

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
21st October 2024 at 7.00 pm

Participants: N E Brewer
J J Chidson (Chairman)
M F A Derome
P E Fowler
J W Inderbitzin-Stone
G R Williams

In Attendance: S Mezhoud.

1 Apologies for Absence

P R J S Mumford.

.

2 Directors' Interests

None.

3 Minutes of the Previous Board Meeting

The minutes of the previous board meeting held on 16th September 2024 were approved.

4 Matters arising from the Minutes

None.

5 Company Membership and Lease Extensions

The Chairman reported that the grant of membership and a new 999-year lease to the leaseholder with a lease expiring in 2070 should be completed shortly.

6 Financial Report

The monthly financial report was noted (copy attached).

7 Major Works Sub-committee

Nothing to report.

8 Finance and Management Sub-committee

Nothing to report.

9 Domestic Sub-committee

Nothing to report.

10 Any other business

The Chairman reported that work on the company's new website was progressing well and nearly completed.

The board approved for payment two invoices from Michael Jack, architect. One was for £120.00 for the final lease plans in connection with the grant of 999-year leases. The other was for £14,250.00 for plans of the whole estate. The board was impressed by the detail of these plans. It was noted that it had taken Michael Jack and three colleagues several months to produce them and also that the cost was lower than the estimate of £14,500.00. It was agreed that it should be paid and that it would be from the company's funds.

The Chairman produced copies of proposed new Regulations which had some minor alterations from those issued in 2018. He explained that they were required to reflect the current position in particular as access to the Central Gardens was now by fob not keypads. They were discussed by the Board and agreed (copy attached).

Queen's Club Gardens Limited

FINANCIAL REPORT

18th October 2024

	This Month £	Last Month £	Last Year £
Service Charge Accounts			
Service Charges	241,964	1,334,905	669,855
Reserves	768,482	17,938	97,545
Arrears:			
1995	85	85	85
1999	7	7	7
2022	1,258	1,258	0
2023	11,102	11,102	5,405
2024	80,312	116,898	54,496
Company Accounts			
Lloyds current a/c	18,717	4,549	3,324
Lloyds Treasury deposit	220,000	235,000	205,000
Note:	The deposit with the Treasury Division has been fixed until 15 th November 2024 at an interest rate of 1.45% per annum.		
Coutts & Co current a/c	194	194	194
Coutts & Co 90 day notice a/c	306,390	304,663	51,595
Note:	Currently the balance on the 90 day notice account is earning interest at a rate of 4.17% per annum.		
Nationwide Building Society Business 95 Day Saver a/c	556,307	556,307	3,406
Note:	Currently the balance on this account is earning interest at an annual equivalent rate (a.e.r.) of 4.30% per annum.		

QUEEN'S CLUB GARDENS



REGULATIONS FOR THE USE OF THE CENTRAL GARDENS AND COMMON PARTS

**Issued by Queen's Club Gardens Limited
October 2024**

REGULATIONS FOR THE USE OF THE CENTRAL GARDENS & COMMON PARTS

Introduction

1. These regulations have the aim of ensuring maximum use and enjoyment by residents of the central gardens and common parts of the whole property within the curtilage of Queen's Club Gardens. They are supplemental and additional to the regulations in Schedule 4 of the Lease of each flat which remain in full force and effect. Under the same Terms as the Lease, serious or frequent infringement of these regulations may result in action being taken by the Company.

Use of Central Gardens

2. The central gardens are maintained for the benefit of all residents currently occupying flats in the Gardens. They may not be used by Leaseholders who reside outside the Gardens except in the same way as other guests, by invitation on each occasion and when accompanied by the resident host. Access to the Gardens is regulated by means of electronically operated gates. The gates are programmed to allow entry only between 7.00am and 11.00pm. Access is by fob.

3. Without intending to restrict unduly the activities and enjoyment of residents, users are required to observe the following rules:

- a. Hard ball games are prohibited.
- b. The lawn at the eastern end of the Gardens is predominantly for the quiet use of adults.
- c. Children should generally use the lawn at the western end of the gardens where playing games with soft balls is permitted. All games must be played so as not to interfere with the quiet enjoyment of the gardens by other residents. Parents are responsible at all times for ensuring the sensible and considerate behaviour of their children in the gardens. Children under the age of 12 must be accompanied by a parent or responsible adult at all times.
- d. Parties are not permitted other than in limited and very exceptional cases, when residents must obtain written permission from the Estate Office beforehand. Bar-B-Q's and any form of cooking are not permitted. Residents are asked to keep non-resident guests to a reasonable number.
- e. Residents are responsible for the behaviour of their guests at all times and for ensuring that they do not cause damage, create or leave litter, and are not unreasonably noisy.
- f. Dogs, except guide dogs, are not allowed in the gardens at any time.
- g. Bicycles, motorbikes, scooters and skateboards must not be ridden or taken into the gardens.

Tennis Courts

4. As with the Gardens, the tennis courts are maintained for use by those who are currently resident in flats in the Gardens and their personal guests when accompanied. The following rules apply for the use of the courts.

- a. Keys to the tennis courts are available from the Estate Office upon request. Keys will be issued to lessees free of charge on a "one per flat" basis. Tenants named on a current Tenancy Agreement will be issued with a key (one per flat) upon proof of identity and payment of a £50.00 refundable deposit.
- b. Play is permitted in daylight hours only but **not before 7.00am**.
- c. Weekly booking sheets are placed on the board at 7.00pm each Wednesday (6.00pm October to March). Residents are allowed to book in advance only ONE hour per flat on any weekday after 5.00pm and only ONE hour on either Saturday or Sunday. If courts are free or if players have not claimed use of their court within 10 minutes of their time of booking, then they can be used without affecting the booking limits.
- d. Courts must be locked on completion of play.
- e. Proper tennis shoes or trainers and appropriate (ie sports) attire must be worn on court. Shirts must be worn at all times.
- f. Glass bottles or other glass containers must not be taken into the courts.
- g. Alcohol must not be taken into the tennis courts. Soft drinks and water are of course permitted.

Noise Nuisance

5. The Terms of the Lease (and therefore any tenancy agreement) are specific on noise nuisance. Contractual or private work in a manner to cause disturbance to neighbours is not permitted before 8.00am or after 5.00pm from Monday to Friday nor at any time during weekends. All other noise should be kept to levels which will not cause distress or annoyance to neighbours, especially between the hours of 11.00pm and 8.00am. The decision of the Managing Agents for the time being as to what constitutes a nuisance or annoyance shall be final and binding on the parties.
6. Excessive noise in private property (ie the mansions blocks or central gardens) should be reported in the first instance to the Environmental Health Department at the LBH&F. Regular infringement of these rules should be reported in writing to the Queen's Club Gardens Estate Office who may be able to initiate/take further action under the Term of the Lease.
7. Disturbance on public property should be reported to the Police.

Prams, Bicycles and Motor-bikes

8. Prams when not in use, bicycles, motor-bikes, scooters and skateboards may not be left anywhere in the central gardens nor in the internal and external common parts of the mansion blocks.

Household Waste Disposal

9. All residents must dispose of their refuse as set out below:
- a. Refuse retaining mats are provided to each flat for putting out bagged domestic refuse at the designated time. These mats are to be kept clean and within flats when not placed out for refuse collection.
 - b. Residents must put their refuse into a tie-handle refuse bag and place it on the refuse mat for collection by the porters. Broken glass and sharp objects must be safely wrapped: liquids must not be placed in the bag.
 - c. Porters will collect refuse from outside the flats on weekdays (**Monday to Friday inclusive**) **other than public holidays** or as advised by the Estate Office. Porters will supply and replace tie-handle bags on a one-for-one basis each time they collect refuse from outside a flat.
 - d. Refuse for collection by porters must be placed on the refuse retaining mat **only on the morning of collection before 8a.m..**
 - e. Refuse must **NOT** be left in the hallways or common parts **outside these hours**. Residents must themselves ensure that refuse is placed in the dustbins at the rear of the mansion blocks **after 8.00am on Fridays, and at weekends and on public holidays**. No rubbish is to be left in the entrance walkways, or on the pathways or roadways in front of buildings.
10. Porters are not responsible for the removal of heavy waste (eg rubble, redundant baths, beds, kitchen equipment etc) resulting from internal alterations either by residents or contractors. This is the responsibility of individual Lessees or Tenants who must make arrangements for removal of such waste either through the Council or the services of a private contractor, or remove any items themselves.

These regulations were approved by the Board of Queen's Club Gardens Limited 21st October 2024.