

Minutes of the Montagu Square Annual General Meeting (AGM) 2019

Held on Monday 25th February 2019 at Wetherby Prep School, 48 Bryanston Square, W1 at 6.30pm.

1) To consider and approve the Minutes of the last AGM held on Monday 19th February 2018

The minutes from the last AGM were considered and approved. There were no matters arising.

2) To consider and if thought fit to accept the Accounts of the Trust for the year ended 31th December 2018

Peter Blott explained that a mistake had been made in the narrative section of the pre-circulated AGM report, but that the figures shown were correct. The accounts were accepted.

3) To receive the Annual Report of the Committee

Trees

Anne Bristow explained the findings on the Plane tree in the North-East corner, including the report from Bartletts Tree Surgeons. Westminster Council have agreed that it must be removed within 6 months. The Garden insurance company has been informed of the matter and they will cover the garden as long as the tree is removed within the 6 month period given.

The removal is expected to cost just under £10,000, which the Garden does not currently have in reserve. This will therefore be raised by an additional 20% to the Garden Levy which equals roughly a £45 increase per resident.

The point was raised by the forum that it would be good to add to the reserve so that at some point in the future the garden could add to the children's play area.

Garden Clerk

Peter Blott explained that Luz Perez has received a job offer and will no longer be working as Clerk to the Garden Trust, and that Westbourne Block Management would be taking over her responsibilities and more following the AGM. Personal thanks from the Committee were given to Luz in her absence.

Westbourne Block Management was introduced by Peter Blott, and Oliver Sampson-Bancroft of Westbourne Block Management explained their work with Garden Squares in the area. Peter Blott explained to the forum what the role of the Clerk has been and still will be, and it was made clear that will be both the Clerk & Collector.

Montagu Square Residents Association

Chris Morris explained how the formal Residents Association organisation was going to be wound up but that the work of the Residents Association would be integrated into the Garden Trust Committee.

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Garden Wildlife

Lynette Pigaga was introduced by the Chairman, and explained her work with the garden and its small bird population. She explained some effective bird feeding and caring techniques and asked the forum to try and be involved with the bird project at Montagu or to spread the word to try and find those we are interested as she will shortly be leaving the UK to return to America. The Committee gave thanks to Lynette for her hard work and initiatives in the garden.

4) To levy the Garden rate for the year to 31st December 2019

Following discussion on the costs associated with the removal of the tree and with Westbourne Block Management, it was agreed to increase the garden rate by 28.0% for 2019 to a rate of 0.9823p in the pound on the Annual Value, which is based on an 8% yield on the 2005 building insurance value.

5) To elect the Committee, the Chairman and the Treasurer for the year to 31st December 2019

The Committee of trustees was elected:

Martin Bikhit	Sue Smith
Anne Bristow	Chris Morris
Nanette Pigaga	Noella Hacquard
Joan Freeman	Sarah Dlubac
Peter Blott (Treasurer)	Padraig Hays
David Cruise	Julio Castro

6) Open Forum

The issue of children in the garden was raised, specifically how they should be approached when playing ball games with or without their parents/an adult present. Oliver Sampson-Bancroft of Westbourne Block Management explained how as a managing agent they deal with these issues and asked that given the sensitivity of the issue residents should contact them rather than approaching the children directly.

A question was raised about the state of the shrubbery in the corner of the garden, and why it is in poor condition. Anne Bristow explained that children had been using it as a den and that the gardening team under Joseph Jones were taking step to reinstate the plants.

The Residents thanked the Committee for their continued hard work and dedication to the Square.

With no further business the meeting closed at 8:30, with thanks to Wetherby Prep for hosting.