

MINUTES OF HYDE PARK GARDENS AGM
FRIDAY 29TH NOVEMBER 2024 AT FLAT 1, 14 HYDE PARK GARDENS AT 3PM.

Present: Ian Callan
Haydn Turner
Kenneth & Lillian Ibbett
Giovanna Grassi
Barbara Miller
Mel Altshuler
Sabine Wood
Muna Gharabally (via Zoom)
Nicola Morgan (Via Zoom)

In attendance: Aaron Landeryou (WBM) (Via Zoom)

Apologies: David Saxby

1. Reappointment of Garden Associates:

Garden Associates were reappointed as Gardeners.

The Gardener's Report was read by those attending.

The committee have been very pleased with the gardeners over the past 12 months.

They have overhauled several areas around the garden and the fruits of their labour are beginning to show.

The garden at the rear of No.17 which is part of the communal garden and known as the Princess' Flowerbed was revamped 3 years ago but needs refreshing in some areas.

Giovanna felt that the Tropical Bed opposite No.13 needs to be cleared of Ivy and replanted in parts. The gardeners have already started clearing the ivy and preparing beds for planting. Aaron Landeryou will inform Garden Associates to present a planting proposal to the committee in the new year.

The lawn opposite No.21 and No.17 suffers from waterlogging. Aaron Landeryou will arrange for the irrigation company that maintain the irrigation system to investigate.

Gravel along the pathway will be going down in the coming weeks.

Garden Associations have requested the installation of bug hotels, a wildlife hedge, Hazel tree for coppicing and rebuilding the compost bins. The committee agreed that the ideas needed further information, such location of bug hotels, Hazel trees and wildlife Hedge and overall costs. Aaron Landeryou will speak to Pip Player of Garden Associates.

2. Re-appointment of Managing Agents

The committee were extremely pleased with the work undertaken by Aaron Landeryou of WBM. Haydn Turner noted that the committee did not wish to have anyone else from WBM managing the garden and this was seconded by those attending.

3. Approval of 2022 AGM Minutes

The minutes of the 2022 AGM read and accepted by those attending. There was no AGM in 2023.

4. Approval of 2022 and 2023 Accounts

The accounts for both 2022 and 2023 were approved. Kenneth Ibbett will sign both sets of accounts.

5. Election of Committee.

It was agreed that Committee members are expected to attend the AGM, set an example by adhering to the garden rules and be prepared to support the garden agent where necessary.

Prior to the AGM, David Saxby who has sat on the committee for more than 30 years, announced that he wished to retire. David was heavily involved on the committee when the committee took over the management of the garden from the Church Commissioners in the mid-1990s. The committee expressed its thanks to David which Haydn Turner will pass on to him.

Those who wished to be on the Committee are:

Haydn Turner	Melvyn Altshuler
Kenneth Ibbett	Barbara Miller
Ian Callan	Sabine Wood
Giovanna Grassi	

The garden committee would be looking to find new members in 2025 although it was noted that anyone wishing to join the committee would be expected to get involved and undertake committee work.

6. HPG & the Church Commissioners

The current position is that Commissioners do not wish to agree to any garden rate percentages in a formal agreement as requested by the Committee to resolve both garden charges and access rights to the garden. We also agreed to reconfirm the Committee's indemnity of Haydn Turner and Kenneth Ibbett against the Church Commissioners. Aaron Landeryou confirmed that there were no legal expenses taking place at present.

7. Garden Expenditure and 2025 Budget

Over the last two years, the garden has seen an overhaul and an increase in gardeners which has resulted in drawings coming from the Reserve to cover the shortfall. As a result, the reserve has been heavily reduced and the committee felt that the Reserve of £3000 per annum raised through the annual garden rate should be increased to £6000pa. Aaron Landeryou has managed to make a number of savings, reducing the green waste costs but with Labour's autumn budget hitting employers, the committee agreed that a significant budget increase was required in 2025. It was agreed that the overall budget would need to increase by 16%.

Giovanna and Sabine asked for the General Maintenance expenditure to be broken down further to show known expenses such as garden furniture cleaning and Gravel. Aaron Landeryou will separate the expenses for the committee to review at their next meeting.

Hanging Baskets, each year the garden applies for a grant to cover half the cost of the hanging baskets on the street side of the buildings. The garden is not required to pay but in the past the committee felt that the hanging baskets enhanced the area. However, Aaron Landeryou has been informed that the council grants for the baskets are no longer guaranteed, meaning it could cost the garden in the region of £3500 for the baskets in 2025. The committee felt that in the last few years, the standard of flowers in the baskets has dropped and without the grant, it was a large expense. It was agreed that Aaron Landeryou will apply for the grant but if it is not received that the garden will not pay for the hanging baskets in 2025. However if a grant is received the committee will pay the difference.

8. Dogs

An expense that the garden has had to incur in recent years is the emptying of the dog waste bins. The committee felt that the dog owners should carry some of this cost so it was agreed that in Commencing January 2025, all Hyde Park Gardens dog owners will be required to contribute an annual £100 towards dog waste collection regardless of whether or not they have direct access to the garden. The £100 is per household and not per dog. It was also agreed that the dog bins would be emptied once every 3 weeks rather than every other week for a total of 18 collections per annum. Aaron Landeryou also agreed to speak to David Saxby again about filling the dog waste bins with his incontinent dog's nappies which clog and fill the bins very quickly requiring more attendance. Aaron Landeryou will work alongside Kenneth and Giovanna to bring the dog register up to date and prepare the invoices for the dog owners in 2025.

9. Any Other Business

Sabine and Aaron Landeryou will review the garden website and update where necessary. Kenneth agreed that he is also happy to participate and comment if need be.

Contractor Deposits – It was agreed that the contractor deposit for access through the garden when working on houses would increase from £1000 to £1500 but the non-refundable £250 would remain unchanged.

Security – The barbed wire on the garden fence near to the rear of No.1HPG was damaged as a result of someone trying to climb into the garden. It is not known if anyone managed to get into the garden. Aaron Landeryou has already arranged for the barbed wire to be repaired. Residents are reminded to report any security concerns to Aaron Landeryou.

With no further business this conclude the meeting.