Moor Park (1958) Ltd
BiteSize Update

Welcome to Moor Park (1958) Ltd - Issue 66 - 30th September 2026

Introducing our new Estate Manager, Paul Nicholls

I'm delighted to have joined Moor Park (1958) Ltd as Estate Manager and look forward to meeting residents in the coming weeks.

Before this role I had specialised in commercial property and asset management in the UK and Europe, most recently for the Crown Estate, leading the commercial property management team for Central London which comprises Regent Street and St James's. My pivot to a residential estate was driven by the wish to work closer to home, having always lived in and enjoyed this area for its beautiful countryside and sense of community. I believe that much of the experience gained in 30 years practice as a Chartered Surveyor can be leveraged to deliver better services to residents in conjunction with the Directors of Moor Park (1958) Ltd and the many stakeholders that share our vision.

There was only time for a short handover from my predecessor, Steve Mulrooney, and I'm clear that I still have a lot to learn about the estate, its history, systems and function. However, I am very fortunate to have the support of Gill Colton who has worked as Assistant Estate Manager for a number of years. I have met the Board members who each bring specialist skills, a unique perspective and of course a common interest in the function of Moor Park and its interaction with the schools, golf courses, transport, planning and public service providers. At present I am reading in whilst picking up on many of the residents' observations on those areas that affect their enjoyment of the estate.

There's a lot to do. First and foremost, I'd like to get out and around the estate more regularly to increase the management team's visibility and awareness. In particular, I am keen to boost the visibility of our security team as the days get shorter, to capitalise on their presence in conjunction with close liaison with our Police Community Support Officer and Hertfordshire Constabulary.

Whilst summer 2026 looks likely to be the hottest ever recorded in the UK, the heat and lack of rainfall in the South-East have had a profound effect on ground conditions and are likely to have stressed many of the beautiful trees and flora around the estate. The coming months are likely to be busy for investigation and repair work, with leaks and blockages already evident in a number of locations and the utility companies severely stretched.

In the coming days we'll also be starting detailed surveys of all the (non-adopted) estate roads to agree a standard specification for repairs and maintenance as well as a condition-based renewal programme.

Remembering Anthony Brayford

It is with great sadness that we remember Tony Brayford, who sadly passed away recently.

Tony was a much-valued member of our estate community and served as a director from February 1997 until December 2011, an impressive 14 years of dedicated service.

During that time, Tony gave generously of his time, knowledge and experience to help shape and support the estate. His commitment went far beyond simply attending meetings; he genuinely cared about the community and the people who live here and played an important role in helping make the estate the place it is today.

Those who had the pleasure of working with Tony will remember his kindness, good humour and common sense as well as his willingness to get involved and help whenever needed. His contribution, friendship and presence will be greatly missed.

On behalf of the Directors and residents, we extend our heartfelt condolences to Tony's wife Carole, his family and friends at this very sad time.

Tony will be fondly remembered and sadly missed by all who knew him.

2026-27 Frontage Invoices

It has become apparent that in some instances, frontage invoices may have been directed to spam, junk or other filtered email folders automatically and thus been missed by the resident. **If you haven't already paid,** please check these folders and, if pertinent, mark any messages that may have been misdirected as 'not junk/spam' to avoid a reoccurrence. If you are still unable to locate your invoice, please contact the Estate Office and we will be happy to resend.

Moor Park Residents Association (MPRA) Update

- **Community WhatsApp Group - Moor Park's Wild Side, Brought to You by WhatsApp**

Forget the golf course and the mansion, Moor Park's real celebrities have four legs, feathers, or a suspiciously good sense of timing around bin day. Deer wander the fairways like they own the place (they might), while urban foxes trot about after dark with the swagger of commuters who've just missed the last train home.

Overhead, our newest and loudest residents, bright green parrots, presumably escapees from someone's Regency-era aviary, squawk their disapproval of the British weather, while badgers, ever the shy neighbours, emerge at dusk to do their earthworm business in peace. None of us meet up to watch any of this, no clipboard, no scheduled rendezvous by the pond, just a WhatsApp group quietly buzzing whenever someone spots something worth sharing.

That's really the charm of it, you don't have to physically be anywhere to belong. Spot something on your morning walk, snap it, send it and within minutes the community joins in. We also run an occasional photo competition, as much an excuse to admire everyone's best shots as it is to pick a winner.

Keep your eyes peeled on your next stroll, Moor Park's wildlife show runs daily, no ticket required, and the group chat is always open if you catch something good. Join the WhatsApp Group via *MP Monitoring Wildlife*

- **The Christmas Fair Comes to Main Avenue**

Get ready to swap your to-do list for a scrumptious cake! Moor Park's Christmas Fair returns on Sunday 6th December, taking over Main Avenue Parade for an afternoon of festive cheer.

Browse the bake and craft stalls for homemade treats and pick up some handmade gifts, warm up with a cup of mulled wine, and join in the carol singing to get properly into the Christmas spirit. Little ones (and let's be honest, grown-ups too) won't want to miss a visit from Santa!

Whether you're picking up last-minute gifts or just soaking up the neighbourhood festivities, mark your diaries and make it an afternoon to remember.

See you on the Parade on Sunday 6th December!

Keep an eye out for more information via the MP Community Events WhatsApp Group.

- **Joining the Community WhatsApp Group**

All Moor Park residents are welcome to join the Community WhatsApp Group, which currently hosts 15 topic groups including Walk & Talk, Book Club, Bollywood Karaoke Songsters, Knit and Natter, and Theatre, alongside those mentioned in this month's Bitesize. *Join @moorparkresidents on Instagram for updates, or if you are not yet a member, email moorparkresidents@gmail.com for further information.*