



Belgrave Square Garden

ANNUAL GENERAL MEETING

**MINUTES OF THE MEETING HELD ON Tuesday 15 March 2011 AT 5PM
AT SEAFORD HOUSE, 37 BELGRAVE SQUARE, LONDON SW1**

PRESENT:

Committee:

Mrs M Regnier-Leigh (MRL) (Chair)
Mr L Fage (LF)
Mrs A Bond-Elliott (ABE)
Lady Cleaver (JC)
Commander Gordon-Lennox (AGL)
Mrs O Kennedy (OK)
Mrs H Oratore (HO)

Grosvenor:

Mr N Hughes (NAH)
Mr S Smith (SS)
Ms K Samuels (KS) (Secretary)
Martin Hutchinson (MH)
Dean Evans (DE)

Garden Users:

Mr I Campbell	Mrs Pilton
Sir A Cleaver	Mr Ramos
Mr C Muller	Ms S Kivel (SK)
Ms M Jancovic	Dr C Goodson-Wickes
Mrs S Blythe	Mr F Bedford
Mr M Kaloghirou (MK)	Mr E Astaire (EA)
Mrs D Eastwood (DE)	Mr J Ritchie
Mrs Moltke-Hvitfeldt	Mrs V Cameron
Mrs C Gillies-Wright	
Mr Y Le Bihan Daubigny (YD)	

APOLOGIES :

Committee & Grosvenor

Mrs C Lister
Mr A Maskell
Mr J Clark

Garden Users

Lady A Heseltine	Mr B Legg
Dr William Prast	Mr Richard O'Connor
Mr and Mrs Dix	Mr Joseph Wan
Elizabeth Gage Ltd	Mr and Mrs Archer
Mr and Mrs Robson	Mr and Mrs Shirvani
Mrs Judith Adler	Lord and Lady Myners
Mrs Cunliffe-Fraser	Mr S Bryden-Brook
The Hon Lena Hall	G D'Alanson
Mr D Chapman	Rev N Papadopoulos
Ambassador Emil Brix	Mrs C Shapiro

The meeting opened at 5.00pm.

ACTION

1.0 Introductions

1.1 NAH welcomed everyone to the meeting and introductions were made.

2.0 Minutes of the AGM held on 27 April 2010

2.1 The minutes of the 2010 AGM were accepted without correction or amendment.

3.0 Chairman's Report

3.1 The key points of the chairman's report provided by MRL were:

- Mary Regnier-Leigh said that it had been a great honour to serve as Chairman for the last year. She announced that she would not be continuing as Chairman due to other responsibilities but hoped to stay on as a Committee Member.
- The Grosvenor team were thanked for all their hard work and support.
- The lawn from the East Gate had been a problem this year with garden users cutting a desire line across the grass. This has now been turfed and a low fence will be installed.

- There have been complaints about numbers of visitors and behaviour of visitors at times in the garden. The Committee is instigating a warden system. Amongst other duties, the warden will ensure that people in the garden are entitled to be there, which may be one of the problems. With care and attention, the Committee hope to improve the atmosphere in the garden.
- A new compost heap has been installed constructed from railway sleepers. Garden members are encouraged to take a look.
- A report on ideas of how to develop the mound was discussed last year. The decision was taken to leave the mound as it is.
- Fortnightly garden walks have been instigated to enable the Committee to keep up to date and see what is happening in the garden
- There has been a proposal to reduce the number of garden members. This will be discussed later. It is the general feeling of the Committee that the garden is not over crowded and membership does not need to be reduced.
- The Landscaped Management Department are setting up an agreement to lease machinery which will reduce labour costs and improve efficiency.
- The first Belgrave Square Garden Party took place on 2010 and was a huge success. ABE and her helpers were thanked for making this such a successful enterprise. ABE is now organising a 2011 party which will be a sit down barbecue.

4.0 Grosvenor Report

4.1 The key points of the Grosvenor report provided by SS were:

- Martin Hutchinson was appointed Lead Gardener for BSG last June and Dean Evans was appointed Apprentice Gardener in August. The pair have worked hard to ensure the success of a number of garden improvements.
- Open Day and the Committee Garden Party were both a great success
- During routine maintenance last spring the tennis court surface was found to be breaking up and the decision was taken to renew the surface completely. This was carried out in autumn and a new surface colour was sprayed at the same time.
- Tree pruning was carried out in November. The resulting views now allow passersby to see beyond the neatly clipped holly hedge into the garden.
- In November the compost area was re-organised to incorporate sleeper bays to enable better management of green waste produced in the garden.
- In early summer a new ride on mower was purchased for use in this and other gardens on the Estate. It has proved very successful, providing a good quality finish to the lawns as well as improving efficiency.
- A lease hire agreement is under negotiation which will further improve the efficiency of the garden. It will include a compact tractor, a shredder, a leaf collection unit and a vehicle for transporting tools around the garden.
- Lawn improvements are currently taking place. The team have spiked, scarified, top dressed and over sown the lawns with grass seed. 950 square metres of turf are being laid on worn areas of the outer lawns.
- A warden system will be introduced to the garden at busy times of the year. Staffed by current Grosvenor staff, Mews Wardens and members of the gardens team. They will be in the garden particularly when parties are booked.
- SS thanked The Committee and the Gardens Team, particularly MH and DE for getting so much done during a busy year, and taking such pride in the appearance and smooth running of the garden

5.0 2010 Accounts

5.1 SS provided a brief overview of the 2010 accounts (Appendix A) and drew attention to the following points:

- Resurfacing of the tennis court was unbudgeted but had to be done and was paid for from the inner path budget.

- The £6,086 spent on the compost area was paid for through an under spend on tree works.

MRL asked if there were any queries with the accounts. As there were none, the meeting agreed to accept the accounts.

6.0 Resignation and Election of the Committee

6.1 NAH thanked the Committee for their hard work over the last year, with special thanks going to MRL. NAH explained to the meeting that each year the Committee resign then there is a re-election. MRL announced that she would be standing down as Chairman but intended to stay on as a Committee member. At the pre-AGM meeting it had been proposed that LF would take over as Chairman. NAH advised that two Committee members, Lord Ballyedmond, a resident of Belgrave Square and Julie Wetherell who had a child friendly approach to the garden, had stepped down during the year. The other members of the Committee were happy to stand again. NAH advised that there were two places for new members, one being a resident of Belgrave Square one being a garden member. Someone with an interest in family usage of the garden would be especially welcome to help to balance the representation from different groups of garden users. Stacey Kivel volunteered. ABE proposed Dimitris Paraskevas. Yann Le Bihan Daubigny and Davina Eastwood expressed an interest. All four will be invited as guests to the next Committee Meeting.

NAH asked for the meeting to vote on the block election of the Committee. Sir Anthony Cleaver proposed the election of the members and the meeting accepted. The Committee members are therefore: Mr Fage, Mrs Regnier-Leigh, Cmdr Gordon-Lennox, Mrs Lister, Mrs Oratore, Mrs Bond-Elliott, Lady Cleaver and Mrs Kennedy.

7.0 2011 Budget

7.1 SS provided a brief overview of the 2011 budget (Appendix B) and drew attention to the following points:

- £4000 has been budgeted for dog warden / security to cover newly introduced warden's duties at busy times.
- The £1600 for lawn fertilizer and £1000 for top soil and grass seed is being spent at the moment and play bark is arriving in late March.
- The accrual of £30,000 for path repairs will be spent this year on a new path in the inner garden. The present path is starting to deteriorate, especially after two severe winters.
- £5000 has been budgeted for a low fence on the east lawn to stop garden walkers cutting across the grass creating a desire line.
- £8,900 is budgeted for the lease hire agreement. Belgrave Square Garden is to pay a proportion of the total charge based on garden size, with the rest of the cost spread across Eaton Square Garden, Chester Square Garden and other gardens on the Belgravia and Mayfair estates.
- The £1500 for consultant fees will be used to update the tree surveys and introduce a computerised record system to back up this data.

LF asked if there were any queries with the accounts.

Cark Muller asked why almost £10,000 had been spent on contract labour in 2010 but only £4000 was budgeted for 2011. SS explained that with the machinery that the lease hire agreement would bring in, manual labour would be reduced.

As there were no further questions, the meeting agreed to accept the accounts.

8.0 Belgrave Square Garden – Garden Party

8.1 ABE reported that following on from the success of the 2010 cocktail party, the

Committee are being more adventurous for 2011 and are organising a dinner party. This will be a sit down event with two marquees and a summer barbecue provided by Mosimann's. There will be a champagne reception and Davidoff will again be providing a Cigar Bar. Entertainment will be provided by the band Anything Goes and the conjuror / magician Drummond Money-Coutts. The party will run from 7pm to 10.30 pm.

9.0 Open Discussion

9.1 LF explained that the Committee had inherited a view that the garden that the garden was over used. The Committee does not necessarily represent that view but is interested to hear the views of the garden members.

9.2 Marina Kaloghirou said that there were too many children in the garden, especially in summer, and that football is being played in the inner garden. When she has mentioned to nannies and mothers that ball games are not allowed, people have been quite aggressive. Also, dog owners do not always take responsibility for their dogs and are unwilling to follow the rules. She has seen dogs left unattended in the garden whilst their owner goes shopping. MK now only uses the garden to play tennis.

LF said that it was regrettable that people can be aggressive when challenged and that this was something he had experienced himself. As a dog owner, he tries to be diligent and pick up such misdemeanours. The issue of children in the garden would be discussed at the next Committee Meeting and he acknowledged that something needed to be done to balance the enjoyment of all garden users.

MK suggested members pay a fee for children. OK opposed to this idea. She pointed out that the garden was for enjoyment and asked where would such policies stop?

9.3 Mr Bedford asked how many current keyholders there are. LF replied that there are approximately 600 with a further 30 on the waiting list. He suggested that new members be allowed Monday to Friday membership only, restricting access at weekends when problems seemed to occur. LF acknowledged that his was an idea worth considering.

9.4 Yann Le Bihan Daubigny felt that targeting children's use of the garden was short sighted. The garden plays a positive role in bringing people together and it must be considered that the children will be the paying members of the future. He asked if it was possible to become a member of Eaton Square Garden. NAH explained that BSG is the only garden open to a wider membership extending to anyone on the Grosvenor Belgravia Estate. ESG is only accessible to residents of Eaton Square.

10.0 Any other business

10.1 NAH invited all present to a lighting display in Wilton Crescent Garden at 7pm.

10.2 DE asked why the garden had to be planted with so much Fatsia japonica. SS explained that Fatsia and its close ally, Aucuba japonica are very useful, hardy, shade loving plants. The garden is essentially a shady garden. Raising the tree canopy last year has allowed in more light and opened up planting opportunities and MH and SS will look at alternatives. MH / SS

10.3 MG reported that the light eliminating the Da Vinci statue was no longer working. SS to check. SS

10.4 EA thanked the Garden Committee for getting involved.

NAH thanked all those present for attending. The meeting closed at 6.15pm.

Appendix A - BSG Accounts for 2010

Accounts - Year ending 31 December 2010

		<u>GROSS</u>		<u>GROSS</u>	
		2009 Expenditure	2010 Budget	2010 Expenditure	<u>Comments</u>
Labour	Grosvenor: Maintenance	£55,832.70	£72,000.00	£76,375.38	
	Contract Labour	£10,741.80	£8,000.00	£9,929.09	
	Litter Picking	£3,887.00	£3,500.00	£3,172.50	
	Dog warden/Security	£1,983.75	£2,000.00	£79.90	
Arboricultural	Tree Surgery Contingency	£2,337.95	£2,000.00		
Fertilizers	Tree, Shrub & Lawn Fertilizer	£954.50	£1,000.00	£1,411.21	
	Top Soil & Grass Seed	£1,652.09	£1,000.00		
	Play bark & Sand Pit Sand	£1,380.00	£2,000.00		
Plants	Plants	£3,966.81	£8,000.00	£5,232.57	
Other	Electricity	£1,203.40	£500.00	£1,212.10	
	Water	£329.27	£500.00	£269.75	
	Gate Locks	£4,164.39	£4,500.00	£2,700.34	
	Open Day	£1,128.56	£2,000.00	£1,109.01	
	Tools & Equipment	£555.59	£1,000.00	£2,896.17	
	Garden Sundries:	£488.95	£2,300.00	£2,818.21	
	Dog Waste Bags	£1,088.43			
	Pest Control	£621.00			
	Insurance	£353.10	£1,200.00	£379.99	
	Party Contributions	-£1,590.00	-£1,000.00	-£2,840.97	

	Committee Projects				
	Pergola Repairs	£845.00	£1,000.00		
	Path Repairs	£33,396.00	£30,000.00	£31,833.71	
	Resurfacing Tennis Courts			£8,119.25	Not budgeted for separately, path budget used
	Two Bay Five Sleeper High Compost Area			£6,086.50	Not budgeted for separately, path budget used
	Sculptures	£10,664.94			
	Sheds including lighting	£171.38			
	Sleepers for Playground	£1,083.30			
	Playground Repairs accrual	£15,000.00	£9,000.00	£9,012.25	
	Tree Pruning accrual	£5,000.00	£15,000.00	£7,501.20	
	Belgrave Square Garden Party 24/6/10			£18,488.45	
	Belgrave Square Garden Party 24/6/10 Contributions			-£14,650.00	
Fees	Annual Management Fee	£8,000.00	£8,000.00	£8,000.00	
	Share of General Garden Costs	£17,237.29	£20,000.00	£19,789.65	
	Consultants Fees	£3,347.67	£3,000.00	£1,527.50	Landscape maintenance review report
		£185,824.87	£196,500.00	£200,453.76	
	Less Accruals from 2008/2009	£10,000.00	£30,000.00	£20,000.00	
	Less Contributions from Dog Registration Fees	£2,788.20	£3,000.00	£3,289.94	
	Less Contributions from Garden Users	£82,939.60	£75,000.00	£84,586.36	
	Less Net Revenue from Tennis Courts	£18,303.85	£24,000.00	£25,041.88	
	Less Grosvenor contribution to Consultants fees		£900.00	£900.00	
	Less Contribution from Grosvenor re Sculptures	£5,332.47			
		£119,364.12	£132,900.00	£133,818.18	

	Total recoverable from Belgrave Square lessees	£66,460.75	£63,600.00	£66,635.58	

Appendix B - BSG Draft Budget for 2011

Year ending 31 December 2011

		<u>GROSS</u>	-	<u>GROSS</u>	-	
		2009 Expenditure	2010 Budget	2010 Expenditure	2011 Budget	Comments
Labour	Grosvenor: Maintenance	£55,832.70	£72,000.00	£76,375.38	£76,000.00	
	Contract Labour	£10,741.80	£8,000.00	£9,929.09	£4,000.00	
	Litter Picking	£3,887.00	£3,500.00	£3,172.50	£3,500.00	
	Dog warden/Security	£1,983.75	£2,000.00	£79.90	£4,000.00	
Arboricultural	Tree Surgery Contingency	£2,337.95	£2,000.00		£2,000.00	
Fertilizers	Tree, Shrub & Lawn Fertilizer	£954.50	£1,000.00	£1,411.21	£1,600.00	
	Top Soil & Grass Seed	£1,652.09	£1,000.00		£1,000.00	
	Play bark & Sand Pit Sand	£1,380.00	£2,000.00		£2,000.00	
Plants	Plants	£3,966.81	£8,000.00	£5,232.57	£6,000.00	
Other	Electricity	£1,203.40	£500.00	£1,212.10	£1,200.00	
	Water	£329.27	£500.00	£269.75	£400.00	
	Gate Locks	£4,164.39	£4,500.00	£2,700.34	£2,800.00	
	Open Day	£1,128.56	£2,000.00	£1,109.01	£1,100.00	
	Tools & Equipment	£555.59	£1,000.00	£2,896.17	£1,000.00	
	Garden Sundries:	£488.95	£2,300.00	£2,818.21	£2,500.00	
	Dog Waste Bags	£1,088.43				
	Pest Control	£621.00				
	Insurance	£353.10	£1,200.00	£379.99	£500.00	
	Party Contributions	-£1,590.00	-£1,000.00	-£2,840.97	-£2,500.00	

	Committee Projects					
	Pergola Repairs	£845.00	£1,000.00			
	Path Repairs*	£33,396.00	£30,000.00	£31,833.71	£30,000.00	Accrual from 2009-2010 and 2010-2011
	Resurfacing Tennis Courts			£8,119.25		
	Two Bay Five Sleeper High Compost Area			£6,086.50		
	Sculptures	£10,664.94				
	Sheds including lighting	£171.38				
	Fence to east lawn				£5,000.00	
	Sleepers for Playground	£1,083.30				
	Playground Repairs*	£15,000.00	£9,000.00	£9,012.25		Accrual from 2009-2010
	Tree Pruning*	£5,000.00	£15,000.00	£7,501.20		Accrual from 2009-2010
	Belgrave Square Garden Party 24/6/10			£18,488.45	£25,000.00	
	Belgrave Square Garden Party 24/6/10 Contributions			-£14,650.00	-£20,000.00	
Fees	Annual Management Fee	£8,000.00	£8,000.00	£8,000.00	£8,000.00	
	Share of General Garden Costs	£17,237.29	£20,000.00	£19,789.65	£20,000.00	
	Lease agreement				£8,900.00	
	Consultants Fees	£3,347.67	£3,000.00	£1,527.50	£1,500.00	
		£185,824.87	£196,500.00	£200,453.76	£185,500.00	
	Less Accruals from 2008/2009	£10,000.00	£30,000.00	£20,000.00		
	Less Accruals from 2009/2010					
	Less Accruals from 2010/2011				£15,000.00	
	Less Contributions from Dog Registration Fees	£2,788.20	£3,000.00	£3,289.94	£3,300.00	
	Less Contributions from Garden Users	£82,939.60	£75,000.00	£84,586.36	£90,000.00	
	Less Net Revenue from Tennis Courts	£18,303.85	£24,000.00	£25,041.88	£25,000.00	
	Less Grosvenor contribution to Consultants fees		£900.00	£900.00	£900.00	

	Less Contribution from Grosvenor re Sculptures	£5,332.47			
		£119,364.12	£132,900.00	£133,818.18	£134,200.00
	Total recoverable from Belgrave Square lessees	£66,460.75	£63,600.00	£66,635.58	£51,300.00