

## Minutes of the Hyde Park Square Garden AGM

14 March 2015

Held at The Victoria Pub, Strathearn Place W2

### Committee Members in attendance

Allen Zimblar Chair  
Caryn Solomon  
Maria Parpou  
Patty Johns  
Guiliana Davies  
James Davies  
Justin Le Good  
Sarah McCarthy

### Apologies

Robert Player- Garden Associates  
Saeed Barzin  
Paul Green

Agenda items	
1	<p><b>Apologies</b> were noted and introductions made. <b>Minutes</b> of the last AGM were discussed.</p>
2	<p><b>Chairman's Report</b> Allen Zimblar read out the Chairman's report, which is also attached to these minutes. Key points noted:</p> <ul style="list-style-type: none"><li>o <b>Garden Party:</b> No garden party was held in 2014 due to the absence of key committee members during the summer resulting in lack of resources to organise the party. Furthermore, it was planned to replace the decaying garden swings and install a pergola, both significant projects in terms of expenditure; hence it was prudent to cancel the party. The Christmas Party was very successful, with record attendance numbers. Allen confirmed that the <b>2015 Garden Party</b> will be held on <b>Saturday 18 July</b>.</li><li>o <b>Garden landscaping and update on Projects:</b> it was yet another glorious year for our lovely Garden. We once again won another "Best Small Private Garden" award at the London Garden Awards – this is a testament to the hard work and excellent collaboration between our Gardener and this committee. The swings were removed and we are looking to replace them in due course. The pergola has sadly not yet been installed as the original design, whilst absolutely stunning, was too ambitious; and costly. A new wooden design is currently being evaluated.</li></ul>

<p>3</p>	<p><b>Treasurer's report</b></p> <p>Maria Parpou presented the latest financials (report attached). Key points noted:</p> <ul style="list-style-type: none"> <li>o <b>2014 spending</b> was £2961 below budget; as a result of underspend. This amount has been added to the reserves</li> <li>o <b>Reserves</b> were reduced by £5743 due to write off of outstanding arrears from No 30. This has been the result of cumulative errors by Knight Frank when sending out annual demands to the wrong leaseholders.</li> <li>o We are having similar arrears problems with No 19, where the outstanding demands are £7476. Aaron Goldstein who owns a property in No19, and was present at the AGM, has kindly offered to help liaising with Knight Frank at this instance.</li> <li>o We continue to experience <b>significant underperformance issues with the management agent Knight Frank</b>, most notably delays in paying invoices to our suppliers; collection of arrears; and errors and delays in the reporting of accounts.</li> <li>o We maintained the same level of expenditure for the 2015 budget. Given the ongoing problems with Knight Frank it was proposed that the Committee investigate alternative providers.</li> </ul>
<p>4</p>	<p><b>Gardeners' report</b></p> <p>Allen read out Robert Player's report. As discussed in the Chairman's speech, <b>the Garden had another wonderful year</b>. Notable events were the removal of the swings and taking down a large tree on the South West side of the garden.</p>
<p>5</p>	<p><b>Update on Garden Projects</b></p> <p>As discussed earlier, new equipment will be installed this year. Robert Player and the committee are currently working together on the best options available. The same applies to the Pergola.</p>
<p>6</p>	<p><b>New Railings</b></p> <p>The Church Commissioner has been in discussions with the Committee regarding the <b>installing of iron railings</b>. This will be a significant project for the Garden and will impact the topiary circumventing the garden. We are committed to work with the Church Commissioner to ensure that the new railings:</p> <ul style="list-style-type: none"> <li>o will have minimum impact on the topiary and will work with our Gardener to replace lost topiary as to preserve the tranquillity of the garden, while showing the railings to the full.</li> <li>o will have sufficient height to ensure that the garden is not accessible to intruders. This will improve significantly security in and around the garden.</li> </ul> <p>We have yet to receive detailed plans and costing from the Church Commissioner. We anticipate the total costs to be ca £350-400k. We have been told by Mark McKeown that the Church will contribute ca £50k towards the new railings; the remainder will need to be repaid by the leaseholders.</p>

	<p><b>The repayment plan timeline was extensively discussed between the leaseholders. The unanimous view was that:</b></p> <p>a) <b>the Church Commissioners should be approached to see if they would contribute a larger, inflation adjusted percentage</b> given that the same amount (£50k) was apparently given to Connaught Square over ten years ago.</p> <p>b) <b>The repayment timeline should be at least 10 years</b>, given the magnitude of collection sums imposed on the leaseholders, and that the Church Commissioners should be approached in this regard</p>
<p><b>7</b></p>	<p><b>General</b></p> <p>Security aspects of the garden were discussed. Allen informed everyone about the latest discussions taking place at the Hyde Park Estate Association regarding a proposal to deploy additional police officers at the residents' expense. Furthermore it was agreed that the Committee will investigate the cost of deploying electronic keys for the Garden.</p> <p><b>Summary of decisions ratified by the AGM:</b></p> <ol style="list-style-type: none"> <li>1. <b>The Garden Committee to investigate appointing of alternative management agents.</b></li> <li>2. <b>The Garden Committee to work with the Church Commissioner to implement appropriate railings for the square in terms of design&amp;security and negotiate better financial terms for the financing of this project.</b></li> </ol>
<p><b>8</b></p>	<p><b>Election of Garden Committee members</b></p> <p>The AGM re-elected the existing Committee members.</p>
<p><b>9</b></p>	<p><b>AOB: none.</b></p>