

Newcroft Gardens Management Company Ltd

Annual General Meeting

18:30 Thursday 9th July 2026

Company No 05058412



Welcome - record



NGM Co Ltd AGM Agenda

- ▶ Welcome
- ▶ Maintenance of the Courts
- ▶ Other Work
- ▶ Charges
- ▶ Finances
- ▶ Supporting Newcroft Gardens Management Company
- ▶ General matters including:
 - ▶ EV charge points
 - ▶ Bins
- ▶ AOB
- ▶ Date of next meeting
- ▶ Closure of meeting

Maintenance of the Courts

► ROUTINE MAINTENANCE

- Occasional monitoring of all courts ongoing, resulting in periodic minor weeding and drain clearance etc. activities;
- Application of weedkiller to communal areas; and
- All court solar lights replaced, but let us know if any are no longer functioning.

► PAYING FOR ROUTINE MAINTENANCE

- Director appointed to carry out bi-monthly routine maintenance (litter picking and weeding).

► MAJOR WORKS

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

Other Work

▶ COLLECTION OF SERVICE CHARGES

- ▶ 2026/27 service charges will be sent on 1st August - thank you for those who have already paid, and almost everyone for payment in 2025/26.

▶ 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 2025/26

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 2026/27	Estimated 2025/26	Approved 2024/25
Income	Service Charges	2,350	2,345	2,350
	Property Sales	1,600	1,750	1,600
Total Income		£3,950	£4,095	£3,950
Expenditure	Insurance	560	1,160	982
	Legal and Professional	600	50	34
	Director's reimbursement	600	600	600
	Maintenance	800	300	543
	Sundries	300	100	150
Total Expenditure		£2,860	£2,210	£2,309
Surplus		£1,090	£1,885	£1,641

Financial Notes

- ▶ All property service charges paid except one- Thanks!
- ▶ Sales activity is a significant income and this is relied upon to ensure a surplus is made in the year.
- ▶ Accounting costs are expected to rise in the next 2 years due to a change in filing requirements.
- ▶ Currently predicted consistent maintenance expenses for next few years
- ▶ Reserves are expected to be around £8,000 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 - particularly if you have an aptitude for website maintenance!
- ▶ Management.newcroftgardens@outlook.com

General Matters - Open discussion

- ▶ **EV Charge Points**
 - ▶ Insurance feedback
 - ▶ Council guidelines
 - ▶ Legal advice needed
- ▶ **Bin locations for storage and when put out for collection**
- ▶ **Policies**
 - ▶ These can be viewed on the Web site.
 - ▶ Members can vote to endorse or change policies at the AGM.
 - ▶ Any feedback on the Policies?
- ▶ **Q&A.**

Date Of Next Meeting

- ▶ AGM Jul 2027 unless we require an EGM beforehand.