



KEMP TOWN ENCLOSURES

KEMP TOWN ENCLOSURES LIMITED

Minutes of an Annual General Meeting held on 2nd February 2019

at Brighton Waldorf Steiner School, Roedean Road, Brighton

Attendance:

30 members including board members, Mark Harper (Chair), Ian Clegg (Treasurer), Steve Harwood, Russell Miller and Andrew Doig (Secretary/minutes)

1. Apologies for absence: apologies were received from Jonathan Rolls and David Morris

2. Chairman's

Mark Harper spoke of the six meetings held by the board since the last AGM at which a range of issues had been dealt with including the development of a health & safety policy and a plan to provide proper working conditions for the garden team by installing power to the stockade, a heated shelter and a permanent toilet to replace the Portaloo. Following a risk assessment, the tractor mower was no longer to be driven on the public highway and alternative arrangements made for mowing the North garden lawn and the Arundel Terrace lawn. A formal management agreement had been made with Jonathan rolls successors after his retirement from the firm. Matthew Evans a partner of the firm had agreed to stand as a director of the Enclosures to provide close co-operation and continuity with our managing agent. The Board had appointed Janine Nahapiet as co-ordinator for the 2023 bicentenary celebrations. Janine was to address the AGM later.

Mark gave an update on the dispute with the Council over responsibility for repairing the cobbles around the perimeter of the gardens. Counsel's opinion had been obtained, and a claim made to the Council that they were responsible. In response, the council had denied ownership of the cobbles and therefore responsibility to carry out repairs. A meeting on site with lawyers from both sides present had been arranged for the following Monday.

3. Minutes of AGM held 20th January 2018

These were agreed as a true record. No matters arising were raised.

4. Gardener's Report

Jeremy Mouldsdales listed the achievements of the year including the successful recruitment of Patrick Cam as assistant gardener and the subsequent experimental change so that Jeremy could work 3 days and Patrick 5 days a week. Jeremy spoke of the frozen Spring followed by the long hot dry summer and its toll on plants and the lawns. He drew attention to the makeover of the beds in the Secret Garden and the new opportunities for planning created by cutting back severely hedges that had become too deep and high to cut safely. He spoke of the difficulties of keeping the Chichester Terrace shrub bed under control and was going to propose to the board options for making this more manageable, possibly by reducing the bed's width and reintroducing a strip of lawn. He drew attention to the ecology survey that had been commissioned for the Spring which would help us to manage and maximise the bio-diversity of the gardens.

A vote of thanks was passed thanking the gardens team for their work.

5. Financial Statement to the year end 31st March 2018

Ian Clegg spoke to the accounts which showed income of nearly £107,000, which apart from garden rates of more than £90,000, included £5,000 in charges for lost or second keys and £1,200 in dog registration fees. A generous donation of £6,000 for the new mower tractor hut had been made by a resident. Expenditure had been controlled to produce a surplus for the year of c.£13,000

In answer to questions, Ian confirmed that dog poo bins had been funded by dog registration fees. There was a discussion about the difficulty of policing the dog registration system with holiday let visitors who were given keys by their hosts. This led to a further discussion about the possibility of using electronic fob keys which could be used to deny access to those who failed to pay garden rates or misused the gardens. The technology of fob keys in open air seaside conditions had yet to be adequately tested. Experience of their use at the Marina suggested caution.

The freehold of 5 Arundel Terrace had now changed hands and this presented the opportunity to seek their inclusion in the garden rate scheme. Andrew was to write to the new freeholder. In the current year, charges due since April 2018 for 3 Arundel Terrace, 6 Chichester Terrace, 4 Lewes Crescent and 23 Lewes Crescent remained unpaid.

6. Adoption of budget and approval of charges for 2019/20

Ian proposed the budget published with the agenda papers. It envisaged a rise of 3% to charges with freeholds paying £930 pa. Included in the budget was £5,000 for legal costs in relation to the dispute over responsibility for the cobbles. Plans to run power to the stockade and other workplace improvements for the gardens team would be met from reserves or possibly by donations from generous residents. The budget and charges were approved.

7. Appointment of Chartered Certified Accountants

Chambers & Co were duly appointed to examine the company's accounts.

8. Election of Directors

Mark announced the retirement of long serving directors Jonathan Rolls and Jill Sewell. Jonathan had been involved with the management of the gardens since 1980 and had been a director of KTE since its inception in 1995. Jill, a lawyer, had been a director since 2007. Steve Harwood, had indicated that he would like to retire in the summer of 2019. Mark expressed appreciation for the long and useful service of directors retiring now and later this year.

Russell Miller and Ian Clegg now stood down by rotation and offered themselves for re-election as directors. Matthew Evans a partner in Jonathan Rolls, had agreed to stand and had been nominated by a freeholder. All three were duly elected to the Board. Mark spoke of the desire to recruit a further two directors and invited anyone who was interested to contact him or the Secretary.

9. Bicentennial Just a few small points.

Janine Nahapiet introduced herself and the project she was leading. Her talk had three themes: investing in the gardens and our legacy for the future, one amazing year and celebrating together and finally, extending our community around the estate and beyond. Already Janine had collected numerous suggestions for celebrating 2023 and welcomed more. She had spent time talking with people on the Estate and making contacts with useful people and bodies outside who could help and advise us, including the Gardens Trust. She planned a

workshop to help us develop our understanding of the gardens we had inherited so that we had a context for selecting projects that made our mark but enhanced the heritage we would pass on. The restoration of the flint walls enclosing the Secret Garden was an obvious candidate for a bicentenary project. Janine had got together a working party to pursue the project in different ways. She spoke of a plan to produce a new history of the gardens expanding the focus of the present Antony Dale booklet. There were suggestions from the floor of providing a guide to the significant or interesting trees and shrubs in the gardens, or to develop our understanding of the phases of development in the horticulture of the gardens and there was a suggestion to erect a statue of T R Kemp. There was discussion of how the connection with Lewis Carroll and his Alice in Wonderland should be included, and two residents who were artists each offered work to achieve this. Janine spoke of an aspiration to widen the participation in the garden celebrations by enabling controlled access events which could include people beyond the Estate. The KTS summer party and the Friday evening drinks party were existing examples of this. A one-afternoon opening of the South Garden as part of the NGS scheme was planned for June this year. More ideas would be gathered and evaluated before proposals were made. Janine was applauded for her work.

10. AOB.

i) Brian Horton spoke of the possibility of replacing the iron railings to the North Garden with mild steel railings. He had a verbal estimate of £15,700 for the stretch along Eastern Road. This would be considered.

ii) The question of AirBnB visitors with their dogs and friends being given access to the gardens was raised again. Residents paid for the upkeep of the gardens and this was being exploited by the short- term letting businesses of some flat owners. This led to a return to the earlier discussion of being able to restrict access to those who used the gardens within the rules. The matter remained unresolved.

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