

# Earl's Court Square Garden OSA Vote Information pack

March 2025

**The purpose of the meeting is to vote on the motion to under the Open Spaces Act 1906, please note this meeting is not taking place under the Kensington Improvement Act 1851 . This is the only item of business for the evening. The motion requires a two-thirds majority to pass and, if passed, a second meeting will be held on Monday 28 April 2025 at 6.30pm to ratify the decision, again with a two-thirds majority. Please note that votes cast in the first meeting do not carry forwards to the second meeting.**

**Motion:** Earl's Court Square Garden Committee is enabled to offer on an annual basis up to a maximum of 75 Subscriber Keys, only to residents of properties in Earl's Court Square and Farnell Mews who do not pay the Garden Charge for Earl's Court Square Garden as stated in the Kensington Improvement Act of 1851.

**Eligibility:** Those that have paid the garden levy for Earl's Court Square through their council tax for more than one-year n.b. Subscribers are unable to vote. Please note if you are renting and paying the council tax you are eligible to vote as you see fit, if your landlord pays the council tax you are ineligible to vote. To ensure compliance with the Open Spaces Act, **please provide proof of ID and your Council Tax to** vote at the meeting. Under the Open Spaces Act voting is limited to eligible members in the room.

**Venue and timings :** St Cuthbert's Church, Philbeach Gardens. Registration for the meeting will open at 6.30pm.

**Voting process:** Each household will be given a ballot paper to vote for or against the Motion. You may place your vote at any time during the meeting, voting will close at 8pm. Ballot papers will be counted by the three local Councillors who have agreed to attend the meeting as independent observers and the result will be announced immediately and subsequently posted on the notice boards at the entrances to the Garden and sent to all members of the garden committee by email if known or by hand-delivered letter.

Please note, this motion can only be voted on again in three years

# Income vs. Expenditure Modelling

	Actual 2023	Actual 2024	Budget 2025	Fcst. 2026	Fcst. 2027	Fcst. 2028
<b>TOTAL EXPENDITURE</b>	£53,204	£51,293	£54,279	£49,898	£46,780	£60,541
<b>SCENARIO A : Motion Denied and No Subscribers</b>						
<i>Opening cash</i>	£60,842	£52,452	£48,907	£31,128	£33,936	£39,712
Garden Charge Precept	£25,000	£26,250	£35,000	£51,306	£51,306	£51,306
Subscriptions from non-Garden Ratepayers	£17,095	£17,790	£0	£0	£0	£0
Key fob administration fees	£1,380	£2,400	£900	£900	£900	£900
Interest received	£751	£858	£600	£500	£350	£350
Other income	£588	£450	£0	£0	£0	£0
<b>TOTAL INCOME</b>	£44,814	£47,748	£36,500	£52,706	£52,556	£52,556
Cash EOY without	£52,452	£48,907	£31,128	£33,936	£39,712	£31,727
Band D Garden Rate without subscribers	£88	£93	£124	£181	£181	£181
Band H Garden Rate without subscribers	£177	£186	£247	£363	£363	£363
<b>SCENARIO B: Motion passed and status quo maintained (75 keys, fees 1/3 above band H)</b>						
<i>Opening cash</i>	£60,842	£52,452	£48,907	£52,353	£48,086	£46,787
Garden Charge Precept	£25,000	£26,250	£35,000	£26,756	£26,756	£26,756
Subscriptions from non-Garden Ratepayers	£17,095	£17,790	£20,625	£16,875	£16,875	£16,875
Key fob administration fees	£1,380	£2,400	£1,500	£1,500	£1,500	£1,500
Interest received	£751	£858	£600	£500	£350	£350
Other income	£588	£450	£0	£0	£0	£0
<b>TOTAL INCOME</b>	£44,814	£47,748	£57,725	£45,631	£45,481	£45,481
Cash EOY with	£52,452	£48,907	£52,353	£48,086	£46,787	£31,727
Band D Garden Rate with subscribers	£88	£93	£124	£95	£95	£95
Band H Garden Rate with subscribers	£177	£186	£247	£189	£189	£189

## Expenditure

- Expenditure forecasted on best known information – see expenditure forecast slide
- Routine garden expenditure operates on a 3-year cycle with tree pruning in 2025,2028
- Irregular expenditure modelled on a best guess perspective but may change
- 10-yr expenditure average £53,801 (CPI Inflation adjusted)

## Income

- Garden levy and subscriber income levelled over the 3-year cycle, to avoid precept spikes in tree-pruning years
- Scenario B assumes 11 months of income from subscribers in 2025 if motion passed
- £900 reduction in key admin income without subscribers

## Reserves

- Modelling assumes no change in cash reserves at the 3-year cycle, cash reduced by c.£25k over the past three years
- Modelling excludes £XXXX credit due but awaiting final confirmation from Thames Water

# Expenditure (23/24 actual, 25 budgeted, 26-28 forecasted)

	Actual 2023	Actual 2024	Budget 2025	Fcst. 2026	Fcst. 2027	Fcst. 2028	Comments/Assumptions
<b>EXPENDITURE</b>							
Garden Labour Budget	£16,624	£21,736	£25,000	£26,250	£27,563	£28,941	5% YoY labour cost inflation
Planting, manure, feed	£4,658	£7,037	£4,750	£5,115	£5,233	£5,353	Inflationary increase
Tree care & pruning	£0	£744	£11,244	£500	£500	£12,287	Inflationary increase
Garden Tools	£154	£58	£150	£153	£157	£161	Inflationary increase
Locks & key fobs	£41	£468	£50	£51	£52	£54	Assumed 2 keys purchased per annum
Water supply	£4,786	£1,619	£1,500	£2,091	£2,300	£2,530	Thames Water 39.4% increase 25. Assumed 10% YoY 2026 onwards
Electricity supply	£940	£928	£575	£588	£602	£616	Inflationary increase
Website & mailboxes	£72	£72	£100	£80	£82	£84	Inflationary increase
Legal fees	£4	£0	£50	£3,000	£0	£0	Provision for extraordinary advice
Office supplies & administration	£0	£32	£200	£1,200	£1,300	£1,400	Inflationary increase + Allowance for book-keeping service if required
AGM expenses	£334	£367	£250	£350	£359	£368	Allowance for meeting space and refreshments
Insurance	£1,115	£963	£1,100	£1,128	£1,156	£1,185	Inflationary increase
Banking costs	£0	£0	£10	£10	£10	£10	
Events in the Square	£3,541	£3,624					Subscriber income previously used for open squares weekend and community events
Subscriptions	£48	£48	£50	£51	£53	£54	Inflationary increase
Other - garden waste charges	£382	£675	£750	£769	£788	£808	Inflationary increase
<b>Subtotal - Routine Expenditure</b>	<b>£32,699</b>	<b>£38,371</b>	<b>£45,779</b>	<b>£41,336</b>	<b>£40,154</b>	<b>£53,849</b>	
<b>FIXED ASSET EXPENDITURE</b>							
Gates, sheds, footings, railings and other fixed assets	£17,951	£1,001	£5,000	£5,000	£3,000	£3,000	23 - Playground, '25 - Footings, '26 - Railings, '27/'28 - Estimate for other necessary works e.g. benches, southern entrance
Paths & structures	£1,196	£495	£1,000	£1,000	£1,000	£1,000	Allowance for additional gravel and re-setting rope edging
Electrical & irrigation equipment	£1,358	£11,426	£2,500	£2,563	£2,627	£2,692	Inflationary increase
<b>Subtotal</b>	<b>£20,505</b>	<b>£12,922</b>	<b>£8,500</b>	<b>£8,563</b>	<b>£6,627</b>	<b>£6,692</b>	

- 2023 – 2025 Average annual cost: £52,925
- 2026 – 2028 Average annual cost: £52,407