



Moor Park (1958) Ltd BiteSize Update



Welcome to Moor Park (1958) Ltd, UPDATE Issue 58 – 28th January 2026

Happy New Year from Moor Park 58 ...

Road Safety and Visibility ...

Visibility while walking at night on Moor Park roads is an important safety consideration. The Moor Park Residents Association has flashing armbands available to purchase at £3 each from the Moor Park office, if anyone is interested. They come with replaceable batteries. Please email Moor Park Residents Association at moorparkres@gmail.com or visit their website: <https://www.moorparkresidents.co.uk/> for further information.

Estate Managers Report ...

Development and Conservation Guidelines in Moor Park

The **Moor Park 1958 Board** acknowledges evolving living standards and home requirements while prioritising the estate's openness and beauty. Residents planning property works are advised to:

- Consult with the MP58 planning consultant, **Richard Wyndham-Smith**, for guidance on meeting the requirements in TRDC's **Moor Park Conservation Area Appraisal**.
- Consider submitting **pre-planning applications** to TRDC for preliminary feedback from a planning officer to avoid delays or conflicts.

Tree Preservation

Along with the conservation area status, many trees in Moor Park are protected by **Tree Preservation Orders (TPOs)**. Works near or on trees require permission to safeguard these natural assets for future enjoyment.

Architects' Awareness

Architects should account for:

- The conservation area status of Moor Park, including restrictions on plot coverage and extension size.
- The need for developments to align with the conservation area appraisal.

Building Hours

Builders are permitted to work **only** during the following times:

- **Monday to Friday:** 8:00am – 5.30pm
- **Saturday:** 9.00am – 1:00pm

No building work is allowed on **Sundays or Bank Holidays**. Security monitors compliance and violations may lead to investigations by TRDC's Environmental Protection team.

For further information, visit: <https://www.moorpark1958.co.uk/planning-in-moor-park/>

Moor Park Residents Association Christmas Fair Update ...

Thanks to all who helped to organise our Christmas Fair including the stalls and those who came along and supported on the day. The Fair, Carols and Santa were all very popular and an amazing £2,600 was raised for Mount Vernon Cancer Charity. In addition, many thanks to those who donated - 45 presents were collected and taken to *Goods for Good* in Watford, they were very appreciative.



Rogue Traders ...

Trading Standards warns residents to beware of rogue traders following the recent poor weather as an opportunity to commit fraud.

Spells of wet weather can highlight areas of our homes that require attention, for example leaking gutters or an issue with the roof. Rogue traders are known to use the weather as an opportunity to take advantage of unsuspecting residents.

The rogue trader can contact you in many ways, such as:

- a cold-call/'working in the area',
- a leaflet through the door
- in response to a post on a trader matching website.

Alarm bells should ring when a small job turns into a bigger one or if there are unexpected price increases. A common example is a simple job such as clearing blocked gutters that is 'bounced' by identifying more work that the trader says needs doing urgently, like loose roof tiles, compromised felt or rotten timbers. Or a price is agreed but later the trader tells you that the price did not include materials or VAT.

Be suspicious if an expensive quote is quickly reduced, on the condition the work is carried out straightaway, or if you are asked for a large deposit for 'scaffolding', 'materials' or the like. Beware if the trader claims the job is urgent and you feel pressured to agree.

Another warning sign is a lack of paperwork before work starts. Look for full information about the trader: their legal entity, address, contact details, company status, full description of works and materials to be used, full cost including whether VAT is included, how long the job will take, and proper cancellation rights given at the right time.

Don't feel trapped into using the same trader, even though it seems to make sense while they are on your property. The law protects you in this situation by giving you a 14-day cancellation period for work that is agreed at your home. Only you can agree for the work to commence within the cancellation period if you want it to.

Our advice is to make use of the cancellation period to reflect and consider. Take the time to:

- speak to someone you trust about what has happened
- seek a second opinion from a trustworthy, local trader via www.hertfordshire.gov.uk/goodtrader and
- seek advice about your consumer rights from the Citizens Advice Consumer Service on 0808 223 1133.

If you have any concerns, you can report them to the Citizens Advice Consumer Service on 0808 223 1133. Report frauds to the Police by contacting Report Fraud on 0300 123 2040. Call 999 if the trader is aggressive or starts work without your agreement, these are 'crimes in action', do not feel that it is a waste of anyone's time. Please look out for any vulnerable neighbours and report any concerns.

Shop Local ... Mangio Italiano

We are a family run home kitchen in Moor Park, inspired by true Italian traditional cooking. Our dishes are prepared in small batches with time-honoured recipes, premium ingredients and Italian olive oil. No shortcuts, no artificial additives. Just honest, delicious Italian food. Please visit our website:

www.mangioitaliano.co.uk or contact us on the mobile number below. We are offering 15% discount to all Moor Park residents.

