

Newcroft  
Gardens  
Management  
Company Ltd

**Annual General Meeting**

18:30 Wednesday 02nd July 2025

Company No 05058412



# NGM Co Ltd AGM Agenda

- ▶ **Welcome**
- ▶ **Maintenance of the Courts**
- ▶ **Other Work**
- ▶ **Charges**
- ▶ **Finances**
- ▶ **Supporting Newcroft Gardens Management Company**
- ▶ **General matters**
- ▶ **AOB**
- ▶ **Date of next meeting**
- ▶ **Closure of meeting**

Welcome



# Maintenance of the Courts

## ▶ ROUTINE MAINTENANCE

- ▶ Regular monitoring of all courts ongoing, resulting in periodic minor weeding and drain clearance etc. activities;
- ▶ Hedge trimming and application of weedkiller to communal areas;
- ▶ Cemented the grid in Globe Court; and
- ▶ All court solar lights replaced.

## ▶ PAYING FOR ROUTINE MAINTENANCE

- ▶ Until recently this has been performed by Directors;
- ▶ Paid £400 for a one-off scrub of the courts in May; and
- ▶ £600 set aside for 4 visits for routine maintenance for next financial year.

## ▶ MAJOR WORKS

- ▶ None undertaken; and
- ▶ None planned or envisaged in next 3 years.

# Other Work

## ▶ COLLECTION OF SERVICE CHARGES

- ▶ 2025/26 service charges will be sent on 1st August - thank you for those who have already paid, and everyone for payment in 2024/25.

## ▶ SALES SUPPORTED

- ▶ 5 Sales started (Seller's Pack)
- ▶ 5 Sales completed (Buyer's Pack)

## ▶ FINANCIAL ACCOUNTS PREPARED

## ▶ INSURANCES PROCURED

## ▶ POLICIES REVIEWED

## ▶ WEB SITE MANAGED

# Charges

► Charges to stay as for 2024/25

Annual Service Charge	£25
Late Fees on Service Charge	£10
Property Seller's Pack	£270
Change of membership/Buyer's pack	£50
Directors Reward	£120 per sale

# Finances

**Budget  
2025/26**      **Estimated  
2024/25**      **Approved  
2023/24**

<b>Income</b>	Service Charges	2,350	2,350	2,430
	Property Sales	1,600	1,700	1,440
<b>Total Income</b>		<b>£3,950</b>	<b>£4,050</b>	<b>£3,870</b>
<b>Expenditure</b>	Insurance	1,051	931	867
	Legal and Professional	200	34	25
	Director's reimbursement	600	600	665
	Maintenance	800	543	471
	Sundries	296	228	136
<b>Total Expenditure</b>		<b>£2,947</b>	<b>£2,336</b>	<b>£2,164</b>
<b>Surplus</b>		<b>£1,003</b>	<b>£1,714</b>	<b>£1,706</b>

# Financial Notes

- ▶ All property service charges paid - Thanks!
- ▶ Sales activity is a significant income and this is relied upon to ensure a surplus is made in the year.
- ▶ Currently predicted consistent maintenance expenses for next few years
- ▶ Reserves are expected to be around £6,500 at the end of this financial year.

# Supporting Newcroft Gardens

- ▶ Firstly, thanks to those who roll their sleeves up and work on their courts already.
- ▶ Anyone else willing to volunteer? We'll be pleased to hear from you.
- ▶ [Management.newcroftgardens@outlook.com](mailto:Management.newcroftgardens@outlook.com)

# General Matters - Open to the Floor

- ▶ Policies can be viewed on the Web site. Members vote to endorse or change policies at the AGM.
- ▶ Any requested changes to our Policies?
  
- ▶ Q&A.

# Date Of Next Meeting

- ▶ **AGM Jul 2026 unless we require an EGM beforehand.**