had been monitoring and speaking to some individuals over the course of the last year. The gate signs and the rules and regulations had been changed to reflect that only keyholders and their guests can access the gardens. The Board are aware that one, if not two, of the cottages at the end of the tunnel are being used for AirBnB and they have to have a key to access their properties. The potential of a second gate was mentioned.

Russell Miller – following the presentation of a key to Michael Bedingfield he enquired whether a key might also be made available to Alistair Rignell who had until very recently been a user of the gardens. He is a renowned sportsman but had to move out of the Square due to MS health related issues. The Board said they would consider this at the next Board meeting.

### **11.AOB**

HR explained that the gardens operate a no drones policy, but suggested that GE be allowed to use his drone over the gardens to make a short film to promote the gardens and perhaps place on the website. There was no objection by those present.

HR raised that we are aware that some of the footings and plinths around the perimeter of the railings were in poor condition and that the initial costs that had been received were not insignificant. ME explained that at least 11 locations around the perimeter had been identified following his survey. Rene Madsen raised the issue of the deteriorating cobbles. The Board members explained the historical issues they have had with the Council in this regard.

Finally, Andrew Doig, having sat on the Board for a number of years, wished to express his thanks to the Board for their services throughout the year. All those present agreed.

Meeting closed at 12.10pm.

## Kemp Town Enclosures

15<sup>th</sup> March 2025 AGM  
Sign in sheet

Name	Address	Status (Freeholder/Freehold Director/Leaseholder/User)
H Rush	8 Arundel Ter	DIRECTOR
A Latham	(Flat 2) 4 ARUNDEL TER	DIRECTOR
<del>(2 Months)</del>		
K Morris	5, 12 Sussex Sq.	Freeholder
Russell + Renate Muir	9 Arundel Terrace	"
Alvin + David Jackson	14 Sussex Square	Freeholder
Andrew Deig	11 Lewis Cres	"
Brian Horton	9 Lewis Cres	Freeholder
Roger Davis	8 Chichester Ter	Freeholder
Ann Wroe	14 Lewis Cres	Leaseholder
Mark Ferguson	25 Sussex Sq	Leaseholder
A Toml	5 LEWIS CRES	FREEHOLDER
GW Cowen	— " —	— " —
Simon Cole	4A Arundel Terrace	Both
Donia Smith	25 Flat 2 Sussex Sq	
PATRICIA DEATH	7 Arundel Terrace BRISTOL MANSIONS	DIRECTOR FREEHOLDER

## **KTE Annual Report**

The Board met on seven occasions since the 2025 AGM; meetings have been duly minuted.

### **Board Membership**

The Board currently consists of Professor Howard Rush (Chair), Amanda Catron (Deputy Chair), and Gildas Ehrman. Matthew Evans (Jonathan Rolls) is Secretary, and Giles Catron is Treasurer. Neither Matthew nor Giles has voting rights on the Board, as they do not live on the Estate nor are they part of a Freehold that already has a board member. The Board also welcomed interested parties who have expressed an interest in joining the Board, inviting them to attend Board meetings as observers for several months before being put forward as full members.

### **Staffing and Recruitment of the Garden Team**

The Gardening Team is ably led by Jason Saul and assisted by Assistant Gardeners Cesar Gonçalves and Artemis Hill.

Jason is expecting to complete a MHort (RHS) this year, focused on Heritage Gardens. Cesar joined the team in December 2025 and is due to complete a Level 2 Horticulture Operative apprenticeship this year. Artemis joined the team in April 2025 as a replacement for Alfie Baker; he holds a City and Guilds Level 3 Advanced Technical Extended Diploma in Horticulture.

### **Finance**

The financial year for the Kemp Town Enclosures runs from 1st April through to 31st March. Reserves were combined into one account during 2024/25, with the total audited reserves standing at £110,000 at the start of the year.

The budget for 2025-2026 expenditure was set at £125,000, and actual expenditure as of 10th January is in line with the budget. Staffing levels have been consistent through this financial year, with new joiners Cesar and Artemis having their employment confirmed following successful completion of their probationary periods. Savings from a new contract for dog waste collection and miscellaneous consumables helped offset higher spending on external services. Routine expenditure is expected to continue in line with the budget for the remainder of the financial year.

There remain a couple of significant expenditure commitments which are likely to require partial funding from reserves. We have yet to finalise exact costings for these, but approximate estimates, based on the most recent discussions with the respective contractors, are:

- **Tree surgery:** There is a backlog in this area, and the initial phase is planned for the North Gardens. Our chosen contractor, Connick Tree Care, is awaiting a response from Brighton and Hove Council regarding the planned works, estimated at £10,000.
- **Stonemasonry:** Work is required in various areas to ensure the railings around the gardens are properly supported. The initial work is planned to cover the eastern side of the south gardens and is estimated at £25,000.

At the time of writing, it was unclear whether these essential works would be completed within the current financial year. Still, the work committed is expected to result in reserves being depleted by approximately £25,000- £30,000 upon completion.

Income as of 10th January 2026 was £117,000, with arrears due expected to bring income in line with the budgeted income of £125,000 by the end of the financial year. There has been some success in addressing long-term arrears during 2025, and this benefit is expected to offset shortfalls in party fees and other income.

The 2026/27 budget for routine expenditure is expected to reflect current inflationary pressure at circa 4%.

### **Non-payment of Subscriptions**

The Board previously noted that several Freeholds were chronically behind on their payments, with one for 4 years and two for decades. The Board informed members at the last AGM that the *Memorandum of Association* allows for the withdrawal of membership of non-paying Freeholds. After writing to the withholding Freeholds, one has cleared its debt, and two have been removed from the KTE membership. Expelled Freeholds can reapply for membership, but it is at the Board's discretion whether to grant this and, if so, what fee would be required to cover past arrears.

### **Garden Rates**

The KTE managed to maintain the garden rates during the pandemic, as it was concerned that Freeholders might find it difficult to absorb any increase in rates. The rates were last increased by 10% in 2024.

While, as reported above, we expect to be within our agreed general operating budget, the call on reserves for major works is increasing and has already eaten into our reserves. As a result, the Board proposes adopting a more proactive approach to ongoing maintenance, which should save funds over the long term and better support the Estate. We have begun to address this by establishing a five-year rolling plan for tree thinning, the first stage of which is currently under consideration with Brighton and Hove City Council and is expected to begin shortly in the North Garden.

Additionally, the Board is aware of the precarious state of the railings' footings and plinths. The Board, having approached several stone masons, has agreed a schedule of work with Tilley's, who previously repaired the footings in the north gardens.

Other calls on reserves included hiring contractors to clear the perimeter around the Chichester Terrace forecourt. We are also currently awaiting quotes for work to create an extended composting area at the top of the south gardens, the cost of which is also likely to come out of reserves.

The Board is therefore proposing a total of £35,000 in additional annual expenditure to cover these works, which will in future be classified separately as "Major Works".

The Board has decided to maintain a reserve of approximately £100,000, which is roughly the same level we have held over the last five years. We are aware that previous KTE Boards have disagreed with the Council over who is responsible for the cobblestones surrounding the gardens, which, if the roadside further deteriorates, could result in an expensive dispute between the KTE and the Council. This, together with the major works beyond general garden maintenance, leads the Board to believe it is necessary to propose a 14% increase to the annual subscription taking it from £1,100 to £1,250.

## **Fund Raising**

In the past, the KTE has benefited from generous donations for specific projects (e.g., the Secret Garden). Julie Nerney and Howard Rush are exploring the feasibility of starting a legacy program and will raise this issue for discussion at the AGM.

## **Major Garden Work**

Over recent years, the Board has enjoyed an annual walk-through of the garden with the Head Gardener. This proved extremely useful in educating the Board on the progress made in maintaining the gardens and any pressing needs across different areas of the garden. This year, it decided to increase the frequency to four times per year to give the Board a firsthand understanding of the seasonal requirements.

Several areas of concern were identified, most notably the problems created by the density of planting on the Chichester Terrace (CT) forecourt. The Board agreed that, as a matter of some urgency, a border of one metre would be created around the entire CT garden as a first step to gaining access to the nearly impenetrable overgrowth. This border now allows the gardeners to prune overgrown shrubs and clear areas with out-of-control (and in some regions poisonous) weeds. It also allows them to remove the accumulation of trash that continues to be dumped in the area (including a sizeable suitcase!).

Some CT residents complained directly to the gardeners (unfortunately, not always in a civil manner) and to the KTE Chair, demanding that all work stop until consultation with CT residents is completed. The Board has issued several explanatory statements, two directly to CT residents, and a piece in the most recent newsletter, explaining why this work is both necessary and desirable.

Other necessary work identified includes tree thinning, for which, as mentioned earlier, the Board has agreed a five-year rolling program, budgeted at £10,000 per year.

In addition, it is recognised that the paths are becoming overgrown, a problem resulting from the ban on the use of Glyphosate for health and safety reasons. A national review of alternatives to poisonous spraying is underway but unlikely to conclude soon. In the meantime, the Board is discussing various options with the Head Gardener.

## **Dog Registrations**

There are currently 42 dogs registered to accompany their owners into the gardens, generating £1,680. After the original company contracted to empty the dog waste bins doubled their fees, Jonathan Rolls looked for alternative contractors and found a much more reasonable rate. Waste collection is now £90 per month (£1,080). The Board also agreed to replace the old bins; three larger, 60-litre dog waste bins have now replaced the older, decaying models for £1,300.

## **Newsletter and Website**

Four newsletters were issued in the last year, under the editorship of Russell Miller. The Board wishes to thank Russell and all those who have walked around the Estate to deliver the newsletter. Given the costs of producing the newsletter, the Board is considering cancelling this form of communication in favour of a more informative website.

Gildas Ehrmann has been working on a revamped version of the website, providing residents with practical information on how to support the garden they share and love. The draft website conserves all the features of the current website with the intent of making it more practical for visitors to the site, and is structured in three main sections:

- presenting what we do (the conservation philosophy and Head Gardener's reports);
- who we are (our team and our rich and well-documented history); and,
- how to enjoy and help the Enclosure (eligibility, garden rules, how to donate, how to register a dog, AGM details and other practical information).

### **Keys and Fobs**

The Board has decided to maintain the current key system for the time being. As reported at last year's AGM, installing a fob-based system would require providing power sources for each of the 9 garden gates, which would be an extensive drain on our reserves. There would also be additional costs each time the system needs reprogramming (apparently required *in situ* at each gate when changes to who has access to the gardens are necessary). The Chair has agreed to continue to monitor technological developments in this area.

Following a proposal from Russell Miller to the Board, the Board agreed to present Alastair Hignell CBE, a renowned sportsman, as an honorary member and given a key. Alastair was a frequent user of the gardens until having to move away from the Estate due to mobility issues. A key has also been made available to Michael Bedingfield, a former Board member who is no longer resident on the Estate, so that he may continue to visit and enjoy the Secret Garden, to which he has previously made such a generous donation.

The Board was approached by two owners of properties in Bristol Gardens, who claimed that their properties were part of the original Estate and, therefore, they were eligible to receive keys. Jonathan Rolls investigated the claim and found that these properties were not included when the KTE company was established, nor were there relevant covenants in the Freehold Titles for the properties in question. As a result, the request was declined.

### **Health and Safety**

Under the supervision of Amanda Catron, our resident Health and Safety and risk assessment expert, a contractor questionnaire has been designed, to ensure competent contractors and the safety of staff and residents. The Board is pleased that Jason has continued to adhere to and promote the Health and Safety regime that Amanda implemented several years ago, with staff undertaking regular training.

The fuse board for the Enclosure (locked in the tunnel storage area) has been replaced and given its five-yearly EICR certificate.

A new children's slide which adheres to UK and EU safety standards was installed. No adults please!

### **Rats and Squirrels**

Following last year's attempts to reduce the rat and squirrel populations that were doing so much damage to trees, the Board is pleased to report that no future culls of rats and squirrels were required this year. Thanks are due to the gardening team, who have explained to those rodent-feeding residents the problems caused by animals stripping the bark from trees. We continue to ask residents to refrain from feeding the animals.

### **Historic Street Lighting**

Brighton and Hove City Council has been progressing plans to replace the historic street lighting running along the front of the garden and the two terrace forecourts. Unfortunately, it failed to inform the KTE that they needed to trespass on KTE land, mistakenly believing they needed to access buried streetlight voltage cables that they assumed ran under Arundel Terrace. Thankfully, an eagle-eyed resident noticed Council contractors hacking through the hedges and alerted the KTE Chair, who managed to halt work until the KTE was informed of what needed to be done. The KTE explained to the Council that we were pleased to see the lighting renewed and were willing to assist in ensuring the work was completed properly, with the help of our Head Gardener. Matthew Evans entered into discussions with the Council, and assurances were given that any future work would be carried out appropriately.

**Company registration number 3075043 (England and Wales)**

**KEMP TOWN ENCLOSURES LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

# KEMP TOWN ENCLOSURES LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	H Rush G J M Ehrmann A J Catron	(Appointed 15 March 2025)
<b>Company number</b>	3075043	
<b>Registered office</b>	74 Preston Drove Brighton BN1 6LB	
<b>Accountants</b>	Anova The Barn, Meadow Court Faygate Lane Faygate Horsham West Sussex RH12 4SJ	

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**KEMP TOWN ENCLOSURES LIMITED**

**DIRECTORS' REPORT**

**FOR THE YEAR ENDED 31 MARCH 2025**

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The directors present their annual report and financial statements for the year ended 31 March 2025.

**Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

- L O Graubart (Resigned 31 July 2024)
- M Evans (Resigned 8 May 2025)
- G S Catron (Appointed 11 April 2024 and resigned 8 May 2025)
- H Rush
- G J M Ehrmann (Appointed 15 March 2025)
- A J Catron

**Small companies exemption**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

  
Howard Rush (Dec 18, 2025 12:25:56 GMT)

H Rush  
Director

Date: Dec 18, 2025

# **KEMP TOWN ENCLOSURES LIMITED**

## **ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF KEMP TOWN ENCLOSURES LIMITED FOR THE YEAR ENDED 31 MARCH 2025**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Kemp Town Enclosures Limited for the year ended 31 March 2025 which comprise the income and expenditure account, the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation>.

This report is made solely to the board of directors of Kemp Town Enclosures Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Kemp Town Enclosures Limited and state those matters that we have agreed to state to the board of directors of Kemp Town Enclosures Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Kemp Town Enclosures Limited and its board of directors as a body, for our work or for this report.

It is your duty to ensure that Kemp Town Enclosures Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Kemp Town Enclosures Limited. You consider that Kemp Town Enclosures Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Kemp Town Enclosures Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

**Anova**  
Chartered Accountants  
The Barn, Meadow Court  
Faygate Lane  
Faygate  
Horsham  
West Sussex  
RH12 4SJ  
Date: .....

# KEMP TOWN ENCLOSURES LIMITED

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

---

	2025 £	2024 £
<b>Income</b>	124,748	111,889
Cost of sales	(88,767)	(87,868)
<b>Gross surplus</b>	<u>35,981</u>	<u>24,021</u>
Administrative expenses	(14,931)	(16,439)
Other operating income	200	200
<b>Operating surplus</b>	<u>21,250</u>	<u>7,782</u>
Interest receivable and similar income	1,256	662
<b>Surplus before taxation</b>	<u>22,506</u>	<u>8,444</u>
Tax on surplus	(277)	(164)
<b>Surplus for the financial year</b>	<u><u>22,229</u></u>	<u><u>8,280</u></u>

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

# KEMP TOWN ENCLOSURES LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		9,372		10,955
<b>Current assets</b>					
Debtors	4	4,227		3,959	
Cash at bank and in hand		141,159		79,029	
		<u>145,386</u>		<u>82,988</u>	
<b>Creditors: amounts falling due within one year</b>	5	<u>(45,100)</u>		<u>(6,514)</u>	
<b>Net current assets</b>			<u>100,286</u>		<u>76,474</u>
<b>Net assets</b>			<u>109,658</u>		<u>87,429</u>
<b>Reserves</b>					
Railings reserve fund			-		20,000
Income and expenditure account	8		109,658		67,429
<b>Total members' funds</b>			<u>109,658</u>		<u>87,429</u>

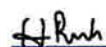
For the financial year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on Dec 18, 2025 and are signed on its behalf by:



Howard Rush (Dec 18, 2025 12:25:56 GMT)

H Rush  
Director

Company registration number 3075043 (England and Wales)

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

---

#### 1 Accounting policies

##### Company information

Kemp Town Enclosures Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 74 Preston Drive, Brighton, BN1 6LB.

##### 1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

Operating income includes ordinary annual rates charged, incidental charges made for use of the garden and donations received. Where garden rates remain uncollected for more than two years full provision is made against the unpaid amount.

Expenses include VAT where applicable as the company cannot reclaim it.

##### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil
Plant and equipment	20% on cost
Fixtures and fittings	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

##### 1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### 1.5 Taxation

The company is exempt from corporation tax on its operating surplus, it being a company not carrying on a business for the purposes of making a profit. Corporation tax is charged on interest receivable and similar income.

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies (Continued)

#### 1.6 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	3	3

The company employs three gardeners and uses self-employed contractors as required.

### 3 Tangible fixed assets

	Freehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Total £
<b>Cost</b>				
At 1 April 2024	8,570	17,445	20,083	46,098
Disposals	-	(9,999)	-	(9,999)
At 31 March 2025	8,570	7,446	20,083	36,099
<b>Depreciation and impairment</b>				
At 1 April 2024	-	16,334	18,809	35,143
Depreciation charged in the year	-	343	1,240	1,583
Eliminated in respect of disposals	-	(9,999)	-	(9,999)
At 31 March 2025	-	6,678	20,049	26,727
<b>Carrying amount</b>				
At 31 March 2025	8,570	768	34	9,372
At 31 March 2024	8,570	1,111	1,274	10,955

Freehold property represents the purchase cost of land only and is not depreciated.

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

---

<b>4 Debtors</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Other debtors	4,227	3,959
	<u>          </u>	<u>          </u>
<b>5 Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Service charges paid in arrears	39,864	-
Corporation tax	277	164
Other taxation and social security	1,999	2,885
Other creditors	560	392
Accruals and deferred income	2,400	3,073
	<u>          </u>	<u>          </u>
	45,100	6,514
	<u>          </u>	<u>          </u>
<b>6 Members' liability</b>		
The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £10.		
The members are the owners of the freeholds detailed in the Memorandum and Articles of Association.		
<b>7 Other Reserves</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Railings reserve fund</b>		
At the beginning of the year	20,000	10,000
Transfers	(20,000)	10,000
	<u>          </u>	<u>          </u>
At the end of the year	-	20,000
	<u>          </u>	<u>          </u>
<b>8 Members' Funds</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Income and expenditure account</b>		
At the beginning of the year	67,429	69,149
	<u>          </u>	<u>          </u>
	67,429	69,149
Surplus for the year	22,229	8,280
Railings repair reserve fund transfers	20,000	(10,000)
	<u>          </u>	<u>          </u>
At the end of the year	109,658	67,429
	<u>          </u>	<u>          </u>

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# KEMP TOWN ENCLOSURES LIMITED

## DETAILED INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2025 £	2024 £	2024 £
<b>Operating income</b>				
Garden rates - freeholders		111,103		101,000
Garden rates - cottages		660		600
Garden rates - individual subscriptions		3,240		2,970
Lost and second keys		6,750		4,651
Sales of books and cards		-		323
Dog registration fees		2,745		1,745
Garden parties		250		600
		<u>124,748</u>		<u>111,889</u>
<b>Expenses</b>				
Gardeners wages, pensions and subcontractor costs	60,706		64,217	
Railing and gate maintenance	4,200		6,294	
Equipment maintenance, repairs & renewals	8,736		10,114	
Tree surgery & hedge cutting	10,734		2,940	
Consumables, plants, lawns and small tools	1,038		624	
Toilet hire	1,770		1,654	
Depreciation of Plant and machinery	343		370	
Depreciation of Fixtures and fittings	1,240		1,655	
	<u>88,767</u>		<u>87,868</u>	
		(88,767)		(87,868)
<b>Gross surplus</b>	28.84%	35,981	21.47%	24,021
<b>Other operating income</b>				
Ground rent receivable		200		200
<b>Expenditure</b>				
Water rates	842		888	
Insurance	3,407		3,519	
Electricity	1,252		1,341	
Newsletter and website	1,288		1,504	
Meeting costs	660		384	
Sundry expenses	217		158	
Payroll costs	216		216	
Accountancy	2,652		2,532	
Staff & volunteer expenses	-		608	
Management fees	5,280		4,962	
Bank charges	217		327	
Profit or loss on sale of tangible assets	(1,100)		-	
		<u>(14,931)</u>		<u>(16,439)</u>
<b>Operating surplus</b>		21,250		7,782

# KEMP TOWN ENCLOSURES LIMITED

## DETAILED INCOME AND EXPENDITURE ACCOUNT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

---

	2025 £	2025 £	2024 £	2024 £
<b>Interest receivable and similar income</b>				
Bank interest received	1,256		662	
	<u>          </u>	1,256	<u>          </u>	662
<b>Surplus before taxation</b>	18.04%	<u>22,506</u>	7.55%	<u>8,444</u>

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**Company registration number 3075043 (England and Wales)**

**KEMP TOWN ENCLOSURES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025  
PAGES FOR FILING WITH REGISTRAR**

# **KEMP TOWN ENCLOSURES LIMITED**

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# KEMP TOWN ENCLOSURES LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Tangible assets	3		9,372		10,955
<b>Current assets</b>					
Debtors	4	4,227		3,959	
Cash at bank and in hand		141,159		79,029	
		145,386		82,988	
<b>Creditors: amounts falling due within one year</b>	5	(45,100)		(6,514)	
<b>Net current assets</b>			100,286		76,474
<b>Net assets</b>			109,658		87,429
<b>Reserves</b>					
Railings reserve fund			-		20,000
Income and expenditure account	8	109,658		67,429	
<b>Total members' funds</b>			109,658		87,429

For the financial year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors of the company have elected not to include a copy of the income and expenditure account within the financial statements.

The financial statements were approved by the board of directors and authorised for issue on Dec 18, 2025 and are signed on its behalf by:



Howard Rush (Dec 18, 2025 12:25:56 GMT) .....

H Rush

Director

Company registration number 3075043 (England and Wales)

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

---

### 1 Accounting policies

#### Company information

Kemp Town Enclosures Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 74 Preston Drive, Brighton, BN1 6LB.

#### 1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### 1.2 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

Operating income includes ordinary annual rates charged, incidental charges made for use of the garden and donations received. Where garden rates remain uncollected for more than two years full provision is made against the unpaid amount.

Expenses include VAT where applicable as the company cannot reclaim it.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil
Plant and equipment	20% on cost
Fixtures and fittings	20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

#### 1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.5 Taxation

The company is exempt from corporation tax on its operating surplus, it being a company not carrying on a business for the purposes of making a profit. Corporation tax is charged on interest receivable and similar income.

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### 1.6 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	<u>3</u>	<u>3</u>

The company employs three gardeners and uses self-employed contractors as required.

### 3 Tangible fixed assets

	Freehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Total £
<b>Cost</b>				
At 1 April 2024	8,570	17,445	20,083	46,098
Disposals	-	(9,999)	-	(9,999)
At 31 March 2025	<u>8,570</u>	<u>7,446</u>	<u>20,083</u>	<u>36,099</u>
<b>Depreciation and impairment</b>				
At 1 April 2024	-	16,334	18,809	35,143
Depreciation charged in the year	-	343	1,240	1,583
Eliminated in respect of disposals	-	(9,999)	-	(9,999)
At 31 March 2025	<u>-</u>	<u>6,678</u>	<u>20,049</u>	<u>26,727</u>
<b>Carrying amount</b>				
At 31 March 2025	<u>8,570</u>	<u>768</u>	<u>34</u>	<u>9,372</u>
At 31 March 2024	<u>8,570</u>	<u>1,111</u>	<u>1,274</u>	<u>10,955</u>

Freehold property represents the purchase cost of land only and is not depreciated.

# KEMP TOWN ENCLOSURES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

<b>4 Debtors</b>		
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Other debtors	4,227	3,959
	<u>4,227</u>	<u>3,959</u>
<b>5 Creditors: amounts falling due within one year</b>		
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Service charges paid in arrears	39,864	-
Corporation tax	277	164
Other taxation and social security	1,999	2,885
Other creditors	560	392
Accruals and deferred income	2,400	3,073
	<u>45,100</u>	<u>6,514</u>
<b>6 Members' liability</b>		
<p>The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £10.</p> <p>The members are the owners of the freeholds detailed in the Memorandum and Articles of Association.</p>		
<b>7 Other Reserves</b>		
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Railings reserve fund</b>		
At the beginning of the year	20,000	10,000
Transfers	(20,000)	10,000
	<u>-</u>	<u>20,000</u>
At the end of the year	<u>-</u>	<u>20,000</u>
<b>8 Members' Funds</b>		
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Income and expenditure account</b>		
At the beginning of the year	67,429	69,149
	<u>67,429</u>	<u>69,149</u>
Surplus for the year	22,229	8,280
Railings repair reserve fund transfers	20,000	(10,000)
	<u>109,658</u>	<u>67,429</u>
At the end of the year	<u>109,658</u>	<u>67,429</u>

<b>Kempton Enclosures Budget 1st April 2026 - 31st March 2027</b>			
		<b>Budget 2026 - 2027</b>	
<b>EXPENSES</b>			
<b>Garden</b>	Head Gardeners Wages & NI	£36,400.00	
	Assistant Gardener 1- Wages, Pensions & NI (CG)	£25,000.00	
	Assistant Gardener -2 Wages, Pensions & NI (AH)	£18,000.00	
	Self Employed Contractors	£0.00	
	Recruitment/Training/HR Advice/protective gear/Permits	£200.00	
			£79,600.00
<b>Expenses</b>	Garden Maintenance including tree surgery & hedge Cutting	£7,000.00	
	Equipment maintenance/repairs/renewals/diesel	£4,000.00	
	Consumables/plants/lawns/small tools/garden waste disposal	£2,000.00	
	Electricity	£1,500.00	
	Water Rates	£1,000.00	
	Dog Waste Bins	£1,200.00	
	Toilet rental	£1,500.00	
			£18,200.00
<b>Railings &amp; Gates</b>	Routine Painting & Repairs	£4,500.00	
			£4,500.00
<b>Major Projects</b>	Major tree surgery/plinths/railings	£35,000.00	
			£35,000.00
<b>Admin</b>	Insurance	£3,600.00	
	Corporation Tax	£300.00	
	Management Fees/Inspection Fees	£6,060.00	
	Accountancy Fees	£2,200.00	
	Website/Newsletter	£2,000.00	
	AGM & EGM Expenses	£300.00	
	Staff Christmas Gifts	£350.00	
	Bank Charges	£200.00	
	Purchase of keys and Dog Tags	£650.00	
	Sundries	£100.00	
			£15,760.00
			<b>£153,060.00</b>
	<b>INCOME RECEIVABLE:</b>		<b>Expected</b>
	Garden Rates due (101 x £1250)		£126,250.00
	Cottages (30% 2 x £375)		£750.00
	Ground Rent		£200.00
	Outsiders (30% 9 x £375)		£3,375.00
	Lost & Second Keys (£150 each)		£6,000.00
	Parties Wear & Tear (£100 per booking)		£1,500.00
	Dog Registration fees (£40 each)		£2,400.00
	Sale of books and cards		
	Donations & other income		
	Bank interest earned	Disbursement account	£200.00
	Bank interest earned	Reserve Fund	£1,200.00
			<b>£141,875.00</b>

# Garden Report to the Annual General Meeting

Reporting Period: February 2025 – January 2026

Prepared by: J. Saul (Head Gardener)

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## Executive Summary

This report provides an overview of garden management at Kemp Town Enclosures over the period February 2025 to January 2026. It brings together operational delivery and strategic oversight to demonstrate how the gardens have been maintained, improved, and stewarded during a year of significant transition.

Key themes include establishing and developing a new gardening team, adapting to challenging weather conditions, renovating core garden infrastructure such as hedges, and identifying priority areas requiring strategic intervention. The year also saw increased Board engagement with on-site management, supporting informed decision-making on Chichester Terrace, tree management, paths, and long-term sustainability.

Overall, the gardens continue to be managed to a high professional standard, with clear progress made despite environmental, operational, and organisational challenges. The foundations laid during this period position the estate well for continued improvement and long-term resilience.

## Head Gardener's Statement

The past year has been one of transition and consolidation within the gardens, marked by the establishment of a new gardening team. Integrating training into day-to-day work inevitably slowed progress in some areas, but this approach was essential to building a safe, skilled, and resilient team. Despite these constraints, substantial progress was made across the estate, including the completion of extensive hedge cutting and the delivery of routine seasonal maintenance.

A major focus this year has been Chichester Terrace, an area that had experienced long-term decline and had become increasingly difficult to manage. Following a joint discussion, the Board and Head Gardener agreed that targeted intervention was necessary to improve access, safety, and appearance. Contractors were engaged to enable the work to begin, recognising that meaningful improvement in this location will take time. Supporting information was prepared and shared to explain the rationale and longer-term vision for the works.

Working in a highly visible and sensitive location has presented additional pressures for the team. Steps have therefore been taken to support staff well-being, including preparing a site-specific risk assessment and establishing clearer communication boundaries to ensure safe, uninterrupted work.

I would like to thank the Board for its support throughout the year and to acknowledge the professionalism and commitment of the gardening team during a demanding period of change. The progress made this year has laid strong foundations for continued improvement and long-term stewardship of the gardens.

## 1. Garden Management Overview

Kemp Town Enclosures is a historic, shared landscape of high architectural, environmental, and social value. Garden management during the reporting period focused on maintaining this asset responsibly while responding to environmental pressures, operational constraints, and strategic priorities agreed with the Board.

## 2. Operational Management of the Gardens

### 2.1 Seasonal Conditions and Adaptive Practice

The year was characterised by significant climatic variation, including an exceptionally dry spring and early summer, followed by prolonged wet conditions in autumn and winter. Maintenance priorities were adapted accordingly, with works phased, deferred, or modified to protect plant health, soils, and long-term outcomes rather than short-term appearance.

### 2.2 Lawns and Meadow Management

Lawns were managed with variable mowing regimes responsive to weather conditions and usage levels. During dry periods, mowing frequency was reduced and cutting heights raised to conserve soil moisture and support turf resilience. In wetter months, attention focused on maintaining access and safety in high-traffic areas.

Meadow areas were managed using traditional hay-meadow principles, with cutting timed after flowering and seed set. Scarification and selective disturbance were introduced to promote regeneration and biodiversity, reinforcing the ecological value of the gardens while maintaining an intentional and well-managed appearance.

### **2.3 Borders, Shrubs, and Planting**

Selective pruning, coppicing, thinning, and replanting were carried out across the gardens to maintain plant health, improve light levels, and preserve sightlines. Planting schemes increasingly favoured robust, drought-tolerant, and long-lived species suited to coastal and shaded conditions, supporting sustainability and reduced maintenance demands.

### **2.4 Hedges and Structural Planting**

Significant progress was made on hedge restoration across the estate. Following several years of limited intervention, hedges were reduced to safer, more manageable dimensions, improving structure, visibility, and long-term maintainability. All works were undertaken with due regard to wildlife legislation, including checks for nesting birds.

### **2.5 Trees and Woodland Areas**

Trees remain a defining feature of the estate and were managed through a combination of routine maintenance and specialist arboricultural advice. Selective pruning and thinning were undertaken to improve tree health, light penetration, and long-term safety. In woodland areas such as the Dell, management balances access, drainage, habitat creation, and visitor experience.

### **2.6 Paths, Access, and Infrastructure**

Paths continue to present both operational and strategic challenges, including low gravel levels, muddy desire lines, and ageing edging. Routine low-intervention maintenance was carried out throughout the year, while longer-term solutions have been identified for phased improvement, recognising the site's heritage significance.

## 3. People, Skills, and Resources

### 3.1 Staffing and Training

The formation of a new team required sustained investment in training and supervision. Regular one-to-one meetings supported staff development, well-being, and performance. An apprenticeship progressed toward completion, strengthening the organisation's future skills capacity.

### 3.2 Equipment and Asset Management

Investment in appropriate machinery improved operational efficiency and reduced physical strain on staff. At the same time, effective day-to-day management ensured the equipment remained in use and well-maintained. However, it became apparent that older assets required more frequent attention, underlining the importance of a proactive, strategic approach to servicing and eventual replacement planning. On-site processing of green waste demonstrated clear environmental and cost benefits.

## 4. Community Engagement and Public Value

The gardens at Kemp Town Enclosures are a shared community asset, valued for their historic character, environmental contribution, and role in supporting wellbeing. There is a high level of interest in how the gardens are managed, reflecting the importance of the site to residents and members.

Constructive feedback and interest are welcomed as part of an ongoing dialogue about the use and care of the gardens. Garden management, however, operates within a clear governance framework. Decisions relating to horticultural practice, priorities, and resource allocation are made by the Head Gardener, in partnership with the Board, and are guided by professional standards, heritage considerations, environmental responsibility, and statutory obligations.

Kemp Town Enclosures is overseen by a Board of unpaid trustees, supported by a small professional gardening team. Engagement, therefore, needs to be balanced with the practical requirement to deliver garden management safely, efficiently, and consistently across the estate. Clear communication channels help ensure feedback is received and considered appropriately, while allowing staff to focus on their work without interruption.

During the year, experience at Chichester Terrace highlighted the importance of providing clear, accessible information alongside visible works. In response, a more structured approach to written communication and guidance was developed and shared, helping to situate individual interventions within the broader context of long-term stewardship, heritage conservation, and environmental management. This refinement has strengthened transparency and supported shared understanding of decision-making processes.

The gardens also deliver broader public value by contributing to biodiversity, climate resilience, and heritage conservation. Practices such as meadow management, wildlife-sensitive maintenance, and conservation-led planting reinforce the gardens' role as a responsible and professionally managed landscape.

Ongoing engagement will remain an important part of garden management, supported by clear roles, responsibilities, and communication, ensuring the gardens are maintained to a high professional standard for the benefit of the whole community.

## **5. Strategic Oversight and Governance**

### **5.1 Board Engagement and Decision-Making**

During the year, the Board increased its direct engagement with on-site management, including structured site visits. This supported informed, collective decision-making and strengthened alignment between operational delivery and strategic oversight.

### **5.2 Chichester Terrace as a Strategic Priority**

Chichester Terrace was formally identified by the Board and Head Gardener as an area requiring strategic intervention rather than routine maintenance. Decisions were taken collectively to prioritise this long-neglected area, engage contractors to enable safe access, and allocate appropriate resources. The approach adopted reflects heritage guidance, professional horticultural judgement, and long-term stewardship objectives.

### 5.3 Climate Resilience and Sustainability

Operational responses to drought, rainfall, and climate risk exposure reinforced a strategic shift toward climate-resilient management. Practices such as adaptive mowing, meadow expansion, drought-tolerant planting, peat-free compost use, and reduced inputs align with best practice for historic landscapes and environmental responsibility.

### 5.4 Biodiversity and Conservation

Biodiversity is now embedded as a strategic asset of the gardens. Meadow management, habitat creation, and wildlife-sensitive practices enhance ecological resilience and support the gardens' wider educational and environmental value.

### 5.5 Risk, Safety, and Compliance

Health and safety, tree risk management, and compliance with wildlife and heritage legislation were integral to operations throughout the year. Site-specific risk assessments, professional advice, and clear protocols support the organisation's duty of care to staff, volunteers, residents, and visitors.

## 6. Looking Ahead: Key Priorities

Priorities for the coming year will focus on consolidating progress made during the reporting period while addressing identified operational and strategic needs across the estate. Key areas of focus include:

- Ongoing hedge renovation and routine maintenance throughout all garden areas
- Continuing phased improvement works at Chichester Terrace
- Implementing a planned programme of tree maintenance, beginning in Sussex Square, following professional arboricultural assessment and subject to all necessary consents, with the aim of improving tree health, safety, light levels, and long-term resilience
- Further embedding climate-resilient practices, including meadow management, adaptive mowing, and appropriate plant selection

- Aligning staffing, skills development, and equipment investment with long-term estate and maintenance priorities
- Reviewing the allocation of staff time across the estate to ensure that areas requiring more intensive management, including Chichester Terrace, are addressed effectively without compromising overall garden standards.

These priorities will be reviewed in partnership with the Board and adjusted as necessary in response to environmental conditions, operational capacity, and emerging risks or opportunities.

## 7. Supporting Reports Prepared During the Year

The following professional and technical reports were prepared to support operational delivery and Board decision-making:

- Chichester Terrace Forecourt Works – Heritage Statement
- Chichester Terrace – Heritage Briefing for Residents
- Garden Paths – Strategic Options and Risk Briefing
- Sussex Square North Garden – Tree Management Information and FAQs
- Site-Specific Risk Assessments (including Chichester Terrace)

## 8. Conclusion

The period from February 2025 to January 2026 reflects a year of substantial professional progress amid change and challenge. Through adaptive management, informed governance, and sustained commitment, the gardens remain a historic, ecological, and community asset. The work undertaken during this period provides a strong platform for continued improvement and responsible stewardship in the years ahead.