

**QUEEN'S CLUB GARDENS LIMITED
(the Company)**

(Company no. 002753094)

MINUTES OF THE ANNUAL GENERAL MEETING

**Held at
Fulham Prep School
200 Greyhound Road, London W14 9RY**

**On
10th December 2025 at 7.30 pm**

Present	Name	Position
	Natalie Brewer	Director
	Jeremy Chidson	Chairman
	Michael Derome	Director
	Pauline Fowler	Director
	Roger Mumford	Director
	Richard Williams	Director

Apologies	Name	Position
	Joanna Inderbitzin-Stone	Director

In Attendance	Name	Position
	Martin Hellenas	Rendall & Rittner, managing agents of the Company, Divisional Director (London).
	Martin Newhouse	Rendall & Rittner, managing agents of the Company, Estate Manager.

1. Chairman

Jeremy Chidson was Chairman of the meeting.

2. Introductions and Quorum

2.1 The Chairman welcomed members. He said that UHY Hacker Young had informed him that they had received 83 valid proxies by the prescribed deadline. Subsequently 19 proxies were withdrawn as the members or their proxies attended the meeting.

2.2 It was therefore declared that a quorum was present and that the meeting had been duly convened.

2.3 The Chairman introduced Mr Martin Hellenas and Mr Martin Newhouse of Rendall & Rittner. He then introduced himself and the other directors.

2.4 At the outset of the meeting, the Chairman explained that as in previous years, after the formal AGM itself, there would be an opportunity for members to raise any other matters.

3. Annual Reports

The Reports of the Directors and the Auditors and the Accounts of the Company for the year ended 31st December 2024 were presented by Mr Chidson.

4. Resolutions

4.1 The resolutions set out in the notice convening the meeting were duly proposed, discussed and voted on.

4.2 **Resolution 1:** *To receive and consider the reports of the Directors and the Auditors and the Accounts of the Company for the year ended 31st December 2024.*

4.2.1 Mr Stephen Foulser (16 Owen Mansions) and Ms Rowena Chowdrey (18 Livingstone Mansions) asked why the accounts had been finalised later than would be expected. The Chairman pointed out that the accounts had never been filed late and that this year's accounts had been finalised earlier than last year. He noted that for some years extensions to the date by which the accounts had to be filed had been granted by Companies House. This had happened this year. He stressed that the aim was to complete them sooner in the future. The main reason for the delay this year had been the time that Rendall & Rittner and Rittner took to complete them and answer queries. Mr Martin Newhouse also gave explanations for the delay.

4.2.2 Resolution 1 was then proposed by Ms Korin Harvey (19 Victoria Mansions) and seconded by Mr Peter Durante (8 Palmerston Mansions).

4.2.3 On a show of hands, there were 25 votes for the resolution and 1 against with no abstentions.

4.2.4 Resolution 1 was therefore passed on a show of hands.

4.2.5 In addition, after the withdrawal of proxies, the total number of votes (show of hands and proxies) was 91 in favour of the resolution and 2 against with no abstentions.

4.3 **Resolution 2.1:** *To re-elect Jeremy Chidson as Director.*

4.3.1 Ms Rowena Chowdrey (18 Livingstone Mansions) made a series of general criticisms including inadequate snagging work and damp investigation. In particular she was concerned about making the main entrance doors to the blocks secure following the failure of the electronic fob system. Mr Newhouse referred to the substantial work that had subsequently taken place to upgrade the system to prevent that happening again in the future.

4.3.2 Resolution 2.1 was then proposed by Ms Korin Harvey (19 Victoria Mansions) and seconded by Ms Irene Anggard Agnell (8 Victoria Mansions).

4.3.3 On a show of hands, there were 18 votes for the resolution and 13 against with no abstentions.

4.3.4 The Chairman then called for a poll.

4.3.5 The result was that the total number of votes (show of hands and proxies) was 83 in favour of the resolution and 15 against with no abstentions. The resolution was therefore passed.

4.4 Resolution 2.2: *To re-elect Pauline Fowler as Director.*

4.4.1 Resolution 2.2 was proposed by Mr Peter Durante (8 Palmerston Mansions) and seconded by Ms Caroline Matthews (4 Vernon Mansions).

4.4.2 On a show of hands, there were 23 votes for the resolution and 9 against with no abstentions.

4.4.3 A member then called for a poll.

4.4.4 The result was that the total number of votes (show of hands and proxies) was 88 in favour of the resolution and 11 against with no abstentions. The resolution was therefore passed.

4.5 Resolution 3: *To reappoint LB Co Ltd trading as Lees-Buckley & Co as Auditors and authorise the directors to fix their remuneration.*

4.5.1 Mr Angus Higham (7 Kenyon Mansions) and other members asked why the company had not re-tendered for the audit. The Chairman stated that the auditors were one of few firms that had experience of small flat-owner managed companies such as Queen's Club Gardens Limited. The performance of companies such as Lees Buckley & Co and the other professional firms was kept under review in relation to the services they provided and their cost.

4.5.2 Resolution 3 was proposed by Ms Emma Cooper (6 Wellington Mansions) and seconded by Mr Stephen McCarron (16 Livingston Mansions).

4.5.3 On a show of hands, there were 24 votes for the resolution and 6 against with no abstentions.

4.5.4 Accordingly, Resolution 3 was therefore passed on a show of hands.

4.5.5 In addition, after the withdrawal of proxies, the total number of votes (show of hands and proxies) was 91 in favour of the resolution and 6 against with no abstentions.

The Chairman declared that as there was no other business the meeting was closed.