



ANNUAL REPORT & ACCOUNTS

A Company limited by guarantee

Moor Park (1958) Limited

Annual Report & Accounts 2024

Registered Office:

2a Main Avenue, Moor Park, Northwood HA6 2HJ

Tel: 01923 835535 E-mail: secretary@moorpark1958.co.uk

Website: www.moorpark1958.co.uk

The Role and Activity of Moor Park (1958) Limited

The role of the Company is to protect and promote the interests of the residents generally, and of Members in particular, in relation to the Estate and to preserve the amenities of the Estate.

Duties and responsibilities

Moor Park (1958) Limited is responsible for the administration of an Estate of 55 acres of freehold land, 6 miles of privately owned roads, 2,800 trees of many different species and over 500 residential, business and educational properties. A major activity of the Company is to review and provide formal consent under the covenants to planning applications. In the course of a year, Moor Park (1958) Limited usually examines up to 75 planning applications.

Company Office

The Company office is open from 9am to 5.30pm Monday to Thursday and 9am to 4pm on Fridays. Steve Mulrooney, the Estate Manager, and Gill Colton, the Assistant Estate Manager, are available to respond to residents' enquiries.

The Members' Handbook and other publications

Further information on many aspects of life in Moor Park is contained in the 2016 edition of the Members' Handbook. The Company publishes BiteSize, a monthly newsletter for all residents. In addition, a history booklet, Moor Park, is available free to all residents. Copies of these booklets and newsletters may be obtained from the Company office. Each new resident is provided with a Welcome Pack containing these and other booklets.

Notice of Annual General meeting

Moor Park (1958) Limited *(A Company limited by guarantee)*

Company Registration number 00614377

Notice is hereby given that the 65th Annual General Meeting of Members of Moor Park (1958) Limited will be held in the Exam Hall, Merchant Taylors' School, on Thursday 29th May at 7.00pm.

Mr Nimesh Inamdar, Mrs Pamela Leigh, Mr Hemant Patel, Mr Subhash Thakrar and Ms Elaine Tooke shall be continuing in office.

Mrs Kamla Patel retires from office and offers herself for re-election.

Mr Andrew Turner retires from office and offers himself for re-election.

Ordinary Resolutions

1. To approve the minutes of the Annual General Meeting held on 23rd May 2024.
2. To receive the Directors' Report and the Accounts for the year ended 30 September 2024.
3. To appoint The HHC Partnership, who have agreed to act as our Auditors and to authorise the Directors to fix their remuneration.
4. To re-elect as a Director, Mrs Kamla Patel
5. To re-elect as a Director Mr Andrew Turner
6. To elect as a Director Ms Fatima Waheed, who was co-opted by the Board on 1st October 2024.

Special Resolutions

7. That pursuant to Article 56a of the Articles of Association of the Company, each Member's contribution be increased to £13.20 per foot of frontage with effect from 1st October 2025.

By order of the board

22nd April 2025

Registered Office: 2a Main Avenue, Moor Park, Northwood HA6 2HJ

Following the Annual General Meeting, time has been set aside for a separate 'Question and Answer' session relating to the current administration of Moor Park Estate.

NOTES

Any Member entitled to attend the Meeting and vote is entitled to appoint a proxy to attend and to speak and vote on a show of hands or on a poll in his or her stead: For the convenience of Members who may be unable to attend the Meeting, a proxy form is enclosed providing guidelines on who can be a proxy. To be valid, the instrument of proxy must be deposited at the registered office of the Company not less than 48 hours before the time of holding the Meeting. Only Members who contributions are paid up to date are entitled to vote.

Living in Moor Park

Covenants and building work

Every property in Moor Park is subject to covenants. These cover and protect local conditions which are beyond the more generalised planning policies of local authorities.

If Members undertake external alterations to their properties or front gardens, in addition to any requirements for planning approval from the local authority, they will require approval of the Company under the covenants. If approval is not sought, it is highly likely that absence of approval will be discovered as part of the enquiries from any future purchasers. This may be detrimental to a successful sale. It should be noted that should the Company deem the alterations acceptable, it is the Company's policy to make a charge for retrospective approvals.

Selling properties

Under the Articles of Association of the Company, a Member remains liable for the payment of frontage contributions until his or her successor in title has become a Member of the Company. Therefore, to avoid continual liability for your purchaser's frontage contributions, it is your responsibility when selling (or that of your solicitor) to ensure that transfer of Membership of the Company must be a condition of sale. Membership application forms can be obtained from the Company office.

Parking

There are over six miles of roads in Moor Park and most of them are private in that they are the property of the Company with limited rights of access. The exceptions are Astons Road and upper Main Avenue which are public roads. Traffic laws apply in Moor Park as elsewhere and there is a 20mph limit on all private roads.

- On most roads, parking is limited to occasional visitors to properties on the Estate. This restriction is indicated on signs at entrances to the Estate, with additional signs posted where excessive parking has been a problem.
- Consistent with the parking restrictions, residents are not allowed to park regularly on the road outside their property, elsewhere on the Estate, on crossovers, across verges or on the grass verges.
- Parking permission for a restricted number of vehicles during building work is part of the approval for residents and builders. Developers and builders are warned that excessive parking caused by numerous vehicles related to building works is not acceptable.

- Parking near the Main Avenue shops and at the station is governed by parking restrictions which are described on signs on the relevant roads.

Traffic control and security

- There is a speed limit of 20mph on all private roads.
- There is no right of public access over private roads although visitors may use the private roads to gain access to residential properties, the businesses on lower Main Avenue, the schools, Sandy Lodge Golf Club and the station.
- The security staff check traffic entering and leaving Moor Park, varying their checks between different entrances.
- Barriers and security cameras are in operation at entry and exit points on the Estate and around the station.



Chairman's Report

Subhash V Thakrar *For the year ending 30th September 2024*

Review

The Board of Moor Park (1958) Ltd (MP58) has continued to address all routine matters as well other special matters of major concern. Under our Articles of Association, our main objectives are to protect and preserve the interests of the residents. We are committed to doing this.

Our routine work has included annual road maintenance, security, traffic management, legal responses, tree replacement, parking and the constant flow of new planning and building applications. All these have financial implications.

Each of our board members has a specific portfolio where he or she takes a lead responsibility over and above their general board responsibility. Their own reports are provided separately in this booklet. The relevant board members will also provide a verbal presentation at the AGM.

In brief, our financial position remains healthy with our balance sheet position standing at £745K and within that our road reserve fund is £494K. This year we report a net deficit reflecting rising external costs and a modest increase in our gross revenue. Of course, the impact for the frontage fee approved at the last AGM would have only taken place from 1 October 2024 and therefore not reflected in these accounts. We have continued to transfer £75,000 from our general reserves to the road reserve fund each year. This enables us to build a reserve for major road resurfacing expenditure.

Our planning team has overseen 56 planning applications during the year. We continue to monitor and consider improvements in the security and traffic situation and our BiteSize newsletters continue to be an active source of communication to members. We have held meetings with our neighbours including Merchant Taylors' School, Moor Park Golf Club and Sandy Lodge Golf Club, in addition to our local Councillors, all of which are always beneficial.

We also have a Road Representatives group made up of residents who have volunteered to represent their road. The board meets this group approximately every six months to inform them of our plans and also to hear any ideas, issues or suggestions they may have relating to their road. Each Road Representative in turn is expected to communicate the same with their road residents. This has been a useful informal arrangement in the communication between the board and the members.

I am pleased to announce that our new Estate Manager, Steve Mulrooney has settled down in his role and most of you will have met and interacted with him. He is bringing in new ideas for improving the management of the estate.

Our plans

I have been very keen that our Board moves further in the direction of enhancing the Estate. The following ideas have emerged, and we are at various levels of progress on them:

Beautification of the parade and station areas

One of our plans has been to improve the look of the station roundabout. The process has taken a long time but we have an agreed Heads of Terms with London Transport who own the land. Cost estimates have been received and an application for funding from Batchworth Community Council submitted. Members are welcome to give us any suggestions.

Broadband

For further information on fibre availability for your household, please check on the Openreach website <https://www.openreach.com/broadband-network/fibre-availability>

Surplus land

MP58 owns land around the Estate with Southfields being the largest. We need to evaluate these parcels of land and consider our options. So far, no suggestions are being considered. If any members have thoughts on this, do let us know.

Piers

We need to improve and repair some of our piers at entrances to the estate in order to be consistent and in keeping with a private estate. We have applied for planning permission and are in the process of obtaining cost estimates.

Website

Please do take time to review our website which provides a variety of information on topics that are important to our members.

The Board of Directors

I welcome our new board member, Fatima Waheed, who is a Chartered Accountant and a Banker. She has taken charge of some of our banking arrangements as well as legal matters. She will also assist with planning now that Andrew Turner has taken charge of the roads.

We still need new members to join the board, especially those with legal experience. Please do feel free to contact me to have a no obligation discussion if you wish to consider it but are not sure.

I take this opportunity to thank all Board members and Executive for their support and co-operation during the year.

Steve Mulrooney and Gill Colton continue the efficient administration of business. They are the front of office and field daily queries from members effectively and professionally. I would like to thank them for their dedication and commitment. I would also like to thank the volunteers who tirelessly assist us in protecting and preserving the environment we value so highly.

Roads, Drains and Verges Management

Andrew Turner

I have recently become the Board member for roads and drains. The Company owns the Verges across the Estate, some 6.5 miles of estate roads and 270 road gullies. The Company undertakes a regular programme of maintenance and resurfacing. Moor Park (1958) Ltd aims to extend the life of the roads, trying to manage the cost of works in the most effective manner and seeking to maintain the finish of the roads to the high standard expected by residents.

Roads

Between Oct 2023 and September 2024 the company continued with its road maintenance programme. Repair works were completed on South Approach, Askew Road, Sandy Lodge Lane and others. Looking forward into 2024 and 2025, the Company will be undertaking annual road maintenance.

The entrances to Wolsey Road and Russell Road will be resurfaced, which will involve planing off the existing road surface and relaying a new wearing course, and localised repairs will be made to areas on South Approach and Sandy Lodge Road, Askew Road and Sandy Lodge Lane.

The programme of surface dressing that was started in 2014 will recommence in the next couple of years. This comprises a Colas surface dressing, the more popular operation, as opposed to tar and chippings overlay. Surface dressing is more cost effective and extends the lifespan of the roads for at least 10 years. Colas surface dressing can be extended a second time, but where this has significantly worn on the busiest roads, we will have to execute more planing of the top surface and thicker wearing course.

Whilst significantly more expensive, it will last for 20 years where the base construction remains sound. Funding for ongoing resurfacing projects will need to be budgeted through the Road Reserve fund over the coming years and may require additional frontage fee contributions to keep the roads to the high standard that is expected. Without doubt, the heaviest building works vehicles cause the most damage to our roads and verges.

Verges

The verges belong to the Company on behalf of Members, and significant damage is being done to the grass verges by delivery vehicles, residents, building works and HGVs. Whilst remedials should be funded by Building Levies, so much damage is being done away from building works, it remains a continuing programme to rectify.

Drains

Each year the 270 gullies are cleared, and a full condition survey of the drains is carried out with a proposed lists of works required prepared by the drain company. The remedial repairs are phased in order of damage severity and spread over time. Funds are not available to complete all the works in one financial year. Many of the drains are very old and pipes are continuing to be blocked and damaged over time by tree roots and often cannot cope with present day downpours.



Finance

Kamla Patel and Hemant Patel

We have seen many costs go down in the financial year but at the same time the expenditure on Trees and Woodlands, Cameras and Security Guards has gone up significantly.

Trees and Woodlands

We had major maintenance carried out on the Estate trees, all works carried out are based on the Arboricultural report provided by Tim Moya Associates. The works are then planned and executed in order of urgency.

Security

The security and traffic monitoring company was changed in May 2024 to Knight Protection. They are more expensive but we have seen an increase in engagement with residents, which included a presentation at last year's AGM, a special security meeting held in November 2024, as well as the daily WhatsApp Group posts to keep residents informed. We have also seen a significant improvement in our ANPR cameras, as well as the addition of 24/7 monitoring of our ANPR/CCTV.

The Estate maintenance costs are drastically rising and the current frontage fee cannot sustain this expenditure. Estate maintenance is heavily reliant on the service industry and in the recent budget, wages costs have gone up significantly. The biggest cost we anticipate is road resurfacing. We have been setting aside a fixed sum annually to build up a Road Reserve Fund.

Beautification

Hemant Patel

Non-binding Heads of Terms (HOTs) with Transport for London (TFL) are now in place with help and support from Danny Garvey of the Moor Park Residents' Association.

The HOTs include a 10-year lease with rent of £1.00 per annum. We will be responsible for both parties' legal costs in drawing up and finalising the lease. We aim to get the lease agreement in place once we have funding approval. During this period, we will be responsible for obtaining appropriate local authority approvals, undertaking the associated works and ongoing maintenance and upkeep of the roundabout at our own cost.

We are currently in the process of submitting a grant application to Batchworth Community Council (BCC) for the clearance, removal of some decaying trees and shrubs, ground levelling and re-instatement with appropriate paths and shrubbery.

We aim to get additional funding from other sources, including local businesses and generous donations from any member if they so wish.

Thank you to the Moor Park Residents' Association and members who participated in the two litter picking activities to keep our Estate clean and tidy.



Security and Traffic Management

Nimesh Inamdar

Moor Park continues to be the safest area compared to all of its surrounding neighbourhoods in 2024. Please see a simple table on page 12 that breaks down the crime figures for Moor Park Jan- Dec 24 vs the same period in 2023.

It is evident from reviewing social chats/comments that residents who have attended security meetings or AGM meetings are better informed about our objectives and the limitations we face at MP1958.

Our primary focus is on establishing a robust technical foundation, enhancing operational standards and processes, and implementing more stringent measures in the future.

We have established a dedicated working group of residents who have voluntarily committed their time to assist in improving our estate. We have some innovative ideas, in addition to the current plan, that could significantly reduce traffic congestion and enhance security measures.

The implementation of these initiatives will require time and sustained effort. We are currently collecting more precise data than ever before and are testing various strategies to minimize traffic, such as rat runner detection based on the analysis of authorised and unauthorised vehicles. Residents who attended the recent security meeting have witnessed the progress made in data capture over the past months. Further analysis and results will be shared at the next AGM.

Our ultimate goal is to achieve a fully autonomous solution that will ultimately serve as self-policing and future-proof. This objective can only be realised through technological advancements, comprehensive research, meticulous planning, and a thorough understanding of the constraints we operate under.

If you are interested in learning more about our initiatives or seeking opportunities to contribute, please do not hesitate to contact the MP1958 office. We are seeking individuals with relevant experience in data analysis, technology, signage and communications, traffic management, and security. Additionally, we are interested in individuals who are familiar with the estate's specific constraints and have any innovative ideas to share. Please direct any enquiries or suggestions to the office.

Private property security, i.e. your house and car, is and remains the responsibility of the owner of the property.

2023	Bike Theft	Burglary	Anti-Social Behaviour & Public Order	Violence	Vehicle Theft & Vehicle Crime	Other crime / Theft	Criminal Damage / Arson	Drugs	Moor Park Total	Cumulative Annual Crime Moor Park	Month's Crime Oxhey Area	Total annual crime Oxhey	Moor Park Month%	Moor Park % of Cumulative Year Oxhey
Jan		2		1		2			5	5	155	155	3.23%	3.23%
Feb			1			1			2	7	157	312	1.27%	2.24%
Mar				2	1	3			6	13	156	468	3.85%	2.78%
Apr	1			1	2	1			5	18	171	639	2.92%	2.82%
May	1			4	1				6	24	154	793	3.90%	3.03%
Jun		1		1	3	3			8	32	200	993	4.00%	3.22%
Jul				1	2	1	1		5	37	195	1188	2.56%	3.11%
Aug		1	1						2	39	191	1379	1.05%	2.83%
Sep	2	1				2			5	44	203	1582	2.46%	2.78%
Oct			1		2		1	1	5	49	196	1778	2.55%	2.76%
Nov			3		4	1	1		9	58	172	1950	5.23%	2.97%
Dec	1			3		1			5	63	133	2083	3.76%	3.02%
Totals	5	5	6	13	15	15	3	1	63	63	2083	13320	3.07%	2.90%

2024	Bike Theft	Burglary	Anti-Social Behaviour & Public Order	Violence	Vehicle Theft & Vehicle Crime	Other crime / Theft	Criminal Damage / Arson	Drugs	Moor Park Total	Cumulative Annual Crime Moor Park	Month's Crime Oxhey Area	Total annual crime Oxhey	Moor Park Month%	Moor Park % of Cumulative Year Oxhey
Jan	1			2		1	1		5	5	170	170	2.94%	2.94%
Feb		1	2	4	4	2			13	18	176	346	7.39%	5.20%
Mar	1		2						3	21	187	533	1.60%	3.94%
Apr									0	21	189	722	0.00%	2.91%
May	1		2	3	1				7	28	203	925	3.45%	3.03%
Jun		2				1			3	31	201	1126	1.49%	2.75%
Jul				1	2	1	2		6	37	184	1310	3.26%	2.82%
Aug			3			1	1		5	42	206	1516	2.43%	2.77%
Sep			1				1		2	44	197	1713	1.02%	2.57%
Oct			2	1					3	47	186	1899	1.61%	2.47%
Nov			1			1		1	3	50	146	2045	2.05%	2.44%
Dec					1	2		1	4	54	146	2191	2.74%	2.46%
Totals	3	3	13	11	8	9	5	2	54	54	2191	14496	2.50%	3.03%

Planning

Elaine Tooke & Fatima Waheed

During this financial year, the number of development applications submitted was approximately 18% lower than the previous year. A total of 56 applications were received, of which 32 were approved by Three Rivers District Council (TRDC), 15 were refused, seven were withdrawn, and two were pre-development enquiries. The scope of works ranged from window replacements to the demolition of a post-1957 dwelling.

The Moor Park (1958) Board remains committed to balancing evolving living standards with the estate's unique openness and aesthetic appeal. Residents considering property alterations are strongly encouraged to consult the MP58 planning consultant, Richard Wyndham-Smith, for guidance on meeting the requirements outlined in TRDC's Moor Park Conservation Area Appraisal.

Additionally, submitting a pre-planning application to TRDC is advisable to obtain preliminary feedback from a planning officer, reducing potential delays and conflicts.

Residents and their architects should carefully consider the planning restrictions applicable to the conservation area, particularly those concerning plot coverage and extension sizes. As stipulated in the Moor Park Conservation Area Appraisal, the maximum development-to-plot ratio is 15%, and a minimum of 20% of the site frontage must remain free of development. Furthermore, a minimum distance of 1.5 metres must be maintained between flank walls and the plot boundaries.

In addition to the conservation area status, many trees in Moor Park are protected under Tree Preservation Orders (TPOs). Any work involving or occurring near trees requires prior approval to ensure the preservation of these natural assets for future generations.

Once planning permission is secured, builders must adhere strictly to the approved plans. Any deviation may result in on-site investigations by TRDC's Planning Enforcement team, potentially leading to delays and additional costs.

To minimise disruption to residents, construction activities are permitted only during the following hours:

- Monday to Friday: 8:00 AM – 5:30 PM
- Saturday: 9:00 AM – 1:00 PM
- **No work is permitted on Sundays or Bank Holidays.**

Security personnel actively monitor compliance and any breaches may be subject to investigation by TRDC's Environmental Protection team.

The Board appreciates residents' co-operation in preserving the character of Moor Park while ensuring that development aligns with planning regulations and conservation area guidelines.



Communications

Pamela Leigh

As Communications Director, I have managed and developed our external communications over the past few years on behalf of Moor Park (1958) Ltd and its members. My responsibility, together with the MP58 Office, is to ensure the messaging we share is timely and consistent. The monthly Bitesize newsletter is emailed on the last Wednesday of each month to all homes on the Estate.

The articles for publication typically include an Estate Manager's report, a Security update, and any upcoming events, or wider issues affecting MP directly or indirectly.

We encourage residents to contribute to the newsletter with articles they feel may be of interest to the wider community. We thank those committed residents who regularly made suggestions on topics affecting Moor Park, provided photographs, and wrote informative articles about the history of the Estate.

We have recently gone live with an MP58 WhatsApp group as a platform for the office to immediately share important information with residents. It is a one-way form of communication as a trial, working as a supplement to email. There has been growing interest in the MP Community WhatsApp groups since it was launched in March 2023 by the Moor Park Residents Association. I bridge both Moor Park 1958 and the Moor Park Residents Association, working to foster a strong community spirit.

The WhatsApp groups have a variety of topics, including Book Club, Knit and Natter, Announcements, Events, Bitesize updates, Gardening, Neighbourhood Watch and recommended Traders. The newly created eco-friendly group of residents discusses and shares ideas on various sustainability issues. These WhatsApp groups are an excellent method of immediate information sharing between residents who have signed up. Additional information on Moor Park is available on our website: www.moorpark1958.co.uk which is regularly updated.

Over the past year, we collaborated closely with local and dedicated groups to deliver a wonderful Carol Service and Santa's Dash. Both events were well attended and thoroughly enjoyed by all. Further collaboration with Batchworth Community Council (BCC) meant we were able to have a sponsored Christmas tree, litter pick and colour-filled flower pots all year round.

I am pleased to report that the Communication role has been enormously enjoyable as we facilitate our community coming together through efficient and effective sharing of relevant information on Estate matters.



Trees

Bill Metcalfe

Under the Company's established programme every tree in Moor Park was professionally inspected in the autumn of 2023. Arising out of this, a schedule of actions needed to maintain the trees in a healthy and safe condition was drawn up and issued for tender. Three contractors were appointed.

Although the work was allocated amongst the contractors on a best value basis there was a considerable increase in the year-on-year cost for tree works in 2023/24. This reflected both a greater number of trees requiring attention, including several that needed felling, and inflation in contractors' prices.

To enable the Company to have tighter control over the cost of tree maintenance, a new risk management programme has been introduced for 2024/25. Under this programme every tree has been risk assessed to determine which trees need to be examined on a priority basis, every 15 – 18 months. Trees considered to be at lower risk, for example in the woodlands, will in future be surveyed at 2.5 – 3-year intervals.

Initial findings from the inspection undertaken in late 2024 have shown that the new risk management programme will result in the tree works being better spread over several years and assist in avoiding the peak expenditure incurred in 2023/24.

To support the Company's efforts in maintaining the attractive environment of tree-lined verges throughout Moor Park, a limited programme was undertaken to plant replacement trees.

It is inescapable that the trees on the estate are ageing and will continue to require regular attention to keep our environment both attractive and safe. Experience has shown that the earlier we can address any problem with our trees, the better the outcome. To this end, all residents are asked to let the office know if you see any damage to trees on the Estate.



Directors Report

Year ended 30 September 2024

The directors present their report and the financial statements of the company for the year ended 30th September 2024.

Directors

The directors who served the company during the year were as follows:

<i>Nimesh Inamdar</i>	<i>Pamela Leigh MScENG</i>
<i>Hemant Patel</i>	<i>Kamla Patel</i>
<i>Subhash V Thakrar OBE B.Com FCA FRSA</i>	<i>Elaine Tooke FRICS, FHEA</i>
<i>Andrew Turner FRICS</i>	<i>Fatima Waheed C.A. (appointed 1st October 24)</i>
<i>Samit Hathi (resigned 23rd May 24)</i>	<i>Ian Williams (resigned 24 May 24)</i>
<i>Gordon Mizner (resigned 24th May 24)</i>	

Directors responsibilities statement

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

- In preparing these financial statements, the directors are required to:
- select suitable accounting policies and then apply them consistently;
 - make judgments and accounting estimates that are reasonable and prudent; and
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 22nd April 2025 and signed on behalf of the board by Kamla Patel Director.



Independent auditor's report to the members of Moor Park (1958) Limited

Year ended 30 September 2024

Opinion

We have audited the financial statements of Moor Park (1958) Limited (the 'company') for the year ended 30th September 2024 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2024 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and the returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to but not limited to, Companies Act 2006 and UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in certain accounting estimates and judgements.

Audit procedures performed included:

- Enquiries with management, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud.
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing.
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations.
- Reviewing the financial statements for compliance with the Companies Act 2006.
- Evaluating and challenging the reasonableness of accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Christopher Andrews ACA (Senior Statutory Auditor)

For and on behalf of Leftley Rowe & Company

Chartered Accountants and Statutory Auditors

Second Floor

87 Kenton Road

Harrow

Middlesex

HA3 0AH

Statement of comprehensive income

Year ended 30th September 2024

	Note	2024(£)	2023(£)
Income and Other operating income		550,709	518,847
Administrative expenses		(578,010)	(522,658)
Other net operating income / (expenses)		26,250	28,550
Operating (deficit) / surplus		(1,051)	24,739
Other interest receivable and similar income		14,278	2,843
Surplus before taxation	6	13,227	27,582
Tax on surplus		(2,713)	(540)
Surplus for the financial year and total comprehensive income		10,514	27,042

All the activities of the company are from continuing operations.

The notes on pages 28 - 32 form part of the financial statements.

Statement of financial position

Year ended 30th September 2024

	Note	2024(£)	2023(£)
Fixed assets		175,715	162,340
Tangible assets	7	175,715	162,340
Current Assets			
Debtors	8	15,289	10,694
Cash at bank and in hand		786,370	769,503
		801,659	780,197
Creditors: amounts falling due within one year	9	(232,339)	(208,016)
Net current assets		569,320	572,181
Total assets less current liabilities		745,035	734,521
Net assets		745,035	734,521
Reserves			
Road reserves fund	10	493,922	392,672
General fund	10	251,113	341,849
Members Funds		745,035	734,521

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 22nd April 2025, and are signed on behalf of the board by:

Subhash V Thakrar Chairman | **Kamla Patel** Director

Company registration number: 00614377

Statement of changes in equity

Year ended 30th September 2024

	Road reseves fund(£)	General fund(£)	Total(£)
At 1 October 2022	289,122	418,357	707,479
Surplus for the year		27,042	27,042
Allocation of building deposits received and road renewal costs	28,550	(28,550)	-
Transfer between reserves	75,000	(75,000)	-
At 30 September 2023 and 1 October 2023	<u>392,672</u>	<u>341,849</u>	<u>734,521</u>
Surplus for the year		10,514	10,514
Allocation of building deposits received and road renewal costs	26,250	(26,250)	-
Transfer between reserves	75,000	(75,000)	-
At 30 September 2024	<u><u>493,922</u></u>	<u><u>251,113</u></u>	<u><u>745,035</u></u>

Notes to the financial statements

Year ended 30th September 2024

1. General information

The company is a private company limited by guarantee, registered in England & Wales. The address of the registered office is Moor Park (1958) Limited, 2a Main Avenue, Northwood, Middlesex, HA6 2HJ.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss. The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Income represents invoiced value of frontage and service charges levied during the year to meet budgeted and projected expenditure.

Taxation

The taxation expense represents the total amount of corporation tax due in respect of interest receivable.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Notes to the financial statements (continued)

Year ended 30th September 2024

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Building	- 20 years straight line p.a.
Fixtures, fittings & equipment	- 5 years straight line p.a.
Roads (including lights)	- 15 years straight line p.a.

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost. Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

4. Limited by guarantee

The Company being limited by guarantee has no share capital but each Member is liable for a sum not exceeding £5 in the event of liquidation.

5. Employee numbers

The average number of persons employed by the company during the year amounted to 2 (2023: 2).

6. Surplus before taxation

Surplus before taxation is stated after charging/(crediting):	2024(£)	2023(£)
Depreciation of tangible assets	22,888	32,540
Fees payable for the audit of the financial statements	<u>4,500</u>	<u>4,320</u>

7. Tangible assets

Cost	Building(£)	Roads (including lights)(£)	Fixtures, fittings and equipment(£)	Total(£)
At 1 October 2023	162,209	647,673	161,457	971,339
Additions	-	-	36,263	36,263
At 30 September 2024	<u>162,209</u>	<u>647,673</u>	<u>197,720</u>	<u>1,007,602</u>

Depreciation

At 1 October 2023	119,715	533,866	155,418	808,999
Change for the year	6,358	9,464	7,066	22,888
At 30 September 2024	<u>126,073</u>	<u>543,330</u>	<u>162,484</u>	<u>831,887</u>

Carrying amount

At 30 September 2024	<u>36,136</u>	<u>104,343</u>	<u>35,236</u>	<u>175,715</u>
At 30 September 2023	<u>42,494</u>	<u>113,807</u>	<u>6,039</u>	<u>162,340</u>

In addition to the above the Company owns various pieces of land on the Moor Park Estate. The Company did not pay for this land; the land comprising the roads and verges were taken over in 1958 from Moor Park Limited. The other pieces of land are woodland or were transferred on the basis that they are maintained as open spaces and are subject to covenants with local council.

Notes to the financial statements (continued)

Year ended 30th September 2024

8. Debtors

	2024(£)	2023(£)
Other debtors	<u>15,289</u>	<u>10,694</u>

9. Creditors: amounts falling due within one year

	2024(£)	2023(£)
Trade credits	54,563	106,209
Corporation tax	2,880	707
Social security and other taxes	922	-
Other creditors	<u>173,974</u>	<u>101,100</u>
	<u>232,339</u>	<u>208,016</u>

10. Reserves

The purpose of the General fund is to maintain an adequate level of resources in the Company to sustain day-to-day operations. The purpose of the Road reserves fund is to provide for larger investments to renew the Estate infrastructure, such as road resurfacing.

It is the company's policy to allocate non-refundable building deposits received to the Road reserves fund. In the year ended 30 September 2024 an amount of £26,250 (2023: £28,550) was received and allocated to the Road reserves fund.

The directors currently anticipate that the next significant road renewal project will be required by the year 2030. As such they have decided to make annual transfers from the General fund to the Road reserves fund to prepare for this. An amount of £75,000 (2023: £75,000) has been transferred in the current year.

11. Operating leases

The company as leases

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024(£)	2023(£)
Not later than 1 year	8,000	8,000
Later than 1 year and not later than 5 years	30,667	32,000
Later than 5 years	-	6,667
	<u>38,667</u>	<u>46,667</u>

12. Related party transactions

During the year the directors or their families paid contributions to the Company at the standard commercial rate of £11.50 (2023: £10.45) per foot of frontage.

There have been no other transactions with directors or related parties (2023: none).

13. Controlling party

The directors control the Company by acting in concert subject to certain powers reserved to members.

The following pages do not form part of the statutory accounts.

Detailed income statement

Year ended 30th September 2024

Income - General Fund	2024(£)	2023(£)
Contributions	518,673	492,610
Planning fees	17,425	12,770
Membership fees	1,650	2,550
Sundry income	12,961	10,917
	<u>550,709</u>	<u>518,847</u>

Overheads	2024(£)	2023(£)
Administrative expenses	(578,010)	(522,658)
Operating deficit	<u>(27,301)</u>	<u>(3,811)</u>
Other interest receivable and similar income	14,278	2,843
Deficit before taxation - General fund	<u>(13,023)</u>	<u>(968)</u>

Road reserve fund	2024(£)	2023(£)
Non-refundable building deposits	26,250	28,550
Surplus before taxation - Road reserve fund	<u>26,250</u>	<u>28,550</u>

Total surplus before taxation	13,227	27,582
Tax on interest receivable	(2,713)	(540)
Net surplus for the year	<u><u>10,514</u></u>	<u><u>27,042</u></u>

Detailed income statement

Year ended 30th September 2024

Overheads	2024(£)	2023(£)
Administrative expenses		
Office staffing	79,321	67,590
Employer's NI contributions	1,472	3,173
Staff pension costs	3,544	14,058
Recruitment fees	417	-
Lamps and lighting	13,542	9,169
Trees and woodlands	112,587	63,360
Insurance	3,557	3,469
Office costs	34,811	36,046
Communications	1,319	4,049
General estate maintenance	44,508	49,170
Roads and drains maintenance	60,413	60,080
Printing, postage and stationery	1,448	456
Computer costs	1,696	1,114
Cameras	15,259	7,283
Security guards	149,211	130,302
Legal and professional	24,854	32,831
Accountancy fees	2,259	2,641
Auditors remuneration	4,500	4,320
Bank charges	204	239
Charitable donations	200	768
Depreciation	22,888	32,540
	<u>578,010</u>	<u>522,658</u>



Moor Park (1958) Limited
Company Registration number 00614377