

DRAFT MINUTES
GARDEN AGM 21st November 2019
3 p.m. at 15 HYDE PARK GARDENS

Present: Haydn Turner) Joint
Kenneth Ibbett) Chairmen
Barbara & Mel Altshuler
Joe Porter
David Saxby
Antonia Cox
Ian Callan

In attendance: Aaron Landeryou – Westbourne Block
Management

Apologies: Robert Player – Garden Associates

Haydn Turner opened the meeting by welcoming those present and referred to the Minutes of the previous meeting which were approved.

In the absence of Robert Player of Garden Associates who was unable to attend as he was unwell, Aaron Landeryou read out Robert's report on the garden, which is attached herewith.

Gardening:

It was agreed the small box hedge would be removed from the square around the Catalpa Tree

The foxes are a continual nuisance but it seems they do not have a den at present but are still around.

The question of the Australian Cattle Dog was brought up as it has been seen in the garden without a muzzle. It was reported that Robert's team had experienced some problems. Giovanna Grassi will be informed.

Haydn Turner reported that we have started looking at having new lighting installed and a quotation of £5,000 had been received to replace the existing lights with new LED. As part of the replacement of the lights, new electric cabling will need to be run along a trench which Garden Associates will undertake.

Re-appointment of the Gardeners: It was proposed and seconded to re-appoint Garden Associates for the next year.

David Saxby felt the committee should obtain quotations from other gardening firms to test that market. The committee were extremely happy with Garden Associates but agreed to review the planned gardening works in spring 2020 and then decide whether they felt it was necessary to look for alternative quotations.

Re-Appointment of Managing Agents: Haydn Turner said during a difficult two years Westbourne Block Management has done an amazing job under very difficult circumstances. Haydn Turner proposed re-appointing them as Managing Agents and Kenneth Ibbett seconded this.

Church Commissioners Legal Case: Kenneth Ibbett explained that the existing structure of the committee meant that legal action would be levied against an individual committee member and that currently the committee are not covered by Directors and Office Liability Insurance. He felt that it was important that all committee members were aware of this. If the Church Commissioners were to allow the committee to set up a limited company such as Hyde Park Gardens Committee Limited then insurance cover could be put in place to cover the committee.

Aaron Landeryou explained that the solicitors acting for both parties had agreed on most points following the FFT hearing and decision in August 2018. The only outstanding point is in regards to having the garden rate percentages formally inserted into the agreement between the Church Commissioners and the Garden Committee. The Committee would like the garden rate percentages included but the Church's solicitors are objecting but will not provide a reason why they are against the percentages been included. The committee hopes to resolve this stumbling block in the coming weeks and months which they hope will conclude the legal case.

Election of the Garden Committee: Barbara and Mel Altshuler (one vote between them), Ian Callen, Kenneth Ibbett, Haydn Turner and Sam Necker all agreed to serve for another year.

Budget 2020: Aaron Landeryou presented the 2020 draft budget. He explained that he would like to keep the budget the same as 2019 at £82,000. Those attending reviewed the budget and it agreed that the budget should be increased by a further 5.5% for 2020 year.

Kenneth Ibbett proposed offering residents and their Managing Agents a 5% discount if they pay the rate by 1st February 2020. The proposal had the full support of those attending as many agreed that some residents and more often property management firms were often slow to pay their annual garden rate charge.

Events: It was agreed that the hire charge £50+£200 deposit for residents to use the garden for personal events was far too low and open to abuse. Aaron Landeryou presented an Event Licence that he had adopted from another communal garden that he manages. Those present approved the use of the licence and agreed that all residents should be made aware of the licence and its requirement and that no event will be permitted to run later than 11pm. A copy of the licence will be enclosed with the 2020 garden rate invoice which is sent to each building. A copy of the licence will also be emailed to residents.

The hire charge using the garden will be as follows:

Hire Charge £500
Deposit £750
Use of Electricity £25

It was also agreed that where a residents hires the garden for a reasonable sized event, then residents will be notified of the event.

Any Other Business: Haydn said they were looking into Security for the street, in conjunction with Hyde Park Square, and we asked that he keep us advised as it would be of interest to others in Hyde Park Gardens.

Kenneth was concerned that some of the boundary fencing had slipped and that it might be possible to climb over. The security light at the Clarendon Place entrance was no longer working and Aaron Landeryou will have these two security concerns looked into.

It was reported that Security people had been asked to check the perimeter fence and also the perimeter security lights which had been out of action for some time.

The meeting closed with a vote of thanks to Kenneth Ibbett for hosting the meeting.

Gardener's Report

Trees –

1. Massaria check and dead wooding in autumn 2019
2. Remove ivy in the Lime tree and remove lower limbs to reshape the tree – autumn 2019
3. Removal of Ash tree and one other tree along woodland path – Westminster Council considering application
4. Aeration holes around the Mulberry tree with seaweed fill to see if it will improve condition of the tree
5. New trees on the lawn and to try and match existing Cherry tree colour.
6. Remove old Italian cypress at western end and replace with tree ferns.

Gardening -

1. Lose grass peninsular at eastern end of garden and extend bed. Plant another Himalayan birch. Planting will start in January 2020
2. Plant taxus hedge to differentiate between existing shrubs and new bed, as down by double gates. Planting will be undertaken between now and April
3. Lose grass in 'snowdrop dell'. Leave area open but plant with acers, ferns, bulbs and make a seating area. To be planted in March and will appear in spring 2021
4. Change bed shapes at eastern end and plant more taxus to ultimately create a yew tunnel. November to April
5. Change bedshapes of all beds and borders to facilitate development and growth of trees/shrubs in wildlife corridor immediately behind. This not only acts as a wildlife haven but is also a sound buffer from Bayswater Road. December to May 2019/2020
6. Install metal EverEdge tree rings around all main trees in lawn. Mulch area with ornamental bark. Mid/late 2020
7. Remove grass peninsular at west end and create a seating area. Start in January 2020
8. Removal of overgrown Prunus suckers by double gates to allow purple beech and gingko to develop.
9. Topsoil and seed all major depressions in the lawn.

Pathways

1. Robert Player to top up gravel along the pathway – After the last of leaves have fallen
2. Tim George to provide additional bark for the woodland pathway

Other Items

1. Remove flag stones, scaffolding pole, stone trough and other items not needed that are near the Gardener's shed – Completed

