

BRYANSTON SQUARE TRUST
Established by Act of Parliament 1813

Notice of Annual General Meeting

The Annual General Meeting of the Bryanston Square Garden Trust will be held at 6pm on Wednesday 18th March 2026 at the Swiss Embassy, 16-18 Montagu Place, London W1H 2BQ

AGENDA

1. Minutes of the meeting held on 25th March 2025
2. Approve the accounts for the year ended 31st December 2025
3. Ratify the budget for 2026 – to set the garden rate for 2026 at 0.02365p for each £1 (+10%)
4. Proposal to establish a new basis for the calculation and collection of garden rates
5. Elect a committee of Trustees as nominated:

Beth Miles Barry
Elizabeth Buckley
Judith Burnley
Raffaella Bush
Denise Farley
Debora Del Favero
Suzanne Goodman
Alex Mills

6. Any other business

Letter from the Bryanston Square Trust Executive Committee

17th February 2026

Dear Trustees,

The Bryanston Square Trust Executive Committee would like to take a moment to reflect on the past 2 ½ years and touch on upcoming projects. We also wish to reiterate the message we have tried to convey to each Trustee we've had the pleasure of meeting since 2023: our Committee invites active Trustee input to help us preserve and enhance the beautiful gardens we all enjoy.

Since the Trustees elected our Committee in June 2023, we accomplished many different projects: 1) new Bryanston Square Garden website to facilitate interaction and communications with Trustees, 2) old faulty (battery-operated) gate locks were replaced with a robust electronic gate lock system, 3) garden electrical circuitry and sockets were upgraded and inspected, 4) the square's wrought iron railings were refurbished for the first time since 2014, 5) the Children's playground was refurbished for the first time since 2005, 6) the garden's beautiful benches - many memorial benches - were restored to prolong their life, 7) the garden lighting system was upgraded, 8) the bamboo jungle was removed at the North end of the garden, 9) both Trustee and Non-Trustee databases were cleaned up, and 10) invoicing and collections were automated as much as possible. It has been a busy 2 ½ years, and the Garden infrastructure is now in good shape.

In 2026, we aim to turn the Committee's focus to two areas: 1) New plantings & Garden bed refurbishment, and 2) amending the way Garden Rates are calculated and collected to make the system fairer and less costly to manage.

1. In 2026, several beds will be replanted with the help of our Gardener Joseph Jones and his team. Major new plantings over the next year include the following: Osmanthus, Hydrangeas, Jasmine, Hebe Blue Gem, Camelia Williamsii Debbie, Choisya ternata, Viburnum, Cornus sanguinea Midwinter Fire, Euonymus alatus, Fatsia polycarpa Green Fingers, Escallonia Apple Blossom, Aucuba Japonica Rozannie, Pittosporum tobira, Daphne Eternal Fragrance White, Ceratostigma willmottianum Forest Blue, Geraniums, Anemone, Acer palmatum 'Bloodgood' and many more. In the North end of the garden next to the Services entrance and around the Children's playground, we will plant non-invasive trees and shrubs. To stem the rise in garden maintenance costs, we are installing a 2nd compost container at the Southwest end of the garden to reduce the Gardening team's time spent on leaf collection and mulching. Bryanston Square gardens are blessed with 34 plane trees – one of the largest collections in London, with many dating back to the 19th century. Our Committee aims to protect and preserve these beautiful trees. To ward off disease, our tree expert Tim George continues to carry out 2 preventive inspections each year (versus 1 previously). We also asked his team to carry out regular inspections of the garden's non-plane trees. In 2026, the plane trees will be pruned back to kerb lines in accordance with Westminster regulations. Our trees provide wonderful shade in the hot months but also make Bryanston Square an inherently green garden, limiting the variety of flowers we can have.
2. From 2027, we intend to amend the way Garden Rates are calculated and collected to make the system fairer across the square and less costly to manage. Over the past 2 ½ years, we have made huge strides to correct the database of "Trustees" being the freeholders /

leaseholders / ASTs from time to time of the approximately 270 individual properties. However, the administrative burden for the Committee to invoice (and chase payment) of the Garden Rates at property level is not sustainable. In 2026, the annual Budget expenditure to maintain the Garden is approximately £100,000. In order to simplify the administration of Garden Rate collections and move toward a fairer allocation of the annual expenditure required to maintain the Garden, the Committee invites the Trustees to vote upon the following proposed changes to the calculation and collection of the Garden Rate. If approved at the AGM, the changes would take effect from 2027. From 2027, the Garden Rate will be calculated at Building level based on the frontage* on the Square of each of the 27 Buildings which fall under the Trust adjusted for the number of habitable floors. The resulting Garden Rate Demand will be addressed to the freeholder of each of the 27 buildings and be due and payable within 30 days from the date of the Demand. The manner in which each building chooses to recharge the flats within it will be left up to the governing body of each Building. Many buildings will choose to allocate the Garden Rate to each flat in the same way they allocate the building's service charge and simply add it to the Service Charge Demand once a year. If approved by the AGM, we encourage all Trustees to engage with the governing body of their Building and if applicable their Managing Agent to ensure that each building takes all actions necessary to facilitate the new system's implementation from 2027. The Committee engaged Forsters LLP to advise on the legal framework of this initiative. Forster's letter is attached hereto. The Portman Estate has already confirmed its support for the proposed changes.

Our AGM takes place on 18th March 2026 at 6PM at the Swiss Embassy, followed by drinks and the chance to meet other Trustees. The AGM is also the opportunity for Trustees to suggest new initiatives and offer their support to the Committee. Please join us for this event which, in addition to being constructive, is a great way to meet your Bryanston Square neighbours!

Kind regards,

Bryanston Square Trust Executive Committee

Email: bryanstonsquaretrust@gmail.com

Website: www.bryanstonsquaregarden.com

* [Link](#) showing the architectural symmetry of Bryanston Square

Bryanston Square Trust, London W1

Proposals for Changing the Basis of Charge and Method of Collection of the Trustee Garden Rate

Background

Forsters has been instructed by the Bryanston Square Garden Trust Committee to assist in the preparation of a proposal to update the method by which the Garden Rate is currently calculated and to simplify and improve the way in which it is collected. This note is intended to set out the legal background and to detail the proposals.

At present the Garden Rate is collected on the basis of the historic rateable value allocated to each residential unit in the properties fronting the north, east and west sides of the square. This is based on the rateable value allocated to each property which was the basis of collection of local authority tax prior to the introduction of the Community Charge (the forerunner to Council Tax) in 1990. The last date on which rateable values were revalued and calculated was in 1971 and up to 1990 adjustments were made to the calculation as necessary but there was no comprehensive revaluation. Since 1990 the valuations have not been updated at all. Consequently, the Bryanston Square Garden Trust Committee has had to allocate a notional figure for rateable value where properties have been substantially changed (such as flats being subdivided or combined) but there is no proper legal basis for such adjustments. Charges are, therefore, levied on the basis of evaluations largely carried out 55 years ago which are now notional and this leads to many anomalies and unexpected results. As a consequence, some occupiers of properties surrounding the square are paying more than a fair sum and others are paying less.

Currently the Garden Trust issues separate demands for Garden Rates to each of the 270 or so owners of the properties surrounding the square. This creates a considerable administrative burden on the Trust and adds to the time and cost spent in administering the Trust.

The Garden Trust Committee is, therefore, seeking a calculation method that is fairer and a charging and collection method that is simpler.

Legal considerations

The Bryanston Square Garden Trust was established by an act of Parliament, the Bryanston Square Act 1813. That act has never been changed or updated and remains in force even though many of its provisions are now outdated and irrelevant.

The power to collect a Garden Rate is set out in section 14 of the act and allows the Trust to collect the Garden Rate to meet its expenses from the occupiers of all the houses and premises surrounding the garden on the north, east and west side calculated on the basis of the yearly rent or value as assessed by the Trustees. This wording does not, therefore, prescribe a fixed basis on which the rate should be assessed and there is a certain degree of flexibility in the methodology to be adopted. If the wording was to be taken literally then for rates calculation it would be necessary to carry out a comprehensive valuation of every property on the square to assess its market value and/or its rental value but clearly such an exercise is impractical and would be prohibitively expensive. It was presumably for that reason that the Trust adopted the concept of rateable value at some point after rateable values were first introduced in 1847 since rateable values would appear to provide a convenient way of assessing relative values of properties. This system only, however, worked for so

Bryanston Square - Proposed New Basis for Calculating Garden Charge

long as rateable value information was updated by the government, something that ceased in 1990 as stated above.

The onus is, therefore, on the Bryanston Square Garden Trust Committee to come up with a proposal that is both fair and reasonable and takes into consideration the requirements for the assessment to be based on "rent or value". The second issue is whom to charge so that collections can be carried out sensibly in the best interest of all Trustees, given there are 270 residences today instead of the 48 single family freeholds that existed in the early 19th century.

It should be noted that since the Trust is created and governed by an act of Parliament, its governance can only be changed by a subsequent act of Parliament. It is, however, inconceivable that in the modern age Parliament would ever make time to vary an act such as the Bryanston Square Act 1813. This situation is not actually unusual and there are many gardens in London which are governed either by specific acts of Parliament or by more general acts passed in the 19th century (such as the Town and Gardens Protection Act 1863).

Proposal for new basis of calculation

Bryanston Square was originally laid out at around the time of the passing of the 1813 act by the Portman Estate. The houses on the east and west side were built to a regular plan with each property occupying a fixed frontage, known in architectural terms as a "three bay unit" comprising front door and two windows facing the street. Subsequently, a number of the houses were demolished and rebuilt, notably 33-35 Bryanston Square on the west side, but even so it is possible to calculate the frontage that was originally taken up by every property in the square. It is, therefore, proposed that the frontage of each building should form part of the calculation of the garden charge assessment.

It is, however, noted that not all buildings in the square are of the same height and, therefore, the Committee proposes to give weight to that since higher buildings clearly have greater value and probably a higher level of occupation. It is relatively easy to assess the number of habitable floors in each building and, therefore, it is proposed to multiply that figure by the frontage based on the standard width. Therefore, for some buildings this will produce a relatively simple calculation of, for example, one width multiplied by five habitable floors to create an assessment figure of five for that building. Where a building occupies, say, three frontages and has six floors then the allocated number would be 18.

It is then proposed to add all of the resulting figures for each building together and to break down the total annual charge between the buildings based on that proportion. This will mean that each unit (i.e. habitable floor at standard width) will be assessed to the same charge. Consequently, a property that remains a single house or one that comprises a maisonette over two or more floors will be assessed with a higher charge than one that occupies a single width on a single floor.

Proposal for new method of charging and collection

As previously stated, to issue separate demands to each residential owner/occupier today creates a considerable administrative burden for the Trust. The proposal is, therefore, that the Trust will send demands to the freehold owner of each building and requires the building freehold owner to provide a single payment on behalf of the entire building including share of freehold flats. This method of collection is, therefore, similar to a ground rent charge. It is also consistent with the 1813 Act, passed at a time when the individual townhouses were owned by freeholders and not subdivided into flats.

Bryanston Square - Proposed New Basis for Calculating Garden Charge

Under this new method, it will be for the freeholder company to recharge the building's garden charge to the share of freeholders or lessees within the building using whatever basis it considers appropriate. This may be on the basis of the calculation used by the Garden Trust or may follow service charge percentages already set within the building. It may be that the leases of flats already provide for an item such as this to be added as service charge but even if it does not it should be possible to collect the allocated sum alongside the service charge. The garden charge should, therefore, be treated in a similar manner to other annual charges such as insurance premia which are shared between lessees.

This proposal is in line with the collection method adopted by many other garden squares in the vicinity. It has already been reviewed and approved by The Portman Estate which owns the freehold of the garden and of several properties in the square.

Non-residential properties

There are a few non-residential properties in the square, notably the Swiss Embassy. In those cases, it is proposed that they will be asked to pay a charge calculated on a similar basis. The Swiss Embassy has in fact always paid a substantial contribution to the maintenance of the square even though its staff, as non-residents, do not have a right to use the garden.

Timing

It is intended that this proposal will be put to all Trustees in advance of the Annual General Meeting (AGM) due to be held on 18 March 2026. It can then be discussed at that meeting and formally adopted either then or at a later meeting.

The Garden Rate demands for calendar 2026 will be issued to residents following the AGM on 18 March 2026 and these will be based on the current method of calculation and collection. If agreed, the new method of calculation and collection will take effect from 1 January 2027.

The table below sets out the proposal for each property in detail and includes a comparison between charges using the current method of calculation and the proposed new method.

About Forsters

This note has been prepared by Robert Barham, a partner at Forsters LLP, which is based in Baker Street not far from Bryanston Square. Robert Barham is acknowledged as a leading legal expert on the law governing garden squares in London and has been working in this area for 25 years or so. He has previously provided advice to Bryanston Square Trust and to many other garden committees in the boroughs of Westminster, Kensington and Chelsea and elsewhere.

Any queries in relation to this proposal or this note should be addressed to the Bryanston Square Garden Trust Committee in the first instance who will collate any comments and pass them on to Forsters as appropriate.

Forsters LLP

February 2026

Ref: RSB/63394.1

Bryanston Square - Proposed New Basis for Calculating Garden Charge

Property Number	Width (no. of 3 bay units)	Number of habitable floors	Unit value (width X floors)	Share of Garden Charge under Proposed Basis	Share of Garden Charge under Current Basis	Difference
1/1a	2	5	10	£2,907	£2,588	£319
2	1	5	5	£1,453	£1,123	£330
3	1	4	4	£1,163	£1,346	(£183)
4	1	5	5	£1,453	£1,150	£303
5	1	5	5	£1,453	£1,065	£389
6	1	5	5	£1,453	£875	£579
7	1	6	6	£1,744	£1,099	£645
8	1	5	5	£1,453	£1,108	£345
9	1	6	6	£1,744	£1,056	£688
10-12	4	6	24	£6,977	£10,766	(£3,789)
13-14	3	6	18	£5,233	£7,815	(£2,582)
15	1	5	5	£1,453	£921	£532
16-18	3	6	18	£5,233	£6,554	(£1,322)
19-22	4	5	20	£5,814	£5,157	£657
23	1	7	7	£2,035	£759	£1,276
24	3	7	21	£6,105	£5,319	£785
25/25a	2	6	12	£3,488	£2,862	£627
26	2	6	12	£3,488	£1,983	£1,505
27-28	2	6	12	£3,488	£2,271	£1,218
29-30	2	6	12	£3,488	£2,317	£1,171
31-32	2	6	12	£3,488	£2,305	£1,183
33-35	12	7	84	£24,419	£28,703	(£4,284)
44-46	3	6	18	£5,233	£5,174	£59
47-48	3	6	18	£5,233	£5,684	(£451)
Total	57	137		£100,000	£100,000	£0

Total 344

Total budget £100,000

Charge per unit £291

BRYANSTON SQUARE TRUST
(Established by Statute of 1813)

**Minutes of the Annual General Meeting held on Tuesday 25th March 2025 at 6PM at the
Embassy of Switzerland, 16-18 Montagu Place, London W1H 2BQ**

Trustees Present:

Ms Debora Del Favero – Co-Chair (DDF)
Ms Elizabeth Buckley – Co-Chair (EB)
Ms Judith Burnley (JB)
Ms Beth Miles Barry (BB)
Ms Denise Farley (DF)
Ms Alex Mills (AM)
Mr Harold Sacks
Mrs Amy Wong

Mr Paul Guider
Mr Angus Laing
Mrs Samantha Griffith
Mr Stelios Solomou
Mr Malcolm Lindsay
Mrs Lynn Lindsay
Mrs Emily Barnes
Mrs Cecily Smith

Others Present:

Cllr Barbara Arzymanow, Mr Thomas Wagner (Swiss Embassy), Mr Mark Chapman (Managing Agent), Mr Marc Forestier (MF, acting on behalf of Westbourne Management (WBM) as Clerk to Bryanston Square Trust)

Apologies:

Mrs Raffaella D'Angiolino-Bush (RB), Ms Suzanne Goodman (SG)

* * *

The Bryanston Square Trust (BST) Committee began the meeting at 6PM, welcoming all those present. DDF and EB thanked all Trustees and other attendees for their interest and thanked the Swiss Embassy for its generous hospitality in hosting the AGM.

1) Approve the Minutes of the 25th March 2024 AGM

Prior to the AGM, the Minutes of the 2024 AGM were circulated to all Trustees together with the Notice, Agenda and Accounts for the year ended 31st December 2024 for Bryanston Square Trust.

No questions or comments were raised regarding the Minutes of the 25th March 2024 AGM which were unanimously approved.

2) Approve the Accounts for the year ended 31st December 2024

EB reminded the AGM that the Trust's *raison d'être* is to maintain the Garden for the enjoyment of the Trustees who reside on the square. All Bryanston Square Trust Committee members work as volunteers, and they manage the Trust on a break-even basis, setting Garden Rates at the level required to cover operating costs including an allocation to reserves for necessary long-term capital expenditures/special projects in the Garden.

2024 Financial highlights

The main 2024 highlights were: 1) higher 2024 Garden Rate collections than in 2023, 2) fewer arrears collected during 2024 for 2023 and prior years, after exceptional catch-up collections in the course of 2023, 3) generation of £2,500 in interest income, 4) stable operating costs year-on-year, and 5) execution of several important capital expenditure projects.

At the March 2024 AGM, the BST Committee announced it had accumulated sufficient funds in its Maintenance & Development Reserve Fund to refurbish the wrought iron railings around the Garden Square – a necessary capital expenditure project carried out on a ten-year cycle, with the last refurbishment done in 2014. The Trust had accumulated £51k for this project, and the capital expenditure costs at the bottom of the 2024 P&L show the Committee was able to refurbish the railings and install a new, more robust gate lock system for the £51k that had been set aside for the railings refurbishment project alone.

2024 Revenues were better than budget due to concerted efforts on collections, and underlying 2024 operating costs were lower than expected. The 'surplus/deficit' line at the bottom of the P&L shows a 2024 net result of -£16.6k. This negative result is due to the fact that Bryanston Square Trust's accounting is carried out on a modified cash basis, where all multi-year capital expenditures are fully deducted in the year they are incurred, and not depreciated over the expected useful life of the investment.

Looking at the Balance sheet, the Trust ended the year with £105k of cash, of which £40k is ring-fenced in a Long-Term Tree Reserve Fund, another £21k is accumulated in the Trust's Maintenance & Development Reserve (for future other capital expenditures), leaving \$43k in cash, of which £20k is required for annual working capital. This implies the Trust has c. £20-25k in free cash to spend on projects the Trustees would like to see implemented. The Committee invested all excess cash in 2024, generating £2,500 in interest income for the Trust.

As of 31st Dec., there were still £12k in unpaid Garden Rates from prior years. By 25th March 2025, the Committee succeeded in reducing this to c. £3k owed by only a handful of Trustees.

To prevent the Bryanston Square Trust finding itself in the predicament it was in in June 2023, where unpaid Garden Rates reached £35k - equivalent to c. 1/2 year of Trustee Garden Rate revenues - the Committee proposes to automate collections and implement a new £25 fee for each reminder letter. In other words, those Trustees who do not pay their Garden Rates within the 6-week period after the 2025 Garden Rate invoices go out will see a £25 fee added for each reminder letter issued until the invoice is settled.

In 2024, the Bryanston Square Trust Committee also voted to institute a £100 fee to replace any lost key fob. This policy was enacted because the new gate lock system's key fobs are more expensive; the fobs are far more sophisticated and hard if not impossible to copy. When the new gate lock system was installed in September 2024, each Trustee was asked to return their old Salto fob in exchange for their new fob. No fees were charged to Trustees in the vast number of cases; out of the new key fobs delivered to Trustees in 2024, only 6 paid the £100 fee. To avoid paying this fee, the Committee advises any Trustee who vacates their property to give their fob to the new occupier.

The Bryanston Square Trust's 2024 Accounts and policies were put to a vote and unanimously approved.

3) Ratify the 2025 Budget & New Projects

The Committee prepared the 2025 Budget by forecasting all known expenditures taking into account price increases. It used this to determine the required 2025 revenue cover.

In early 2025, the Committee asked all its suppliers to confirm their 2025 billing rates. The good news is there is no 2025 increase for the 2 largest suppliers to the garden – our Tree expert Tim

George, and our Garden maintenance team led by Joseph Jones. The hanging baskets saw a small increase and the Committee expects some remedial expenses for lighting maintenance in 2025, but the Committee by and large kept 2025 budgeted costs stable on 2024 levels.

The BST Committee is therefore pleased to propose no increase in 2025 Garden Rates.

The 2025 proposed budget was unanimously approved by the Trustees present.

Projects

New proposed capital projects were also discussed. Prior to the AGM, Trustees expressed an interest in two areas: 1) playground Improvements, and 2) garden bench refurbishment to avoid further deterioration. The BST Committee also opened a discussion of BST website improvements to increase traffic on the site. Finally, the Committee asked the AGM to provide input into a proposed 2026-27 project to update the basis on which Garden Rates are calculated, the current basis being over 50 years old (dating back to 1971).

Playground Refurbishment

The existing playground equipment - climbing station/slide and swing set - are old and near the end of their life. New playground equipment including play surface must meet strict Health & Safety standards and is therefore very expensive: based on two quotes obtained by the Bryanston Square Trust Committee (AM), it would cost £60k to replace the existing equipment. Clearly, this is a large sum the Bryanston Square Trust is not in a financial position to cover. The Committee has the funds to do minor repairs and it plans to replace a broken swing seat in 2025, but like for the garden railings refurbishment project, it would take several years for the Trust to build up the necessary funds to replace the playground equipment altogether.

The AGM deliberated two questions:

- 1) should Bryanston Square Trust replace the playground equipment or remove the playground altogether?, and
- 2) if the AGM decides to replace the existing equipment, how should this be funded?

In February and March 2025, BB sent 2 BST newsletters out to all Trustees for whom the Committee has email addresses with the following playground survey question: 'Should the Trust renovate the children's play space in Bryanston Square Garden?' Of the 15 or so responses received, the majority were broadly in favour of replacing the existing equipment with new equipment, with only 3 Trustees objecting to Trust funds being directed towards this project. A number of Trustees and Non-Trustee Key holders suggested that part of the funds should be raised by way of donations.

The Trustees at the AGM also supported renovating the children's play space, with the majority in favour of replacing the existing equipment. Some Trustees made the point that a playground is a valuable amenity to residents, and that demand will only increase given the number of young children around the square.

A majority of Trustees present felt that if this project were to be re-considered for 2026, the £60k of funding would need to be split 50% by the Trust and 50% through fundraising, with the Trust bearing only part of the playground renovation cost. EB pointed out that the Trust currently has £20-25k in free cash generated from Arrears collections; the Trust could contribute part of this to a playground renovation project. Fundraising – from external donors and/or Trustees who are heavy playground users – would be needed to finance the rest.

Garden Bench Refurbishment

During 2024, 5 garden benches broke and had to be discarded. 3 of these were memorial benches donated by former Trustees. In 2025, the BST Committee proposes to refurbish the remaining benches to protect and prolong their life. In addition, the Committee plans to replace the discarded memorial benches with new furniture. EB offered to manage this project and will seek Trustee donations for new memorial benches and to the bench refurbishment project. The AGM approved this project. EB will collect quotes from multiple suppliers to refurbish the existing benches and expects to complete this project in 2025.

Website Enhancements

BB gave an overview of the Bryanston Square Trust's new website. Beth is the Manager of the Bryanston Square Trust website, and she led the new website's implementation during 2024. As a reminder, the website had to be rewritten because the old website was based on software that had already become obsolete. The new website was built on modern widely-used (and cheaper) software. The website is designed to provide useful information to existing Trustees about the Gardens: Garden usage rules, party guidelines, how to obtain a key fob, and about the neighbourhood (Westminster and Marylebone contact information for the services provided to Bryanston Square residents). The website also includes historical information about Bryanston Square as well as Trustee and archival photos and links to other archival sources. BB emphasised the website aims to be a repository of useful information for all Bryanston Square residents as well as prospective buyers and tenants. The website may be found at www.bryanstonsquaregarden.com.

BB encouraged Trustees to use the new website and asked them to submit suggestions on what they would like to see on the website and how it should be used. To submit suggestions, Trustees should simply click on the 'Get Involved' button on the home page.

2026-27 Project: Update the Basis for Garden Rates

DDF explained that the current system for calculating Garden Rates was based upon a 1971 valuation which was totally out of date and did not take into consideration the way some properties had been reconfigured over the years: e.g. flats joined together or split in two, basements excavated, etc. Meanwhile, flat numbers and Garden Rate valuations had remained the same, resulting in considerable variance in Garden Rates for properties of the same size around the square.

DDF is spearheading this project to identify a fairer basis for calculating Garden Rates, and a collection method that is easier. She plans to propose this to the 2026 AGM for implementation by the 2027 AGM. She also invites Trustees to contribute their ideas throughout 2025 and 2026 either via the Bryanston Square Trust website, or by email to BryanstonSquareTrust@gmail.com.

4) Elect a Committee of Trustees as nominated

- Debbi Del Favero, Co-Chair
- Elizabeth Buckley, Co-Chair
- Beth Miles-Barry
- Denise Farley
- Alex Mills
- Judith Burnley
- Suzanne Goodman
- Raffaella d'Angiolino Bush

All existing Committee members agreed to run for re-election, and the Committee was unanimously re-elected by all Trustees present.

5) Any Other Business

Trustees raised several additional issues at the AGM: 1) Issue of bamboo taking over the North end of the Garden, 2) Trustees not removing dog waste from the walkways around the square, 3) Taxi drivers parked around the square & using the gardens as a lavatory, and 4) update on the Swiss Embassy renovation.

Bamboo Jungle around the North end of the Garden

DDF noted that the North end of the square and the playground were being overtaken by bamboo, and that Joseph Jones' team was spending a lot of garden maintenance time simply trying to contain the growth of what has become a bamboo jungle. She proposed to replace these bamboo plants with non-invasive shrubs. This initiative was approved by the AGM.

Dog fouling the walkways around the Square

This issue was raised by several Trustees and is notably a problem on the Northeast side of the square. Councillor Barbara Arzymanow encouraged Trustees to take time-stamped photos and report each incident via the Westminster website: <https://www.westminster.gov.uk/report-it>. This was the best way to encourage Westminster to deal with this issue.

Taxi Drivers parked around the Square

Taxi Drivers continue to park around the perimeter of the square for hours on end; they sometimes sleep in their vehicles and use the garden as a lavatory. Councillor Barbara Arzymanow encouraged Trustees to leverage the CCTV equipment of several buildings on the square to identify the offenders and raise this issue with the Taxi Driver Association.

Swiss Embassy Renovation Update

A question was raised about the Swiss Embassy renovation, and Thomas Wagner provided an update. He said the Westminster Planning Committee accepted the Swiss Embassy's proposal which had been meticulously prepared and presented by the Swiss Ambassador himself. Due to the lengthy planning process, including consultation and all approval phases, the Swiss Embassy anticipates that works would start in 2027 with completion in 2029.

Mr. Wagner said the Swiss Embassy was delighted to have the privilege of overlooking such a beautiful square and assured the Trustees their aim was to further enhance the neighbourhood. He thanked all residents for their understanding and continuous support.

There was no other topic. The AGM ended at 6:30PM, with DDF and EB thanking all attendees for their contributions and the Swiss Embassy and its team for their wonderful hospitality.

Bryanston Square Trust

Unaudited Financial Statement

For the Year Ending 31st December 2025

Income and Expenditure

Income	2025	2024	Notes
Garden Rates	75,365	74,839	
Arrears Collected (Net)	9,830	1,024	
Event Receipts	900	1,500	N1
Donations	850	-	
Other Income	3,274	998	
Interest Income	1,903	2,449	
Non-trustee Key Income	21,923	16,625	
	114,046	97,435	
Expenditure			
Maintenance Contract	35,280	34,128	
Tree Care & Pruning	9,408	9,408	
Gates and Railings	-	1,206	
Lawns/Paths/Clearance	3,638	3,005	
Major Soft Landscaping Projects	5,554	5,494	
Lighting & Electrical Maintenance	6,522	-	
Garden Furniture Maintenance	8,192	-	
Minor Fixtures & Equipment	1,601	-	
Playground Repairs	-	186	
Utilities	409	229	
Hanging Baskets	5,900	5,750	
Printing & Stationery	-	-	
Clerk	6,500	5,500	
Insurance	1,525	1,641	
Professional Fees	-	-	
Website	746	2,551	
Net Deposit Refunds	-	-	
Miscellaneous	50	55	
Capital Expenditures	24,215	44,889	N2
	109,541	114,042	
Surplus/(Deficit) for the year	4,505	(16,607)	

Notes

N1 Donations received from Mr. Keya, Mr. Pahrehk and Mr. Fox

N2 2025 Capital Expenditures covered the following:

- Gate lock system replacement - final payment

- Playground refurbishment - initial payment

Balance Sheet

Fixed Assets

1,000

Current Assets

Cash at bank	109,273
Debtors	<u>4,833</u>
	114,106

Less Current Liabilities

Prepaid Garden Rates	341
Creditors	1,000
Debtors	<u>4,833</u>
	6,174

Net Current Assets

107,932

Total Assets

108,932

The end-year cash balance of £109,273 was held as follows:

Working Capital	27,877
Long-term Tree Reserve Fund	40,000
Maintenance & Development Reserve Fund	28,835
Children's Playground Reserve Fund	12,561
	<u>109,273</u>

Notes

- 1) Fixed assets comprise the Garden Shed, Railings and the Key System (including keys). Their insured value is £295,233.

Cash Flow for the period 1st January - 31st December	2025	2024
Cash balance at 1st January	104,767	120,375
Income	114,046	97,435
Expenditure	109,541	114,042
Net Deposits received	0	1,000
Cash balance at 31st December	109,273	104,767