



Moor Park (1958) Limited

# Annual Report & Accounts 2021



*Bedford Road*

A Company limited by guarantee

# Moor Park (1958) Limited

## Annual Report & Accounts 2021

**Registered Office** 2a Main Avenue  
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HA6 2HJ  
Tel: 01923 835535  
E-mail: [secretary@moorpark1958.co.uk](mailto:secretary@moorpark1958.co.uk)  
Website: [www.moorpark1958.co.uk](http://www.moorpark1958.co.uk)

### **The Role and Activity of Moor Park (1958) Ltd**

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 over 80 planning applications.

### **Company Office**

The Company office is open from 9am to 5pm, Mondays to Fridays. Stephen Davis, 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.

### **Annual Report & Accounts, 2021**

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# Notice of Annual General Meeting

## Moor Park (1958) Limited

(A Company limited by guarantee)

Company registration number 00614377

Notice is hereby given that the 62nd Annual General Meeting of Members of Moor Park (1958) Limited will be held at **Moor Park Golf Club, Moor Park Mansion WD3 1QN** on **Thursday 21st April 2022** at **7.30pm** to transact the following business:

1. To approve the minutes of the Annual General Meeting held on 31st March 2021.
2. To receive the report of the Directors and the Accounts for the year ended 30 September 2021.
3. If thought fit, to re-appoint Leftley Rowe and Co who have agreed to continue to act as Auditors, and to authorise the Directors to fix the remuneration of the Auditors.
4. Mr Gordon Mizner, Mr Shafiq Parwaz and Mr Ravinder Walia, retire by rotation. All three Directors offer themselves for re-election.
  - 4a To re-elect as a Director, Mr Gordon Mizner
  - 4b To re-elect as a Director, Mr Shafiq Parwaz
  - 4c To re-elect as a Director, Mr Ravinder Walia
5. To elect as Director Mrs Kamla Patel, who was co-opted by the Board on 20th October 2021.
6. To revise the security, traffic and parking monitoring remit (pages 4 to 5):

After various consultations, the Board proposes to extend the security, traffic monitoring and parking to 24 hours, 7 days a week at an additional cost of £3.05 per foot of frontage.

The Board is authorised to liaise with service providers to review and change the format and mix of activity. There will be 3 guards in total, each on a 12-hour overlapping shift.

In addition to this, we propose traffic management via roadblocks each quarter to reduce the issue of unauthorised traffic.
7. To amend and modernise the Articles of Association of the Company to current law and practices. Detailed changes are as set out on pages 6 to 9.

*Please refer to the two copies of the attached Articles, one marked up version and the other a clean copy, which are not included in this booklet.*

### By order of the Board

**Ravinder Walia, Director and Company Secretary**

**26 January 2021**

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: such proxy must also be a Member of the Company or the Appointee's spouse or an adult who normally resides in Moor Park with the appointer or another person lawfully entitled to be a proxy for that Member. For the convenience of Members who may be unable to attend the Meeting, a proxy form is enclosed. 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.*

## **Resolution 6: Security Proposal Traffic and Parking (STP) Revision Notes**

Having studied the remit for STP we found little benefit in having 2 guards between the rush hour peaks, and therefore looked to revise the proposal for the benefit of all members of the Estate.

**The revised proposal would be to have 3 guards, each on 12 hour shifts throughout a 24-hour period, 7 days a week.**

**Guard 1 – 7am – 7pm**

**Guard 2 – 4pm – 4am**

**Guard 3 – 10pm – 10am**

**We would have 2 guards on site at the peak traffic times in the morning and afternoon for a total of 3 hours overlap per peak and there would be 6 hours of 2 guards between 10pm – 4am. The cost for this would be £220,147.20. In addition to this, we would propose every quarter to have 3 continuous weeks of traffic management via roadblocks on the Estate, to tackle the concern of unauthorised traffic. This equates to a week per month per annum and the budget for this would be a maximum of £5,000 per quarter. The total outlay would be in the region of £240,000 per annum.**

We feel the proposed solution gives the members enhanced traffic controls to a set programme, 7 days a week security presence on site, 24 hours a day cover. It is a significant increase from the £96,000 currently spent but we feel this covers the wishes and wants of most of the Estate, whether that be enhancing our traffic management or enhancing our security or both.

The figures above all include VAT at the prevailing rate, which is not recoverable.

### **Why are we proposing this?**

Your Board are committed to protecting and preserving the interests of the residents. This includes security, traffic and parking on the Estate.

The presence of security during the day has been synonymous with Moor Park for as long as anyone can remember. Last year we switched to LSS, who have been very proactive in the three areas of our joint concerns.

A significant number of residents have voiced their concerns on the lack of night security and the excessive unauthorised traffic on the Estate. This paper provides you with information to enable you to understand the issues in more detail, so that you can make the right decision for yourself when voting on the revision to the STP remit.

### **Unauthorised Traffic**

Using historic legal advice, we have taken further opinion from **Derek Millard Smith, partner at JMW Solicitors**, an expert in the field of trespass, rights of way and parking. There is no easy fix due to the complex nature of rights of way members of the public have over the roads in Moor Park. Several potential solutions were presented to the Board but we found most to fall into a category of either being prohibitively expensive or leaving us open to a legal challenge. Not wanting to expend more money on legal advice, it was noted that roadblocks, as have been carried out last year and in February this year, are the right option for us. The advice confirms we are within our legal rights to question

and turn away any shortcutters and unauthorised drivers. We feel regular sustained periods of roadblocks will curtail shortcutters sufficiently and this forms a key part of our proposal. We have had the benefit of ANPR cameras for several years and we will continue to build a list of the worst offenders and target them specifically to achieve our goal. We have engaged with our local police and they have confirmed support for our efforts in reducing unauthorised traffic.

As a further enhancement under a future phase, we will investigate other options presented by JMW Solicitors which, in conjunction with ANPR technology, can prevent exit from the Estate for shortcutters or use other contractual limitations to ensure we restrict and penalise offenders.

### **Enhancing Security**

We are aware that several estates close to Moor Park have introduced night security. Cosewood introduced night security in January 2020 and we experienced an increase in car crime here soon thereafter. More recently, the Valley Road area in Rickmansworth introduced night security and in the final quarter of 2021, 23 incidents of crime were recorded in Moor Park. Our local police team does commit resource to Moor Park when available, as we are an area of affluence and a potential target for crime. The police force has indicated they have limited resources and their focus will always be on protecting lives and people in danger rather than burglary.

Your Board did trial night security during December 2020, January and February 2021 to provide a proof of concept and obtain views and comments from members. This experiment cost £33,131.60. During this period, although somewhat affected by the pandemic, we recorded 15 incidents of crime. This compares to average incidents during the same period in the previous year recording 21 cases (source: Herts Constabulary Crime Statistics map). The figure for total crime in Moor Park for December 2021 is 13 from the same source.

**NB: The crime figures exclude those recorded at the Esso petrol station at the Sandy Lodge Lane entrance to the Estate but include those for Moor Park station.**

Your Board issued a report on the trial, after which we asked all members to respond on their experience and views on night and day security in the estate. Despite reminders, we received participation from 40% of the membership with close to 70% of those responding wanting to introduce night security for an anticipated added cost of £3.05 per foot of frontage. Taking on board comments received, the Board further deliberated on the matter and finally decided to put the final concept in a resolution to a vote at the AGM.

Despite recent events, Moor Park is a very safe place to live, and the level of crime is very low compared to our surrounds and the rest of the country. Crime does travel in waves and sometimes is gone as quickly as it arrives. This was a key consideration why we chose not to implement further patrols in December 2021. We are fortunate that the police have confirmed they increased their overt and covert presence to counter any further incidents.

We are seeking to be proactive to any potential issue as opposed to being reactive, but the decision on how we move forward is squarely in the hands of the membership. Your Board will, of course, respect the members vote and changes will be implemented from 1 October 2022 if passed.

Updated crime statistics for the period for January and February 2022 will be published for you all prior to the AGM, if available.

## Resolution 7



BDB PITMANS

MOOR PARK (1958) LIMITED  
ARTICLES OF ASSOCIATION

As a general note, it is proposed for the articles of association to be modernised. Since October 2009 (which is when the Companies Act 2006 came into effect), many historical provisions no longer apply or are no longer mandatory for companies. As well as modernising the articles, other changes have been made to accommodate the changing size and management of the company; this has resulted in the amendment of various provisions including but not limited to: (i) the introduction of virtual meetings of the members; (ii) increasing the number of members that the Company may register; (iii) inserting a cap on the Company's borrowings and (iv) updating the provisions relating to the retirement of directors. A high level summary of the proposed changes to the Company's articles are set out below.

Interpretation	A company is no longer required to have a memorandum of association. The memorandum was formerly a significant constitutional document: it identified the basic components of a company's separate personality. Since 2009, companies are no longer required to have such a document. We have therefore removed this historical document and that has required the deletion/amendment of certain definitions.
Article 2, Objects	<p>A company is limited to acting within the objects set out within its articles of association. A new article 2(a) has been inserted in order to expand the actions that the company may undertake. Any actions taken beyond those listed in article 2 will be void. Whilst many companies have chosen to remove their objects altogether, it provides members with clarity on the company's purpose.</p> <p>With regard to Article 2(e), we have added reference to 'tolls' and 'levies' in order to avoid interpretation issues. Reference to 'contributions' is narrow and its reference alone could result in the Company being unable to collect (and expend) certain amounts. This amendment is intended to ensure that the drafting accurately reflects what happens in practice.</p>

### Registered Office

One Bartholomew Close  
London  
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DX 339401 London Wall

50/60 Station Road  
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The Anchorage  
34 Bridge Street  
Reading, RG1 2LU  
DX 146420 Reading 21

Grosvenor House  
Grosvenor Square  
Southampton, SO15 2BE  
DX 38516 Southampton 3

Article 7, Members	The Company may register up to 550 members. This amendment ensures that the company has sufficient headroom to register new members and will not be arbitrarily limited by a lower figure.
Article 12, General Meetings	The directors may postpone an annual general meeting in the event that certain circumstances arise. The list is limited to scenarios beyond the control of the directors; this is a fairly customary list of 'force majeure' events. The postponed meeting shall either take place 3 months after the ending of the relevant circumstance or, the Company may determine that the meeting shall take place by virtual means.
Article 12A to 12F, Virtual General Meetings	As a result of the pandemic, many companies have modified their articles of association to permit meetings of members to take place wholly or partly by virtual means. A virtual meeting will not necessarily be the default position; it will be for the directors to determine as they see fit in the circumstances (it being acknowledged that certain matters may be best discussed in person). Articles 12A to 12F outline how virtual meetings of the members will take place.
Article 17, Proceedings at General Meetings	20 members must be present at a general meeting for any resolutions tabled to be validly passed. Previously this number was three which was not sufficient in light of the number of members.
Article 19, Proceedings at General Meetings	If the chairman appointed is not able to attend a general meeting, he will be able to provide notice to the directors and be entitled to appoint another director to chair the meeting in their absence. This will ensure that a general meeting is not delayed until the appointed chairman is next available.
Article 27, Proceedings at General Meetings	The spouse or civil partner of any member will be entitled to attend and participate at a general meeting of the company but will have no rights to vote unless they have been appointed as a proxy.

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BDB PITMANS

Votes of Members	Previously, a vote held on a poll entitled each member to have one vote for every complete foot of the frontage. This has now been deleted on the basis that contributions are used for the upkeep of the estate's roads and such roads are used by all residents. In the event a vote is held on a poll, each member present or by proxy will be entitled to one vote, as is also the case for other forms of voting.
Article 38, Directors	The number of directors shall not be less than five and not more than 12.
Article 40, Borrowing Powers	The directors cannot commit the company to borrowings in excess of 50% of the company's annual gross income, by reference to its latest audited accounts.
Article 49, Powers and Duties of Directors	In the event a member proposes to make changes to the Estate, the directors may require that the member pay (in addition to building levies), other costs and expenses associated with any such proposed changes. Such amounts will be as determined by the directors of the company, Local Authority or other statutory or non-statutory body. It has been necessary to expand the drafting in this regard to negate interpretation issues.
Article 65, Rotation of Directors	At every Annual General Meeting of the Company (including the meeting at which the new articles are adopted), one third of the directors will retire by rotation unless they offer themselves for reappointment. Their period of appointment is limited to six years (pursuant to Article 66) unless certain exceptions apply (a suitable replacement not being found or the directors resolving that the six year limitation should be increased).
Article 65A, Rotation of Directors	The directors to retire at every Annual General Meeting shall be those who have been in office the longest. As between those directors appointed on the same day, those directors retiring shall be those determined by drawing lots. This Article 65A has restated Article 67. Article 67 has now been deleted.

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Article 76, Proceedings of Directors	For any resolutions of the directors passed at a board meeting to be valid, five directors must be present. This has been increased from two and is slightly more representative in light of the existing size of the board.
Article 84, Chairman	<p>The remit of the chairman is as follows, to:</p> <ul style="list-style-type: none"> <li>(a) provide leadership and direction to the board, representing the Company and enabling the board to fulfil their responsibilities for the overall governance and strategic direction of the organisation;</li> <li>(b) ensure the Company pursues its objects as set out in the Articles, company law and other relevant legislation/guidelines;</li> <li>(c) working in partnership with the appointed manager of the estate and the rest of the executive team to help them achieve the Company's aims and to optimise the relationship between the board and executive; and</li> <li>(d) facilitate the board in ensuring well-rounded and carefully considered strategic decision-making.</li> </ul>
Article 85, Chairman	The chairman shall retire from office at the third annual general meeting of the company (following the date of adoption of the new articles of association) unless the directors agree that the chairman shall remain in office for a further three years.
Article 85, Chairman	The chairman must take a break from office after a period of six years and may not be re-elected unless the directors unanimously agree otherwise.

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# 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 inquiries 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 Memorandum and 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 For the year ending 30 September 2021**

## **Review**

I was duly elected as your Chairman at the last AGM. I thank my Board and you all for placing your trust and confidence in me. I do hope that during my term of office, I will have provided enough input and energy to leave the Moor Park Estate further enhanced, such that the residents benefit from a much-improved Estate.

The Board of Moor Park (1958) Ltd 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 security, traffic management, legal responses, tree replacement, road maintenance, parking and the constant flow of new planning and building applications. All these have legal and financial implications.

In addition, your Board has also advanced a number of new initiatives that deserve special mention and some of these form part of the agenda as resolutions 6 and 7.

## **Finance**

The annual financial and audited statements for the year to 30 September 2021 are provided with this report. The Company currently has adequate reserves. In these financial statements we have decided to separate out our reserves so that we keep a dedicated Road Reserve Fund for our road upgrades, as and when these need to be carried out. I am pleased to report that between 2015 to 2020, the Company has undertaken all major roadworks of a capital nature and, hopefully, for the next ten years or so we shall not need to carry out any further major works. The road works are a major cost to our company, hence the decision to build a dedicated Roads Reserve Fund. The Board, therefore, has not felt the need to propose an increase in the current rate of £9.95 per foot as the frontage contribution. This means that the members have not seen an increase for 3 years running. I do believe that this may not be sustainable as we go forward, given the rising costs in all areas. If the resolution on security, traffic and parking is approved, the frontage for each member will increase by £3.05 per foot, equating to approximately £250 per household for a house with an average frontage of approximately 82ft.

## **Planning and Building**

In the year to 30 September 2021, the Company received 76 planning applications for developments on the Estate (64 in 2019-20). Of these, 44 were approved, 20 were subsequently closed or withdrawn, 10 were refused and 2 awaiting a decision by TRDC (of the 44 approvals, 9 were for small works, 18 for extensions/partial demolitions, 13 for major demolitions and 4 for other major developments including basements). Members are encouraged to use the planning pre-application method where guidance is given to identify and resolve key issues ahead of submitting a formal planning application.

We have also emphasised to the estate agents operating in our Estate to inform new buyers to be aware of Conservation Area planning conditions so that duly considered applications are made. All planning proposals are reviewed, commented on, rejected, or approved by Three Rivers District Council (TRDC). Moor Park (1958) Limited staff and consultants review each application and make written comments on each to TRDC. At each Board Meeting a list of proposed developments is considered. Particular attention is given to properties built prior to 1958 which are offered greater protection in the Moor Park planning guidelines and the Conservation Area Appraisal. The significance of the

pre-1958 houses in the character of the Estate is considered in planning decisions taken by the Council and this Company. Relevant members of the Board and your Chairman have met with the TRDC planners to ensure that we have mutual understanding, such that our concerns receive proper consideration before approvals are given. We shall continue with such meetings. Your Board is also conscious of moving on with the times and trends in what should now be acceptable.

If any members are looking to make alterations to houses, I strongly recommend that you discuss your plans via the Moor Park office so that we can provide guidance and support to you. This will ensure that your planning application will receive our support and therefore you will have a better chance of obtaining permission.

All residents are urged to familiarise themselves with the current Conservation Area Policy, a copy of which is available from the office. It is also accessible on our website, [www.moorpark1958.co.uk](http://www.moorpark1958.co.uk)

### **Murco Site**

The ‘Murco’ site at the rear of the Main Avenue shops has been an eyesore for over 20 years and remains in this same state at the present time. The company has been working hard to ensure that the proposed development of building two detached houses goes ahead. We have held meetings with the developer and TRDC at senior levels. We understand that the developer has now accepted all the conditions and that planning will now be granted so the development is expected to commence this year.

### **Roads Management**

The Company owns some 6.5 miles of estate roads and verges and undertakes a regular programme of maintenance and resurfacing. The company’s strategy is to extend the life span of the roads, balancing longevity against cost whilst seeking to maintain a standard expected by residents.

The current programme of road renewal was established following a consultation meeting with members in February 2014. A proposal to apply surface dressing to the existing roads rather than wholesale “plane and resurface” was adopted. This was following a review and recommendations by consultants who confirmed that the underlying structure of the roads remained in good condition. The surface dressing option is much more cost effective and extends the lifespan of the roads for at least 10 years. A schedule was established for the following few years to resurface all the main through roads on the estate, except for those controlled by Hertfordshire Highways, namely Astons Road and upper Main Avenue. As of January 2021, the initial cycle of resurfacing had been completed with the following roads having been resurfaced: Wolsey & Russell Roads (2015); Sandy Lodge Road, Askew Road & Sandy Lodge Lane (2017); North & South Approach (2018); Pembroke, Bedford, Ormonde, Heathside Roads & Heathside Close (2020). The remaining minor roads on the estate where traffic flow is very low will be maintained and resurfaced on an “as needs basis”; i.e. depending on the condition. A programme of annual maintenance will continue to repair potholes and extended cracking but this should not be extensive over the next few years.

Future resurfacing plans and the type of repair will depend on the performance of the road surface in the coming years and the condition of the underlying structure. The Board’s policy of managing the company’s major asset on a lifetime cost effectiveness basis is set to continue. The total expenditure on the latest round of resurfacing over 6 years up till September 2020 was £832,185. This was funded from the Reserve built

up for this purpose plus some increase in frontage fees over the prior few years. A further £38,378 was held back pending minor remediations. Funding for future resurfacing projects will need to be budgeted into The Road Reserve fund over the coming years.

As at 30 September 2021, our roads reserve fund stood at £162,172.

## **Security**

London Security Syndicate (LSS) were appointed as the Estate's provider of security and traffic patrols mid-2020. The security officers, directed by the security team of Moor Park Directors and staff, and working to an agreed schedule, check, stop and question drivers of cars not carrying MP emblems, direct traffic at entrances, manage builders and gardeners and patrol across the Estate throughout the day. A trial of various enhanced security options overnight was carried out for 3 months from December 2020. A full report on this has been shared with the members and an overhaul of the remit to be voted on at the 2022 AGM. We have improved lighting in some of the dark spots around the Estate and we welcome any further requests.

## **Traffic control, barriers, cameras and signs**

Covid-19, lockdowns and numerous other factors have impacted on the amount of unauthorised traffic on the Estate, but it is clear this increased as soon as we returned to normality. The reasons for legitimate users are well known to the members, and the guards have upped the ante on checking and turning back and reporting the unauthorised transgressors. This included a continual presence at the gatehouse for some months in 2021.

We have seen first-hand the abusive and aggressive behaviour faced by the guards and commend them for always remaining professional. It is important for legitimate visitors to be clear on their reasons for driving in Moor Park, who they are visiting, where they are heading, and for all registered vehicles to clearly display their emblem on the windscreen.

We have taken further legal opinion on the status of our roads and how we can put a stop to the abuse by unauthorised transgressors. We started a sustained period of roadblocking from February 2022 which had proved successful on previous occasions. There are other initiatives we will look at in the second half of 2022 and continue to work on the issue of unauthorised traffic.

A major overhaul of signage at the entrances to the Estate has now started and we are in the process of ensuring we minimise the amount of signage and design it in such a way to make it effective, informative and legally enforceable.

## **Parking**

While during lockdown, parking wasn't an issue, LSS guards have continued monitoring the parking around the Estate and we have successfully served numerous parking charge notices to many errant parkers via our contract with CPM. This year we are focussed on re-engaging with the local authority and county council as to other issues we are seeking to alleviate, including commuter parking on Astons Road.

## **Communications**

Thanks to the hard work of our communications director, Pam Leigh, and the Management Team, we now have an upgraded website. Please do take some time to review this. The aim is to create a dynamic website providing relevant information on many subjects and to provide a useful tool for Members. Copies of three publications,

the *Annual Report*, the *Members' Handbook* and *Moor Park, the history of the Estate*, will be available online. Hard copies of these documents are available from the office for Members who may wish to obtain these.

WhatsApp Groups have been initiated for most roads on the Estate and have proved to be a popular form of information sharing. This is providing the ideal platform for residents to come together in their planning and sharing of ideas for the Queen's Platinum Jubilee celebrations which are coming up in June. We encourage all residents to pull together and have local street parties in celebration of Her Majesty The Queen's reign.

We have introduced the Monthly BiteSize as a more frequent method of communication to encourage responses, to interact with ideas, and indicate matters affecting individual roads. The Newsletter will now be distributed once a year, following the AGM.

New initiatives to improve community relations have proved popular and well-attended. Bringing the community together on a social level has been hugely successful – we have worked with MPRA and ERA to produce the Winter Fair and Santa's Sleigh ride which raised £700 for the Linda Jackson Cancer Centre at Mount Vernon. We also arranged a Just Giving Page for Poppy Day and raised over £1,000.

We are holding ongoing talks with Merchant Taylors' School (MTS) to better our relationship. We have also held meetings with our other major neighbours to ensure that we are working in tandem and in the best interests of the Estate. These have included, Sandy Lodge Golf Club, Moor Park Golf Club, local estate agents and architects. We have also had meetings with Moor Park Residents Association, local police and the management of London Underground with the same objectives.

We now have improved our interaction with Batchworth Community Council (BCC) and district councillors to ascertain what benefits our private Estate can obtain from council funding. Moor Park (1958) has a director with a seat on the Neighbourhood Plan Steering Committee and this will influence how Moor Park will look and feel in the years to come in relation to its neighbouring areas.

## **Modernising the Memorandum & Articles of Association**

Our agenda includes approving the changes that your Board are recommending to our Articles. You will be voting on the resolution to change the existing Articles to modernise and bring in line with current practices. In my view, there is nothing controversial in the changes as these only clarify how your Board operates and do not compromise any rights of the members.

## **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:

### ***Representative Group***

We have decided to create a Representatives group of 15 resident members from a spread of roads on the Estate. The Board will meet this group every 6 months to exchange ideas and issues relating to the Estate. It is hoped that the representative will consult the residents of his or her road to provide helpful ideas and suggestions. If any member would like to become a Representative, please apply to the MP58 office.

### ***Beautification of the parade and station areas***

Along with the involvement of the Moor Park Residents' Association, we plan to improve this area with better public seating, tidying up the middle roundabout and a café.

### *Smart Village/Broadband*

We are looking at converting the Estate into a smart village with substantial broadband capacity as well as other facilities including CCTV cameras, entertainment and communication services. Quite a few members have been suffering from poor internet connection and are unlikely to see any improvement from BT until 2030. Our arrangements will be far superior. This will be funded as an independent opt in/opt out service, with no impact on the annual frontage charge.

### *Surplus land*

MP58 owns surplus land around the Estate with Southfields being the largest. We plan to evaluate these parcels of land and consider our options.

### *Piers*

We plan to upgrade the entrance areas of the Estate with more prominent piers suitable for a premium private Estate.

### **The Board of Directors**

I take this opportunity to thank all the Board members and Staff for their support and cooperation during the year.

Each Director has a major executive responsibility requiring careful investigation, consultation and negotiation, making a considerable demand on their time and expertise. For this, I am hugely grateful.

There were two major changes in the composition of the Board over the last year with the resignation of Devender Arora and Jay Soneji. As they are both active professionals, their increased workload prevented them from serving further. I thank them both for their invaluable contributions. We have recently co-opted Kamla Patel to join the Board with specific responsibility for Finance. Kamla is a qualified accountant and her contributions will be very beneficial to the company. I warmly welcome her to the Board. We are now searching for a suitable Legal Director.

The office staff, Stephen Davis 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 also like to thank the volunteers who tirelessly assist us in protecting and preserving the environment we value so highly.

Finally, I would like to take this opportunity to thank those residents who help us in our efforts, with a particular mention going to Don Hodge and Judy Renshaw for continuously collecting litter around the whole Estate.

Subhash V Thakrar

Chairman, Moor Park (1958) Limited

## Report of the Directors

The directors present their report and the financial statements of the company for the year ended 30 September 2021.

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

Mr Devender Arora (resigned 21 July 2021)	Mr Jay Soneji (resigned 21 December 2021)	Mr Subhash Thakrar Mrs Pamela Leigh
Dr Gordon Mizner	Mr Andrew Turner	Mrs Kamla Patel (appointed 15 September 2021)
Mr Surinder Mongia (resigned 1 April 2021)	Mr Ravinder Walia Mrs Elaine Tooke	
Mr Shafiq Parwaz	Mr Sundeep Chadha	

### 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.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

### 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 26 January 2022 and signed on behalf of the board by:

Mrs Kamla Patel  
Director



# Independent Auditor's Report to the Members of Moor Park (1958) Limited

## Year ended 30 September 2021

### Opinion

We have audited the financial statements of Moor Park (1958) Limited (the 'company') for the year ended 30 September 2021 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 2021 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](http://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 (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

27 January 2022

**Statement of Comprehensive Income**

Year ended 30 September 2021

	Note	2021 £	2020 £
<b>Income and other operating income</b>		514,889	514,415
Administrative expenses		(468,279)	(399,225)
Other net operating income/(expenses)		80,300	(181,678)
<b>Operating profit/(loss)</b>		<u>126,910</u>	<u>(66,488)</u>
Other interest receivable and similar income		1,925	5,343
<b>Profit/(loss) before taxation</b>	<b>6</b>	<u>128,835</u>	<u>(61,145)</u>
Tax on profit/(loss)		(366)	(1,015)
<b>Profit/(loss) for the financial year and total comprehensive income</b>		<u><u>128,469</u></u>	<u><u>(62,160)</u></u>

All the activities of the company are from continuing operations.

The Notes on pages 22 to 25 form a part of these financial statements

**Statement of Financial Position**

Year ended 30 September 2021

	Note	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Tangible assets	7	180,046		170,112	
			180,046		170,112
<b>Current assets</b>					
Debtors	8	12,487		15,785	
Cash at bank and in hand		565,065		440,655	
		577,552		456,440	
<b>Creditors: amounts falling due within one year</b>	9	(167,515)		(164,938)	
<b>Net current assets</b>			410,037		291,502
<b>Total assets less current liabilities</b>			590,083		461,614
<b>Net assets</b>			590,083		461,614
<b>Capital and reserves</b>					
Road reserves fund	10	162,172		6,872	
General fund	10	427,911		454,742	
<b>Members funds</b>		590,083		461,614	

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 26 January 2022, and are signed on behalf of the board by:

Mrs Kamla Patel  
Director

Mr Subhash Thakrar  
Director

Company registration number: 00614377

The Notes on pages 22 to 25 form a part of these financial statements

## Statement of Changes in Equity

Year ended 30 September 2021

	Road reserves fund £	General fund £	Total £
<b>At 1 October 2019</b>	178,550	345,224	523,774
Profit/(loss) for the year		(62,160)	(62,160)
<b>Total comprehensive income for the year</b>	–	(62,160)	(62,160)
Allocation of building deposits received and road renewal costs	(181,678)	181,678	–
Transfer between reserves	10,000	(10,000)	–
<b>Total investments by and distributions to owners</b>	(171,678)	171,678	–
<b>At 1 October 2020</b>	6,872	454,742	461,614
Profit/(loss) for the year	–	128,469	128,469
<b>Total comprehensive income for the year</b>	–	128,469	128,469
Allocation of building deposits received and road renewal costs	80,300	(80,300)	–
Transfer between reserves	75,000	(75,000)	–
<b>Total investments by and distributions to owners</b>	155,300	(155,300)	–
<b>At 30 September 2021</b>	162,172	427,911	590,083

The Notes on pages 22 to 25 form a part of these financial statements

# Notes to the Financial Statements

Year ended 30 September 2021

## 1. General information

The Company is a private company limited by guarantee, registered in England and 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'. The Triennial review 2017 amendments to the standard have been early adopted.

## 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 aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

### 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.

### 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.

**Notes to the Financial Statements (continued)****Year ended 30 September 2021**

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.

**Government grants**

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the company recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable.

Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

**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 (2020: 2).

**6. Profit/loss before taxation**

Profit/loss before taxation is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible assets	42,445	43,629
Fees payable for the audit of the financial statements	4,260	4,320
	<u>          </u>	<u>          </u>

**Notes to the Financial Statements (continued)**

Year ended 30 September 2021

<b>7. Tangible assets</b>	Building	Roads, (including lights)	Fixtures, fittings & equipment	<b>Total</b>
	£	£	£	£
<b>Cost</b>				
At 1 October 2020	162,209	551,334	156,173	869,716
Additions	-	48,259	4,120	52,379
<b>At 30 September 2021</b>	<u>162,209</u>	<u>599,593</u>	<u>160,293</u>	<u>922,095</u>
<b>Depreciation</b>				
At 1 October 2020	98,846	475,157	125,601	699,604
Charge for the year	8,153	23,421	10,871	42,445
<b>At 30 September 2021</b>	<u>106,999</u>	<u>498,578</u>	<u>136,472</u>	<u>742,049</u>
<b>Carrying amount</b>				
At 30 September 2021	<u>55,210</u>	<u>101,015</u>	<u>23,821</u>	<u>180,046</u>
At 30 September 2020	<u>63,363</u>	<u>76,177</u>	<u>30,572</u>	<u>170,112</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 the local council.

<b>8. Debtors</b>	<b>2021</b>	<b>2020</b>
	£	£
Other debtors	<u>12,487</u>	<u>15,785</u>
<b>9. Creditors: amounts falling due within one year</b>	<b>2021</b>	<b>2020</b>
	£	£
Trade creditors	50,750	35,496
Accruals and deferred income	70,114	82,792
Corporation tax	366	1,015
Other creditors	<u>46,285</u>	<u>45,635</u>
	<u><b>167,515</b></u>	<u><b>164,938</b></u>



## Notes to the Financial Statements (continued)

Year ended 30 September 2021

### 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 2021 an amount of £80,300 (2020: £114,700) was received and allocated to the Road reserves fund.

During the comparative year the company carried out a significant road renewal project which had in part been delayed from earlier years. The total cost of this was £296,378. There was no road renewal expenditure in the year ended 30 September 2021. 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 has been transferred in the current year.

### 11. Related party transactions

During the year, the directors or their families paid contributions to the Company at the standard commercial rate of £9.95 (2020: £9.95) per foot of frontage.

There have been no other transactions with directors or related parties (2020: none).

### 12. Controlling party

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

**Detailed Income Statement**

Year ended 30 September 2021

	2021 £	2020 £
<b>Income and other operating income</b>		
Contributions	487,497	484,491
Planning fees	14,425	9,835
Membership fees	1,800	2,130
Sundry income	11,167	7,959
Coronavirus support grant	–	10,000
	<hr/> 514,889	<hr/> 514,415
<b>Gross profit</b>	<hr/> 514,889	<hr/> 514,415
<b>Overheads</b>		
Administrative expenses	(468,279)	(399,225)
	<hr/> (468,279)	<hr/> (399,225)
<b>Other operating income</b>		
Non-refundable building deposits	80,300	114,700
Road renewal costs	–	(296,378)
	<hr/> 80,300	<hr/> (181,678)
<b>Operating profit/(loss)</b>	<hr/> 126,910	<hr/> (66,488)
Other interest receivable and similar income	1,925	5,343
<b>Profit/(loss) before taxation</b>	<hr/> 128,835	<hr/> (61,145)
	<hr/> <hr/>	<hr/> <hr/>

## Detailed Income Statement (continued)

Year ended 30 September 2021

	2021 £	2020 £
<b>Overheads</b>		
<b>Administrative expenses</b>		
Office staffing	62,050	64,250
Employer's NI contributions	1,596	4,125
Staff pension costs	10,591	5,269
Lamps and lighting	14,509	11,985
Trees and woodlands	52,892	49,283
Insurance	3,280	5,876
Office costs	29,744	25,389
Communications	4,855	2,402
General Estate maintenance	45,478	34,484
Roads and drains maintenance	35,884	26,438
Printing, postage and stationery	1,599	966
Computer costs	2,720	3,884
Cameras	13,563	5,238
Security guards	125,863	87,132
Legal and professional	13,666	21,069
Accountancy fees	2,734	3,080
Auditors remuneration	4,260	4,320
Bank charges	370	406
Charitable donations	180	–
Depreciation	42,445	43,629
	<u>468,279</u>	<u>399,225</u>



*Kingfisher at the Withey Beds. photography by Tom Ramage*

**Moor Park (1958) Ltd**  
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