

**QUEEN'S CLUB GARDENS LIMITED
MINUTES OF A MEETING OF DIRECTORS
Held in
The Meeting Room
Unwin Mansions, Queen's Club Gardens, London W14 9TH
On
15th June 2026 at 7.00 pm**

Participants: J J Chidson (Chairman)
M F A Derome
P E Fowler
J W Inderbitzin-Stone
C J Matthews
P R J S Mumford
G R Williams

In Attendance: S Mezhoud.

1 Apologies for Absence

N E Brewer.

2 Directors' Interests

None.

3 Minutes of Previous Board Meeting

The minutes of the board meeting held on 18th May 2026 were approved

4 Matters arising from the Minutes

None.

5 Company Membership and Lease Extensions

Nothing to report.

6 Financial Report

The monthly financial report was noted (copy attached). It was noted that there had been a significant reduction in the 2026 service charge arrears since last month.

7 Major Works Sub-committee

The major works sub-committee met on 27th May 2026 to discuss the planned works in the central gardens. It was agreed that it would be useful to have a meeting actually in the central gardens and this was held on 5th June 2026. Further meetings involving potential contractors and Stewart Hawkins, the surveyor from Faraday Property Management, were being arranged.

8 Finance and Management Sub-committee

The Chairman reported that the audit of the service charge accounts was making good progress.

9 Domestic Sub-committee

Nothing to report.

10 Any other business

It was noted that a County Court claim for £5,000 by three members of the company had been received last Thursday 11th June 2026. It was agreed that advice should be sought from Winckworth Sherwood.

Two invoices had been received from Winckworth Sherwood, the company's solicitors. One was for further work on the Data Subject Access Requests (DSARs) for £2,649.60 in the two-month period to 28th May 2026. The other invoice was for advice from the Corporate and Commercial department for the year to March 2026 for £3,934.20. It was agreed by the board that these invoices should be paid.

Queen's Club Gardens Limited

FINANCIAL REPORT

11th June 2026

	This Month £	Last Month £	Last Year £
Service Charge Accounts			
Service Charges	1,048,657	980,080	1,028,594
Reserves	1,152,982	1,163,095	318,777
Arrears:			
1995	85	85	85
1999	7	7	7
2023	0	1,607	0
2024	4,362	4,166	5,426
2025	13,108	17,421	21,179
2026	82,798	188,638	57,181
Company Accounts			
Lloyds current a/c	3,339	23,040	8,905
Lloyds Treasury deposit	240,000	220,000	245,000
Note:	The deposit with the Treasury Division has been fixed until 22 nd June 2026 at an interest rate of 1.05% per annum.		
Coutts & Co current a/c	194	194	194
Coutts & Co 90 day notice a/c	528,595	526,447	515,580
Note:	Currently the balance on the 90 day notice account is earning interest at annual equivalent rate (a.e.r.) of 2.44% per annum.		
Nationwide Building Society Business 95 Day Saver a/c	953,279	953,279	920,968
Note:	Currently the balance on this account is earning interest at an annual equivalent rate (a.e.r.) of 3.25% per annum.		