



ANNUAL REPORTS & ACCOUNTS

A Company limited by guarantee

Moor Park (1958) Limited

Annual Report & Accounts 2025

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, 7,200 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 5pm 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 Members' Handbook. The Company publishes BiteSize, a monthly newsletter for all residents. In addition, a history booklet, Moor Park, is available free to all Members. 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 66th Annual General Meeting of Members of Moor Park (1958) Limited will be held in the Exam Hall, Merchant Taylors' School, on Thursday 25th June at 7.00pm.

Mr Subhash Thakrar retires from office.

Mrs Kamla Patel retires from office.

Mr Hemant Patel and Mr Andrew Turner shall be continuing in office.

Mr Nimesh Inamdar retires from office and offers himself for re-election.

Ms Elaine Tooke retires from office and offers herself for re-election.

Ordinary Resolutions

1. To approve the minutes of the Annual General Meeting held on 29 May 2025.
2. To receive the Directors' Report and the Accounts for the year ended 30 September 2025.
3. To re-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, Mr Nimesh Inamdar
5. To re-elect as a Director, Ms Elaine Tooke
6. To elect as a Director Mr Hansdev Patel, who was co-opted by the Board on 16th December 2025.
7. To elect as a Director Mrs Caroline Adamou, who was co-opted by the Board on 18th February 2026.

Special Resolutions

8. That pursuant to Article 56a of the Articles of Association of the Company, each Member's contribution be increased to £13.90 per foot of frontage with effect from 1st October 2026.

By order of the board

15th April 2026

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 whose contributions are paid up to date are entitled to vote.

Chairman's Report

Subhash V Thakrar *For the year ending 30th September 2025*

Review

The Board of Moor Park (1958) Ltd (MP58) has continued to address all routine matters as well as 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 maintenance, parking and the constant flow of new planning and building applications. All these have financial implications.

Each Board Member 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 £923,113 and within that our road reserve fund is £729,157. This year we report a net surplus of £178,078 which is due to past increases in frontage charges as well as constant and judicious review of our costs. For any material costs we aim to obtain three quotes to ensure we get the best deal.

During my Chairmanship, we implemented a new accounting policy to transfer £75,000 each year to a specially created Road Reserve Fund. This fund now stands at £729,157 and its purpose is to provide funding for future road resurfacing and related costs. This will minimise or avoid future calls on residents to contribute for such works.

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 continues 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.

Additionally, during my Chairmanship, we created 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 to the residents of their road. This has been a useful, informal arrangement in the communication between the Board and the members. I urge residents to connect with their Road Representative as we value all suggestions and feedback. If you would like to become a Representative for your road, do please contact the office.

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 Batchworth Community Council have contributed towards the project costs. Members are welcome to give us any suggestions.

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.

Entrance plinths

New entrance plinths at the Asda Garage and Astons Road were completed in Autumn 2025 and the plinth at MTS was completed Easter 2026.

Website

Please do take time to review our website which provides a variety of information on topics that are important to our members. This includes our audited accounts and updated handbook.

The Board of Directors

One of our new board members, Fatima Waheed, decided to step down. Pamela Leigh, who was our Communications Director has left the Estate and retired from the Board. Pam has served the Estate very well and was instrumental in creating the BiteSize newsletter.

I am pleased to announce two new directors to the Board. Hans Patel, a dentist and real estate portfolio owner, was co-opted in December 2025. He will take charge of Pam's portfolio as our Communications Director. I welcome Caroline Adamou who has also joined us. Caroline comes with solid commercial experience and a strong desire to improve our Estate. Please do feel free to contact me to have a no obligation discussion if you wish to consider joining the Board.

I take this opportunity to thank all Board members and Executive for their support and co-operation during the year. I extend my thanks to Fatima and Pam for all their time and services. 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.

I have now served the Board as the Chairman for six years and have decided to step down from office at the forthcoming AGM. My reasons for this decision are to create space and allow fresh initiatives and ideas for the benefit of our Estate.

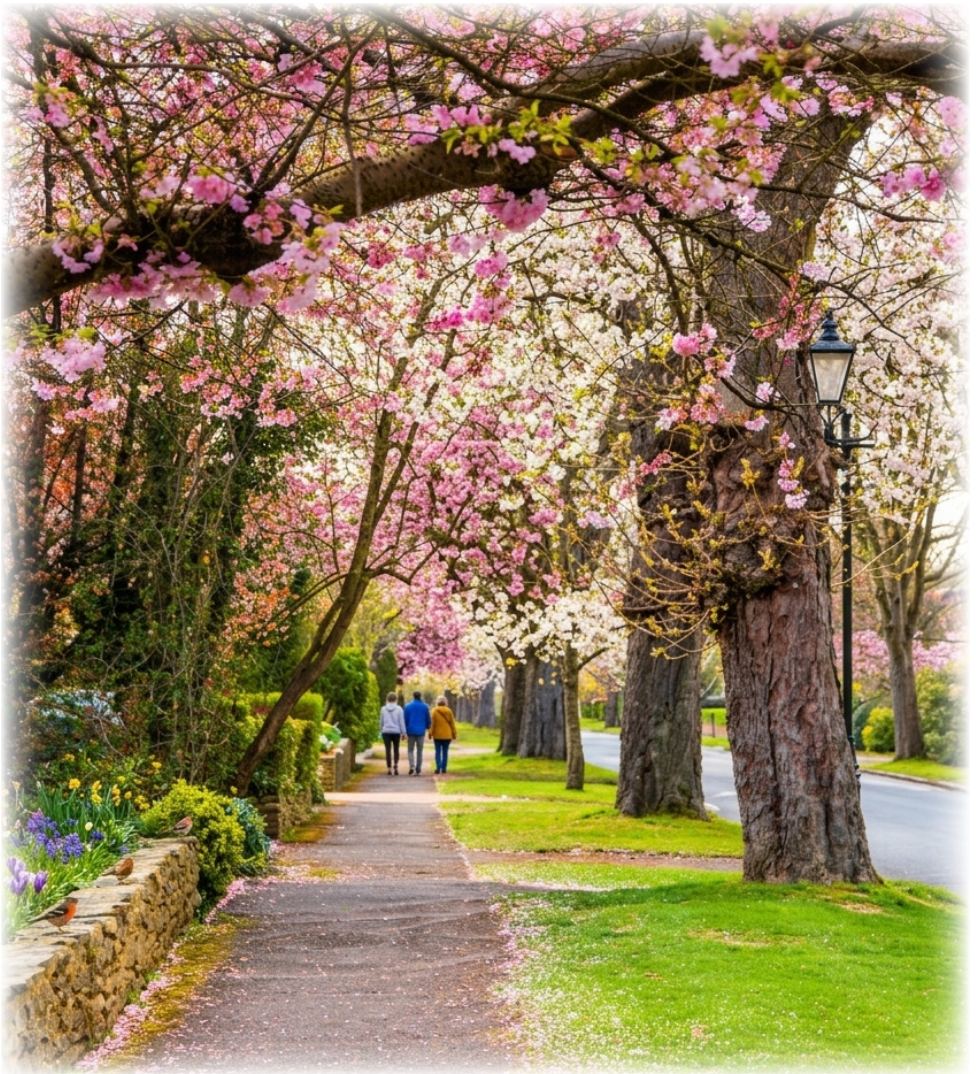
The Board has internally gone through an election process and I am pleased to announce that, if elected, Nimesh Inamdar will be our new chairman. Many of you will have met Nimesh as our Security Director and the remarkable progress that he and his team have made. I am confident that Nimesh will take our Estate to new levels.

I am grateful to the members and the Board who have given me the opportunity to chair MP58. I took the chair within a few months after joining the board. I must admit that this role took a lot more of my time than I anticipated. To be able to make all residents happy and balancing with different demands has not been easy. I feel pleased that I am leaving the company in a financially better position than I started. I look back and note that we achieved several milestones in the improvement of our company. These include:

1. Articles of Association. We completed the mammoth task of upgrading our Articles of Association which took the best part of two years. We now have modern articles for all our benefit.
2. Enhancing the Estate. I was keen that we should not simply manage the company and its affairs but should look to enhance our beautiful Estate. We have already arranged installation of benches and flower beds as well as bins, for which we incurred no cost. I was surprised we previously had no bins on the Estate!
3. Entrance plinths. Works to replace our entrance plinths have been completed, commensurate with a premium private Estate.
4. Station roundabout. We continue to work with London Transport to improve and enhance the roundabout. We have signed Heads of Terms and will proceed when approvals are granted. We hope all required funding will come from sponsors as well as Batchworth Community Council.
5. Estate Manager. We oversaw the retirement of our previous Estate Manager, Steve Davis, and recruitment of the new manager, Steve Mulrooney, who has settled in well and adding great value to the Estate.
6. Security and Traffic Management. We have completely revamped our security and traffic management arrangements. This included replacing our previous security company with Knight Protection, installing more ANPR cameras, closing certain entrances at night, roadblocks to stop rat runners going through the Estate, 24 hour Response Centre, etc. Today, Moor Park has the lowest crime in the area. Residents also receive monthly reports of incidents and actions taken in our security group. If any resident wants to join this group please contact the office.
7. Road Reserve Fund. As explained above, we have created a road reserve fund to accumulate funds to enable funding for future major road surfacing costs. This will avoid the need for members to contribute when faced with such major expenditure.

8. Road Representatives Group. This group was formed for Directors to interact informally with the Road Representatives twice a year, to understand the views and concerns of members and to consider changes or ideas. Please do contact your Road Representative and exchange your thoughts and ideas with them.
9. Bitesize. We created this monthly newsletter which is quick to read and a great tool to regularly keep members informed.

I wish the new Chairman and his Board a very successful period ahead.



Roads, Drains and Verges Management

Andrew Turner

The Company owns the verges across the Estate, some 6.25 miles or 10,000m of estate roads and 270 road gullies. The Company undertakes maintenance and resurfacing. Moor Park (1958) Ltd aims to extend the life of the roads, trying to manage the cost of work in the most effective manner and seeking to maintain the finish of the roads to a higher standard than public roads. Due to the very wet weather at the beginning of this year, surveys of the roads and works have been delayed.

Roads

During 2025, the entrances to Wolsey Road and Russell Road were resurfaced, involving planing off the existing road surface and relaying a new wearing course. More localised repairs were carried out to South Approach, North Approach, Sandy Lodge Road and Askew Road.

The busiest roads such as Sandy Lodge Lane, Askew Road, South Approach, North Approach, Wolsey Road along with Sandy Lodge Road and Russell Road are in need of significant resurfacing and it is far better to repair the whole road rather than have many patches. We are, at present, evaluating the cost of planing and resurfacing against the surface dressing treatment which was carried out to most of the roads circa 10 years ago, and the life of this treatment is approximately 10 years, albeit dependent on the extent of traffic.

The programme of surface dressing that was started in 2014 is intended to recommence this year during the summer months and school holidays, as this will involve closing those roads for a period. This comprises Colas specialist surface dressing, which is a cost-effective solution and can be completed quickly with minimum disruption 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, and greater surface loss has occurred, we will have to execute the more expensive planing of the top surface with a new thicker complete wearing course and reforming the speed humps. This has a life of 20 years, albeit again dependent on traffic and frost damage over time.

Whilst significantly more expensive, planing and wearing course should last for 20 years provided the base construction remains sound, and in most locations the base of the roads appears satisfactory. 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.

The Road Reserve fund allows for the surface dressing at present and localised repairs, but does not provide sufficient funds for planing and relaying the roads, hence we have to balance the treatment to the roads based upon condition.

Verges

The verges belong to the Company on behalf of Members, and significant damage is being done to the grass verges by delivery vehicles, building works and HGVs, and careless residents during the wet winter months in particular. 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, most of which is carried out by the Moor Park maintenance team. Please keep your cars and vehicles off the verges, and if you see any vehicle damaging the verge, please report with registration number to the office, as damaged verges detract from the appearance of Moor Park

Drains

Each year the 270 gullies are cleared, and a full condition survey of the surface water drains is carried out with a proposed list of works required, prepared by the drain company. In particular drain roots damage and crack the pipework, causing them to block with earth and silt over time. 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. Surface water drains are not designed for that once a year severe downpour but are designed and maintained to be able to cope with normal precipitation.



Finance

Kamla Patel and Hemant Patel

During the year, the Company's surplus was £181K compared to £13K the previous year. Administration costs increased by £16K, which is a rise of 2.8%. The Company is in a satisfactory financial position with the General Reserve fund at £194K and the Road Reserve fund at £729K.

One of the major reasons for the increase in surplus is income of £160K generated from non-refundable building levies, collected to compensate for wear and tear to the road during property developments.

The other major deviation compared to last year was the £30K increase in security guard costs due to additional hours compared to the previous year. The £13K increase in road and drainage maintenance related to the necessity for additional drainage clearance. Lamp and lighting costs increased by £7K due to painting of the lamp posts. Legal costs increased by £13K to pay for needed advice and for the lease agreement with London Underground relating to the roundabout at the station. Office costs rose by £5K due to increased rent and utility costs.

The above increase in costs were offset by savings of £50K on Trees and woodlands with the new Quantified Tree Risk Assessment (QTRA) system. All Company expenditure is kept under rigorous review, and several estimates are obtained for all large items of work.

In order to maintain the level of services needed for the Estate and continue to maintain the Estate roads in reasonably good condition, the Board is proposing an increase in the frontage charge per foot from £13.20 to £13.90 (5.3%) from 1st October 2026 which will require Member approval at the AGM. The Board's intention is to avoid or minimise any additional contributions for any major roadworks on the estate in the near future.

Beautification

Hemant Patel

Following a long consultation process, Transport for London (TFL) have agreed to provide the Company with a 10-year peppercorn lease for the roundabout at the station. The lease is now in progress with TFL's legal team, and we anticipate it will be finalised shortly and works to improve the roundabout will begin.

We submitted 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 shrubbery. The grant was approved by BCC who have agreed to provide £5,260 towards the costs.

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 one of the safest areas compared to its surrounding neighbourhoods in 2025. Please refer to page 12 for a clear summary of crime figures for Moor Park (January–December 2025) compared with the same period in 2024.

Thank you to all residents who attended the Security and Traffic Management update on 29 January 2026. Our primary focus remains on strengthening our technical foundations, improving operational standards and processes, and introducing more robust measures over time.

During the session, Hertfordshire Constabulary shared practical guidance to help reduce the risk of burglary. We encourage all residents to review the following checklist:

1. Do you have an audible alarm that is visible and regularly maintained?
2. Do you have a fitted doorbell camera and/or additional cameras covering the front, rear, and interior when you are away?
3. Are your keyless car keys stored in a Faraday pouch or box?
4. Do you use a steering lock and/or a secondary tracking device for high-value vehicles?
5. Are valuables kept out of sight, securely stored, and identifiable?
6. Are garage doors, sheds, and outbuildings kept locked, with no ladders or tools left accessible?
7. Is your rear garden fence at least 1.8 metres high?
8. Have you arranged for deliveries to be cancelled or collected when you are away?
9. Do you use timer-controlled lighting set to a variable pattern when the property is unoccupied?
10. Are you mindful of what you share on social media, avoiding signals that your home is empty?

We encourage all residents to review their current home security arrangements against this checklist and implement improvements where possible.

We also continue to explore new approaches to managing traffic flow across the estate. Our long-term objective is to develop a technology-enabled solution that is largely self-regulating and future-proof. Achieving this will require continued technological development, detailed analysis, careful planning, and a clear understanding of the estate's operational constraints.

If you would like to learn more about these initiatives or contribute to ongoing efforts, please contact the MP1958 office. We welcome input from residents with experience in areas such as

data analysis, technology, signage and communications, traffic management and security, as well as those with a strong understanding of the estate and innovative ideas to share.

Finally, we would like to remind residents that the security of private property—including homes and vehicles—remains the responsibility of the individual property owner.

2025	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		3		1	2			7	7	168	168	4.17%	4.17%
Feb			4						4	11	150	318	2.67%	3.46%
Mar			2	1		1			4	15	144	462	2.78%	3.25%
Apr			1	1					2	17	140	602	1.43%	2.82%
May		1	1	3		2	1		8	25	180	782	4.44%	3.20%
Jun			4	4		1			9	34	214	996	4.21%	3.41%
Jul				2	2				4	38	164	1160	2.44%	3.28%
Aug		1	1			1			3	41	182	1342	1.65%	3.06%
Sep				2					2	43	164	1506	1.22%	2.86%
Oct				2					2	45	196	1702	1.02%	2.64%
Nov		1		4	1	1			7	52	124	1826	5.65%	2.85%
Dec		1			1				2	54	152	1978	1.32%	2.73%
Totals	1	4	16	19	5	8	1	0	54	52	1978	1978	1.32%	2.73%

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

During the financial year, the number of planning applications submitted within the estate reduced slightly compared with the previous year, with a total of 56 applications reviewed. Although the overall number of applications has declined marginally, the complexity and level of detail involved in reviewing each submission remains significant. Every application continues to be carefully assessed in conjunction with MP58's retained planning consultant, Richard Wyndham-Smith, to ensure that proposals are considered against the requirements and design principles set out within the Moor Park Conservation Area Appraisal.

MP58 charges applicants a viewing fee which covers the professional planning consultancy costs incurred during the assessment process. An additional fee will also be charged to review any subsequent amendments and revised drawings submitted after the initial application. In many cases, revised proposals require the same level of professional scrutiny, consultation and due diligence as the original submission. The Board remains committed to ensuring that all applications are considered consistently and fairly, whilst maintaining the architectural and environmental quality of the estate.

A few residents remain under the impression that the Moor Park Conservation Area Appraisal had been written or produced by MP58. The Board would therefore like to clarify that the Appraisal was formally prepared and adopted by Three Rivers District Council in 2006 as part of its statutory planning and conservation responsibilities. MP58 does not determine planning policy and is not the author of the Conservation Area Appraisal. Instead, MP58 acts as a consultee and respondent to planning applications affecting the estate, with the primary objective of helping to preserve and enhance the unique character and appearance of Moor Park for the benefit of all residents.

The Board strongly encourages residents who are considering works to engage with Richard Wyndham-Smith at an early stage, prior to the submission of a formal planning application. Early consultation can often assist residents and their appointed advisors in understanding the requirements of the Conservation Area, reduce the likelihood of objections or delays and help applicants prepare proposals that are more likely to comply with planning guidance and conservation policies.

Emphasis within the Conservation Area Appraisal is placed on protecting the distinctive "open frontage" character of the estate. This character is one of the defining features of Moor Park and contributes significantly to its spacious, landscaped and attractive appearance. As a result, special attention is given to the treatment of front boundaries, and other forms of enclosure. The Appraisal highlights the importance of maintaining low walls, soft landscaping, hedges and grass verges, all of which help preserve the open feel of the estate. In terms of fencing from the front building line to the rear boundary, this should be no more than two metres and be in a style and with materials in keeping with the conservation area.

Residents who are considering alterations to the boundaries of their property, are encouraged to contact the Estate Office in the first instance for guidance and clarification before commencing works or submitting a planning application, if required. Again, early engagement can help avoid unnecessary costs, delays and potential planning complications, whilst ensuring that the overall character and quality of the estate continues to be protected for future generations.



Communications

Hans Patel

As Communications Director, I am currently working on improvements to the Moor Park website to ensure it remains a useful, accessible and engaging resource for residents.

I am also in discussion with Moor Park Golf Club to explore opportunities for residents to benefit from incentives to take up social membership. This initiative aims to strengthen the connection between the estate and the Club, while enabling residents to make greater use of the excellent facilities available, including the Mansion.

In addition, I would like to encourage residents to contribute to our BiteSize newsletter. We are particularly keen to receive interesting articles about life in Moor Park, as well as photographs of the estate—especially seasonal images and those featuring residents' own gardens.

We are also keen to hear residents' ideas for enhancing the overall appearance and enjoyment of the estate. One suggestion currently being explored is the installation of a restored iconic red telephone box in a central location on Main Avenue, to be repurposed as a community book exchange library.



Trees

Bill Metcalfe

The annual inspection of the trees in Moor Park was undertaken in Autumn 2024. Under the new risk management procedure the number of trees identified for remedial action was lower than the previous year. This was reflected in a reduction in the cost of the necessary tree work contracts, which were awarded to three companies on a best value basis. All the work was checked for completion by our arborial consultants before any payments made.

To better assess the adverse effect of the leaf miner insect on our horse chestnut trees, no spraying was undertaken this year. Sadly, the early browning of horse chestnut leaves was evident throughout the estate - particularly in Sandy Lodge Road. Subsequently, the decision has been made to re-start spraying in 2026.

The weather in 2025, particularly the very dry summer, meant that the conditions were unsuitable for planting new trees so this was deferred for a year.

Many of the fine trees in Moor Park are now 100 years old and so close attention and remedial work will be needed to keep the estate safe and maintain our unique and attractive environment.

As before, residents are asked to contact the office if they see anything connected with our trees that needs attention.



Directors Report

For the year ended 30 September 2025

The directors present their annual report and financial statements for the year ended 30 September 2025.

Directors

The directors who held office during the year and up to the date of signature of the the financial statements were as follows:

Nimesh Inamdar

Hemant Patel

Subhash V Thakrar OBE B.Com FCA FRSA

Andrew Turner FRICS

Pamela Leigh (resigned 1st December 25)

Kamla Patel

Elaine Tooke FRICS, FHEA

Fatima Waheed C.A. (resigned 2nd October 25)

Auditor

The HHC Partnership Ltd were appointed as auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

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

Directors responsibilities statement

The directors are responsible for preparing the annual 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 of the surplus or deficit 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 judgements 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.



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

Opinion

We have audited the financial statements of Moor Park (1958) Ltd (the 'company') for the year ended 30 September 2025 which comprise the income and expenditure account, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 2025 and of its surplus 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 contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 our 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 in relation to which 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 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' exemption 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 is available on the Financial Reporting Council's website at: [https:// www.frc.org.uk/auditorsresponsibilities](https://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 auditor's 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.

Haydn Hughes (Senior Statutory Auditor)

For and on behalf of The HHC Partnership Ltd, Statutory Auditor
Chartered Accountants
52 High Street
Pinner
Middlesex
HAS 5PW
5 May 2026



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Moor Park (1958) Limited



MAIN AVENUE

Income and Expenditure Account

For the year ended 30 September 2025

	Note	2025 £	2024 £
Income		599,586	550,709
Administrative expenses		(594,442)	(578,010)
Other operating income		160,235	26,250
Operating surplus / (deficit)		165,379	(1,051)
Interest receivable and similar income		15,678	14,278
Surplus before taxation		181,057	13,227
Tax on surplus	4	(2,979)	(2,713)
Surplus for the financial year		178,078	10,514

Balance Sheet

As at 30 September 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	5	217,702	175,715
Current Assets			
Debtors	6	312,239	15,289
Cash at bank and in hand		1,203,430	786,370
		<u>1,515,669</u>	<u>801,659</u>
Creditors: amounts falling due within one year	7	<u>(810,258)</u>	<u>(232,339)</u>
Net current assets		705,411	569,320
Net assets		<u>923,113</u>	<u>745,035</u>
Reserves			
Road reserves fund		729,157	493,922
General fund		193,956	251,113
Total Members' Funds		<u>923,113</u>	<u>745,035</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 5 May 2026 and are signed on its behalf by:

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

Company registration number: 00614377

Statement of changes in equity

For the year ended 30 September 2025

	Road reserves fund	General fund	Total
	£	£	£
Balance at 1 October 2023	392,672	341,849	734,521
Year ended 30 September 2024:			
Surplus and total comprehensive income	-	10,514	10,514
Transfers	26,250	(26,250)	-
Other movements	75,000	(75,000)	-
Balance at 30 September 2024	<u>493,922</u>	<u>251,113</u>	<u>745,035</u>
Year ended 30 September 2025			
Surplus for the year	-	178,078	178,078
Allocation of building deposits received and road renewal costs	160,235	(160,235)	-
Transfers between reserves	75,000	(75,000)	-
Balance at 30 September 2025	<u><u>729,157</u></u>	<u><u>193,956</u></u>	<u><u>923,113</u></u>

Notes to the financial statements

For the year ended 30 September 2025

1 Accounting policies

Company information

Moor Park (1958) Ltd is a private company limited by guarantee incorporated in England and Wales. The registered office is 2a Main Avenue, Northwood, Middx, HA6 2HJ.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”) and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention (modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value). The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due. Expenses include VAT where applicable as the company cannot reclaim it

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and building	20 years straight line
Fixtures and fittings	5 years straight line
Roads (including lights)	15 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial Instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the financial statements (continued)

For the year ended 30 September 2025

Basic Financial Assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of Financial Liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic Financial Liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Taxation

The company is not carrying on a business for the purposes of making a profit and is therefore exempt from corporation tax.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	<u>2</u>	<u>2</u>

4. Taxation

	2025 £	2024 £
Current Tax		
UK corporation tax on profits for the current period	<u>2,979</u>	<u>2,713</u>

5. Tangible fixed assets

Cost	Land and buildings £	Plant and machinery etc £	Roads (including lights) £	Total £
At 1 October 2024	162,209	197,720	647,673	1,007,602
Additions	<u>-</u>	<u>-</u>	<u>70,444</u>	<u>70,444</u>
At 30 September 2025	<u>162,209</u>	<u>197,720</u>	<u>718,117</u>	<u>1,078,046</u>

Depreciation and impairment

At 1 October 2024	126,073	162,484	543,330	831,887
Depreciation charged in the year	<u>6,358</u>	<u>9,014</u>	<u>13,085</u>	<u>28,457</u>
At 30 September 2025	<u>132,431</u>	<u>171,498</u>	<u>556,415</u>	<u>860,344</u>

Carrying amount

At 30 September 2025	<u>29,778</u>	<u>26,222</u>	<u>161,702</u>	<u>217,702</u>
At 30 September 2024	<u>36,136</u>	<u>35,236</u>	<u>104,343</u>	<u>175,715</u>

Notes to the financial statements (continued)

For the year ended 30 September 2025

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.

6. Debtors

Amounts falling due within one year:	2025	2024
	£	£
Trade debtors	298,622	-
Other debtors	13,617	15,289
	<u>312,239</u>	<u>15,289</u>

7. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade Creditors	46,567	54,563
Corporation tax	2,979	2,880
Other taxation and social security	1,749	922
Deferred income - Frontage charges	649,326	107,602
Other creditors	61,024	63,190
Accruals	48,613	3,182
	<u>810,258</u>	<u>232,339</u>

8 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £5.

9 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 levy received to the Road reserves fund. In the year ended 30 September 2025 an amount of £160,235 (2024: £26,250) 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 2027. 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 (2024: £75,000) has been transferred in the current year.

10 Operating lease commitments

As lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases as follows:

	2025	2024
	£	£
Total commitments	<u>30,667</u>	<u>38,667</u>

11 Related party transactions

During the year the directors or their families paid contributions to the Company at the standard commercial rate of £11.50 (2024: £10.45) per foot of frontage.

There have been no other transactions with directors or related parties (2024: none)

12 Controlling party

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

Detailed Income and Expenditure account

For the year ended 30 September 2025

Income	2025 £	2025 £	2024 £	2024 £
Contributions		573,833		518,673
Planning fees		19,720		17,425
Membership fees		2,250		1,650
Sundry income		3,783		12,961
		<u>599,586</u>		<u>550,709</u>
Other operating income				
Non-refundable building levy		160,235		26,250

Administrative expenses

Office staffing	79,701		79,321	
Social security costs	1,076		1,472	
Staff recruitment costs	-		417	
Staff pension costs defined contribution	3,706		3,544	
Office costs	40,343		34,811	
Security guards	179,836		149,211	
Cameras	14,946		15,259	
General estate maintenance	38,127		44,508	
Roads and drains maintenance	72,567		60,413	
Lamps and lighting	20,770		13,542	
Trees and woodlands	62,448		112,587	
Insurance	3,567		3,557	
Computer running costs	920		1,696	
Traveling expenses	141		-	
Legal and professional fees	15,866		2,714	
Consultancy fees	22,803		22,140	
Accountancy	3,058		2,259	
Audit fees	3,900		4,500	
Charitable donations	520		200	

Detailed Income and Expenditure statement

For the year ended 30 September 2025

	2025	2025	2024	2024
	£	£	£	£
Administrative expenses continued				
Bank charges	512		204	
Printing and stationery	949		1,448	
Communications	230		1,319	
Depreciation	28,456		22,888	
		(594,442)		(578,010)
Operating Surplus / (deficit)		165,379		(1,051)
Interest receivable and similar income				
Bank interest received	15,511		14,278	
Other interest received on financial instruments	167		-	
		15,678		14,278
Surplus before taxation	30.20%	181,057	2.40%	13,227



Moor Park (1958) Limited
Company Registration number 00614377
www.moorpark1958.co.uk