



Moor Park (1958) Limited

# Annual Report & Accounts 2022



A Company limited by guarantee

# Moor Park (1958) Limited

## Annual Report & Accounts 2022

**Registered Office** 2a Main Avenue  
Moor Park  
Northwood  
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 the year, Moor Park (1958) Limited examined some 92 detailed and complex 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 members. 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, 2022**

Editor and production Pamela Leigh  
Design Steve Tatler  
Printed by BTM Print, Watford

# Revised Notice of Annual General Meeting

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

Company registration number 00614377

Notice is hereby given that the 63rd Annual General Meeting of Members of Moor Park (1958) Limited will be held at **Sandy Lodge Golf Club, Sandy Lodge Lane** on **Tuesday 4th July 2023 at 7:00pm** to transact the following business:

1. To approve the minutes of the Annual General Meeting held on 21st April 2022.
2. To receive the Directors' Report and the Accounts for the year ended 30 September 2022.
3. To re-appoint Leftley Rowe & Co and to authorise the Directors to fix the remuneration of the Auditors.
4. To consider and if thought fit to pass the following Resolution as a Special Resolution: 'That pursuant to Article 34a of the Articles of Association of the Company, each Member's contribution be increased to £10.45 per foot of frontage with effect from 1 October 2023'.

Mr Andrew Turner and Ms Elaine Tooke retire by rotation. Both Directors offer themselves for re-election.

5. To re-elect as a Director, Mr Andrew Turner.
6. To re-elect as a Director, Ms Elaine Tooke.
7. To elect as Director Mr Nimesh Inamdar, who was co-opted by the Board on 27th June 2022.

**By order of the Board**

**6th April 2023**

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 be a 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.*

# Living in Moor Park

## Covenants and building work

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

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

## Selling properties

Under the 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 private roads, parking is not allowed. This restriction is indicated by signs at entrances to the Estate and on signs attached to posts situated on verges on the private roads.

- 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. Residents are asked to inform the Moor Park (1958) office if a social occasion requiring parking for their guests is to take place.
- 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 adjacent to the Main Avenue shops and at the station roundabout 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.
- 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 2022

## **Review**

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

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

In addition, your Board has also progressed further on a resolution with respect to upgrading and modernising our Articles of Association, which has undergone consultations with Moor Park Residents' Association and all the members who participated at the special consultation meeting held on 26 April 2023. Now the updated Articles of Association shall be put to the members for approval by a special resolution at the Extraordinary General Meeting (EGM).

This year, we have changed the format of our reports so that each director presents their own report separately. This reduces the length of my report as your chairman.

In brief, our financial position remains healthy with our balance sheet position standing at £707,479 and within that our road reserve fund is £289,122, our planning team has overseen 92 planning applications in the year, we continue to monitor and consider improvements in the security and traffic situation and our BiteSize newsletters continue to be an active source of communicating to members. We have held meetings with our neighbours including Merchant Taylors' School, Moor Park Golf Club and Sandy Lodge Golf Club. We have held discussions with planners and councillors, all of which are always beneficial.

## **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**

Members will have already seen improvements in Main Avenue with benches, bins and flowerpots. We are currently looking at working with London Transport, BCC and others to improve the look of the roundabout near the station.

### **Broadband**

The board is continuously looking at utilising new technology that can be adopted. Some of the residents were suffering from inadequate internet access. This was taken up by the board along with support from Danny Garvey and we have been advised by Openreach that work has commenced at the Northwood Exchange on the upgrading to Ultrafast Fibre Broadband which will take until Mid-2024 to complete.

### **Surplus land**

MP58 owns 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.

### **Website**

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

## **The Board of Directors**

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

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

There were three changes in the composition of the Board over the last year with the resignations of Sunny Chadha, Jay Soneji and Ronnie Walia. Due to increased work commitments, they were unable to continue, however, I thank them all for their invaluable contributions. We have co-opted Nimesh Inamdar to the board and there is a resolution proposed to adopt him fully to the board.

A number of board members will be reaching the end of their terms of office and without new members joining, our size will deplete. I wish to make a special request for members to volunteer their services for our residential estate. So many of you have huge experience, skills, and talent. Your contribution will greatly add value. Please contact the office in writing if you are interested.

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 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.

Subhash V Thakrar

Chairman, Moor Park (1958) Limited

## **Roads, Drains and Verges Management – Gordon Mizner**

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.

During 2022 The Company undertook standard annual road maintenance filling potholes and severe cracks. This included one of the carriageways of Lower Main Avenue. The amount spent during 2021/22 was £41,774 (which includes expenditure on Drains, signs and verges).

The programme of road renewal established in February 2014 was completed in 2020. Surface dressing was used as the underlying structure of the roads is mostly in good condition, and this option is 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. Wolsey & Russell Roads (2015); Sandy Lodge Road, Askew Road & Sandy Lodge Lane (2017); North & South Approach (2018); Pembroke, Bedford, Ormand, 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.

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 this 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 past few years. Funding for future resurfacing



projects will need to be budgeted into The Road Reserve fund over the coming years and will likely require additional frontage fee contributions.

Drains – each year the drains gullies are cleared. In addition, there is always some investigation and repair of blocked drains. Often blockages are caused by tree roots which can also break the drains. We expect that this will become more common as most of the drains are very old and will necessitate additional cost. A further issue is the changing and evolving accumulation and routing of water running down the hills. These changes are partly natural but also impacted by building development work.

Verges – The verges belong to the Company on behalf of Members. However, it is tradition and expected that residents maintain the verge outside their property. This saves the Company considerable cost which is reflected in Member contributions.

### **Finance – Kamla Patel**

The annual financial and audited statements for the year to 30 September 2022 are provided with this report.

The expenditure on the Estate maintenance has reduced by circa £20,000 overall compared to the year to 30 September 2021. The major variances were on:

Security – The cost was lower by £31,899. This was as a result of not having security for the months of May and June 2022 whilst we were switching security companies. In addition, in the year to 30.09.2021 we incurred extra cost for the 3-month night security trial.

Legal & Professional fees – These were higher during the year due to extraordinary costs and include advice from counsel on our options to control trespass on the estate, amendment and modernisation of the Articles of Association and addressing issues raised by a member with Companies House.

One of the major costs anticipated and planned for in the forthcoming years is in relation to road repairs, maintenance and resurfacing. As a result, from the year ended 30 September 2021, we now maintain a separate road reserve fund. An annual sum of £75,000 is transferred from the General Reserve to Road Reserve Fund in addition to all non-refundable building levies. As at 30 September 2022 the Road Reserve Fund stood at £289,122 (£162,172 in 2021). Gordon Mizner has provided a full report on the proposed works on the Estate Roads.

Members have not seen a frontage fee increase for 4 years. However, allowing for future anticipated costs in all areas, the Board proposes the frontage fee to increase from £9.95 per foot to £10.45 per foot. This proposal is subject to members' approval at this AGM and shall be effective from 1 October 2023.

### **Planning – Elaine Tooke and Andrew Turner**

Site clearance and remediation works have finally commenced on the Murco site after planning was granted in August 2022 with the signing of the section 106 agreement. Both before the planning application was submitted and during the 20-month planning process the Board worked with the developer and stakeholders to ensure an appropriate development is deliverable. Elsewhere on the estate the number of planning applications remains steady at around seven applications a month. It is disappointing that there continues to be a number of retrospective applications, particularly where the unauthorised works have previously been refused planning permission. The board is working closely with BCC to object to these retrospective applications which impacts negatively on the estate's original properties and the conservation area.

The board recognises the fact that the way we live and the requirements from our houses have changed since the estate was first developed, but at the same time we need to find a balance to protect our beautiful estate for now and future generations. For that reason all owners, or prospective owners, are actively encouraged to seek pre-application meetings with MP58's planning consultant to ensure that their applications can be submitted in accordance with the Moor Park Conservation Area Appraisal.

## **Security and Traffic – Nimesh Inamdar**

Having recently volunteered to join the Moor Park 1958 board, my aim is to improve the quality of security and make it safer for all residents. I'll also focus on decreasing the volume and improving the traffic flow through the estate.

Following our move to Moor Park in 2020 it was clear that there could be significant gains in improving the quality of information being gathered and how this can be used to make better decisions on security patrols, smart access control and traffic flow. Having worked in Data Analytics, Smart Cities solutions within the transportation field for over 20 years, I will look to utilise my experience in helping MP58 make a big step toward a safer neighbourhood. I will be looking to submit a new proposal to the board in the coming months detailing the plan for the remainder of 2023 and beyond. The plan will tackle some of the key current challenges on the estate and will include better signage, better access control for residents and visitors and improved security without incurring additional costs.

## **Communications – Pamela Leigh**

Over the past year, as Communications Director, I have managed and developed the external communications on behalf of Moor Park (1958) Ltd (MP58) and its members.

My responsibility, together with the MP58 Office and fellow Directors working as a close team, ensures the messaging we share is timely and consistent. We identify, define, and produce messaging based on the needs of the Moor Park community. In addition, we work with the Moor Park Residents' Association (MPRA), the Eastbury Residents' Association (ERA), local councillors, and community leaders. We collaborated closely with these groups to deliver a Winter Fair, Carol Service, and Santa's Dash. All three events were well attended and thoroughly enjoyed by all. Further collaboration with Batchworth Community Council (BCC) meant we were able to have a Christmas tree for our High Street. In 2022 BCC applied for the Welcome Back Fund money available to Parish Councils post the pandemic. This fund was applied through the central Government and awarded from the European Regional Development Fund (ERDF), the last part of the European Commission money to be received post-Brexit. Moor Park's new greening project around Main Avenue was funded from this source, amounting to £4,969.20, including planters, benches, and bins.

We appointed a new digital company (Charcoal) and worked closely with them in the creation of a video and easy-to-navigate revised MP58 website. BiteSize, our monthly newsletter, provides residents with topical information. We encourage residents to contribute to the newsletter with articles they feel may be of interest to the wider community. We thank those committed residents who regularly made suggestions on topics affecting Moor Park, provided photographs and wrote informative articles about the history of the Estate. MP58 has been liaising with TFL to clear the station roundabout and, once complete, we will work together with MPRA to establish a community group to take responsibility for the planting of flowers and shrubs on the roundabout.

It's been a full and rewarding year in communications and we will continue to build relationships in the coming year and produce messaging based on the interests of the whole community.

## **Maintenance and Broadband – Shafiq Parwaz**

During the last year we have continued to maintain the Estate to a very high standard, including upgrading the street lamps to LED, a project which is now nearing completion. Maintenance of the security cameras across the Estate is also a continuous and ongoing process and upgrades/replacements are carried out as and when required.

We are continually looking at utilising new technology that can be adopted, as some residents were experiencing very inadequate internet access. We are now pleased to report that Openreach have advised that work has commenced at the Northwood Exchange on the upgrade to Ultrafast Fibre Broadband and their works should be completed by Mid-2024. Depending on what Openreach are able to achieve in terms of performance and service, we will review our plans to implement superfast broadband and the Smart City concept.



# Financial Statements

30 September 2022

## Directors and other information

### Directors

Nimesh Inamdar

Kamla Patel

Pamela Leigh

Subhash V Thakrar

Gordon Mizner

Elaine Tooke

Shafiq Parwaz

Andrew Turner

**Company number:** 00614377

**Registered office:** 2a Main Avenue, Northwood, Middlesex HA6 2HJ

**Auditor:** Leftley Rowe & Company  
Second Floor, 87 Kenton Road, Harrow, Middlesex HA3 0AH

## Directors Report

**The Directors of Moor Park (1958) Limited who served the Company for the year ended 30 September 2022 were:**

Sundeep Chadha (resigned 1 October 2022)

Kamla Patel

Nimesh Inamdar (appointed 27 June 2022)

Subhash V Thakrar

Pamela Leigh

Elaine Tooke

Gordon Mizner

Andrew Turner

Shafiq Parwaz

Ravinder Walia (resigned 22 August 2022)

### Statement of the Directors' responsibilities

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 of 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 apply them consistently
- make judgements and estimates that are reasonable and prudent
- 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 accurate 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 any other irregularities.

## Auditor

Each of the persons who is a Director at the date of the 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 6th April 2023 and signed on behalf of the board by:

Kamla Patel  
Director

# Independent Auditor's Report to the Members of Moor Park (1958) Limited for the year ended 30 September 2022

## Opinion

We have audited the financial statements of Moor Park (1958) Limited (the 'Company') for the year ended 30 September 2022 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 2022 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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 and Company  
Chartered Accounts and Statutory Auditors

**Second Floor**  
**87 Kenton Road**  
**Harrow, Middlesex HA3 0AH**

## Statement of Comprehensive Income

For the year ended 30 September 2022

	Note	2022 £	2021 £
<b>Income and other operating income</b>		513,561	514,889
Administrative expenses		(448,828)	(468,279)
Other net operating income/(expenses)		51,950	80,300
<b>Operating profit</b>		<u>116,683</u>	<u>126,910</u>
Other interest receivable and similar income		880	1,925
<b>Profit before taxation</b>	<b>6</b>	<u>117,563</u>	<u>128,835</u>
Tax on profit		(167)	(366)
<b>Profit for the financial year and total comprehensive income</b>		<u><u>117,396</u></u>	<u><u>128,469</u></u>

All the activities of the Company are from continuing operations.

## Statement of Financial Position

For the year ended 30 September 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	7	<u>162,136</u>	<u>180,046</u>
		162,136	180,046
<b>Current assets</b>			
Debtors	8	11,949	12,487
Cash at bank and in hand		<u>673,815</u>	<u>565,065</u>
		685,764	577,552
<b>Creditors: amount falling due within one year</b>	<b>9</b>	<u>(140,421)</u>	<u>(167,515)</u>
<b>Net current assets</b>		<u>545,343</u>	<u>410,037</u>
<b>Total assets less current liabilities</b>		<u>707,479</u>	<u>590,083</u>
<b>Net assets</b>		<u><u>707,479</u></u>	<u><u>590,083</u></u>
<b>Capital and reserves</b>			
Road reserves fund	10	289,122	162,172
General fund	10	<u>418,357</u>	<u>427,911</u>
Members funds		<u>707,479</u>	<u>590,083</u>

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 6th April 2023, and are signed on behalf of the board by:

Kamla Patel, Director

Subhash V Thakrar, Director

## Statement of Changes in Equity

For the year ended 30 September 2022

	Road reserves fund £	General fund £	Total £
At 1 October 2020	6,872	454,742	461,614
Profit 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)	-
At 1 October 2021	162,172	427,911	590,083
Profit for the year	-	117,396	117,396
<b>Total comprehensive income for the year</b>	-	117,396	117,396
Allocation of building deposits received and road renewal costs	51,950	(51,950)	-
Transfer between reserves	75,000	(75,000)	-
<b>Total investments by and distributions to owners</b>	126,950	(126,950)	-
At 30 September 2022	289,122	418,357	707,479

The Notes on pages 12 to 15 form part of these financial statements.

# Notes to the Financial Statements

For the year ended 30 September 2022

## 1. General information

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

## 2. Statement of compliance

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

## 3. Accounting policies

### Basis of preparation

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

### Turnover

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

### Taxation

The taxation expense represents the 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)

For the year ended 30 September 2022

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 (2021: 2).

## 6. Profit before taxation

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

	2022	2021
	£	£
Depreciation of tangible assets	34,410	42,445
Fees payable for the audit of the financial statements	4,620	4,260
	<u>          </u>	<u>          </u>

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

For the year ended 30 September 2022

<b>7. Tangible assets</b>	Building	Roads, (including lights)	Fixtures, fittings & equipment	<b>Total</b>
	£	£	£	£
<b>Cost</b>				
At 1 October 2021	162,209	599,593	160,293	922,095
Additions	-	16,500	-	16,500
<b>At 30 September 2022</b>	<u>162,209</u>	<u>616,093</u>	<u>160,293</u>	<u>938,595</u>
<b>Depreciation</b>				
At 1 October 2021	106,999	498,578	136,472	742,049
Charge for the year	6,358	17,334	10,718	34,410
<b>At 30 September 2022</b>	<u>113,357</u>	<u>515,912</u>	<u>147,190</u>	<u>776,459</u>
<b>Carrying amount</b>				
<b>At 30 September 2022</b>	<u>48,852</u>	<u>100,181</u>	<u>13,103</u>	<u>162,136</u>
At 30 September 2021	<u>55,210</u>	<u>101,015</u>	<u>23,821</u>	<u>180,046</u>

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

<b>8. Debtors</b>	<b>2022</b>	<b>2021</b>
	£	£
Other debtors	11,949	12,487
	<u>11,949</u>	<u>12,487</u>
<b>9. Creditors: amounts falling due within one year</b>		
	<b>2022</b>	<b>2021</b>
	£	£
Trade creditors	37,308	50,750
Corporation tax	167	366
Other creditors	102,946	116,399
	<u>140,421</u>	<u>167,515</u>

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

**For the year ended 30 September 2022**

### **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 2022 an amount of £51,950 (2021: £80,300) was received and allocated to the Road reserves fund.

There was no road renewal expenditure in the year ended 30 September 2022. 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 (2021: £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 (2021: £9.95) per foot of frontage.

During the year the company paid £1,900 (2021: £nil) to a family member of a director for compiling a video of the Moor Park estate.

There have been no other transactions with directors or related parties (2021: none).

### **12. Controlling party**

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

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

# Detailed Income Statement

For the year ended 30 September 2022

	2022 £	2021 £
<b>Income and other operating income</b>		
Contributions	489,668	487,497
Planning fees	13,425	14,425
Membership fees	3,000	1,800
Sundry income	7,468	11,167
	<u>513,561</u>	<u>514,889</u>
<b>Gross profit</b>	<u>513,561</u>	<u>514,889</u>
<b>Overheads</b>		
Administrative expenses	(448,828)	(468,279)
	<u>(448,828)</u>	<u>(468,279)</u>
<b>Other operating income</b>		
Non-refundable building deposits	51,950	80,300
<b>Operating profit</b>	116,683	126,910
Other interest receivable and similar income	880	1,925
<b>Profit before taxation</b>	<u>117,563</u>	<u>128,835</u>

## Detailed Income Statement (continued)

For the year ended 30 September 2022

	2022 £	2021 £
<b>Overheads</b>		
<b>Administrative expenses</b>		
Office staffing	64,030	62,050
Employers' NI contributions	2,165	1,596
Staff pension costs	10,651	10,591
Lamps and lighting	9,178	14,509
Trees and woodlands	49,215	52,892
Insurance	3,561	3,280
Office costs	28,634	29,744
Communications	12,183	4,855
General estate maintenance	44,417	45,478
Roads and drains maintenance	41,774	35,884
Printing, postage and stationery	905	1,599
Computer costs	1,504	2,720
Cameras	6,383	13,563
Security guards	93,964	125,863
Legal and professional	37,498	13,666
Accountancy fees	3,244	2,734
Auditors' remuneration	4,620	4,260
Bank charges	282	370
Charitable donations	210	180
Depreciation	34,410	42,445
	<u>448,828</u>	<u>468,279</u>

**Balance Sheet**

For the year ended 30 September 2022

		2022		2021	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	7	162,136		180,046	
			162,136		180,046
<b>Current assets</b>					
Debtors	8	11,949		12,487	
Cash at bank and in hand		673,815		565,065	
		685,764		557,552	
<b>Creditors: amounts falling due within one year</b>	9	(140,421)		(167,515)	
<b>Net current assets</b>			545,343		410,037
<b>Total assets less current liabilities</b>			707,479		590,083
<b>Net assets</b>			707,479		590,083
<b>Capital and reserves</b>					
Road reserves fund	10		289,122		162,172
General fund	10		418,357		427,911
<b>Members' funds</b>			707,479		590,083

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 6th April 2023 and are signed on behalf of the Board by:

**Kamla Patel**  
Director

**Subhash V Thakrar**  
Director

Company registration number: 00614377





Photography by Roy Davis

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