

MILL HILL PRESERVATION SOCIETY

England & Wales · Charity number 1185939

Details

Status Registered

Legal form CIO

Registered 2019-10-22

Register [View on the Charity Commission register](#)

Contact

Address The Studio
Nan Clarks Lane
London
NW7 4HH

Phone 02089060769

Email contact@mhps.org.uk

Website www.mhps.org.uk

Activities

Objects: TO PROMOTE, FOR THE BENEFIT OF THE PUBLIC, THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT OF MILL HILL LONDON (NW7), INCLUDING THE EDUCATION OF OUR MEMBERS IN SUCH MATTERS.

Activities: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill London (NW7), including the education of our members in such matters.

Classification

- **How:** Provides Advocacy/advice/information
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Barnet

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£22,802	£14,889	-	-
2024-12-31	£12,081	£17,484	-	-
2023-12-31	£11,397	£18,884	-	-
2022-12-31	£16,936	£18,035	-	-
2021-12-31	£11,431	£16,628	-	-

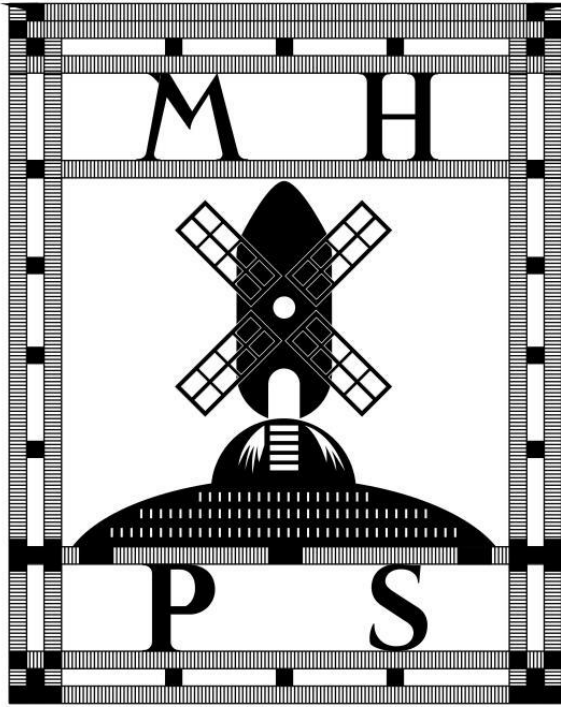
Trustees

Name	Role	Appointed
Andrew Hartley Dismore		2019-10-07
Christina Patricia Wong		2026-03-19
Grant Webeck Graves JP		2014-04-02
KEVIN GREEN		2010-05-27
Michael Charles Roberts		2023-03-30
Nicholas John Priestnall		2011-05-26
Wendy Living		2009-06-01

MILL HILL PRESERVATION SOCIETY

England & Wales - Charity number 1185939

Accounts



Mill Hill
Preservation Society

**Annual Report
and Accounts 2025**

Please ensure that we have your current email address.

You can do this by sending an email to contact@mhps.org.uk and include your name and street address in the message so that we can update our membership records.

Thank you.

As detailed in our privacy policy we will only use this contact information to keep you up to date with our activities and we will never share it with third parties.

Mill Hill Preservation Society

ANNUAL REPORT and ACCOUNTS for 2025

Notice is given to members that the Annual General Meeting of the Society
will be held on

**Thursday 19th March 2026, 7.45 pm start
Trinity Church, The Broadway, NW7 3TB**

1 AGENDA

i. Welcome and Introduction

ii. Update on Planning Report

iii. Election of Trustees

iv. Election of Management Committee Members

v. Accounts 2025

vi. Approval of Annual Report and Accounts 2025

vii. Any Other Business

Questions for 'Any Other Business' need to be submitted to The Studio by
letter or email before 12th March 2026 in order to be considered

The formal part of the meeting ends

viii. Dr Steve Fossey, Director of the UCL Observatory, Mill Hill, will be giving a talk entitled 'From Local History to the Universe'. The talk will take in the history of the UCLO, specific discoveries and the current work of the Observatory. It promises to be a fascinating insight into the work that goes on in this local facility

ix. Interval with some light refreshments available

x. From 9.00 pm Question and Answer session with our elected representatives

2. PROPOSED PERSONNEL and OFFICERS for 2026

Patron

Lady Marina Hobson OBE JP

President

Michael Worms BEM BSc PhD

Trustees

*In accordance with Charitable Incorporated Organisation (CIO) requirements
one third of the Trustees shall retire from office*

Retiring: Nick Priestnall and Grant Graves

Nominations: Andrew Dismore, Grant Graves JP,
Kevin Green, Wendy Living, Nick Priestnall,
Michael Roberts, Christina Wong

Management Committee Members

Nominations: Robert Cottingham MA, Kevin Green (Vice-chair of
Management Committee), Cheryl Farrow Dip. Arch (Hons) RIBA, Karen
Hatchett BA MSc, Wendy Living BA ACA JP, Peter Neal CMLI, Michael Roberts,
Roger Selby MA Hons (Oxon), Elizabeth Silver B Sc, PhD (physics),
Bill Taylor CEng MStructE, Michael Worms

Honorary Officers

Honorary Architect – Cheryl Farrow

Honorary Treasurer – Wendy Living

Administrative Roles

Kim Thompson – Administration & Membership Secretary
Liz Fitzgerald BA (Hons) Dip TP MRTPI – Planning Consultant

Independent Examiner

Adrian Gray BA ACA

3. A REVIEW OF THE YEAR 2025

2025 was a year of consolidation for the Society as the Committee settled into a busy year that saw a couple of new initiatives. Our AGM/Spring Meeting 2025 was well attended, and we were fortunate to have an interesting talk by Cllr Caroline Stock on Darlands, Past, Present and Future, taking in the history of the original house and its estate. A lively question and answer session followed.

We have continued with our programme of clearances at Angel Pond in our fight to keep the *Crassula helmsii* under control, and to that end, sessions were held in spring and autumn. The refurbishment of Sheepwash Pond was funded by generous donations from members matched by funds from the Society. A joint initiative with Friends of Mill Hill Park saw bluebells, daffodils and wood anemones planted under the memorial trees in the Park extension, which we are looking forward to admiring in the spring.

The Planning Group met regularly throughout the year, looking at all applications submitted to the Council. Bunns Lane development and a new application at Hasmorean School were the major developments dealt with and we are still awaiting progress at Fir Island. Please see the planning section for a more detailed report.

Our footpath walks were well attended, and we visited Darlands Nature Reserve, Leg of Mutton Pond and Barnet Gate Wood. We held another successful Supper Quiz, which was sold out, and attendees at our Winter Meeting heard a very good talk by Maggie Appleton MBE, the CEO of the Royal Airforce Museum, Hendon.

The website came into its own in 2025, providing the ability for members to pay their subscriptions, buy tickets to functions and donate to the Sheepwash Appeal. It was also very useful for the new members who joined as a result of our membership appeal in the autumn.

We express our sincere thanks to Mandy Coakley, who is standing down from the Committee this year due to family commitments. Mandy will be missed, but she will continue to be our eyes and ears around NW7 and will still be one of our valuable Road Stewards.

Cheryl Farrow has proved to be an invaluable addition to the Committee – her knowledge of planning is thorough, and she works hard for the Society, throwing herself into everything from pond clearance to tree planting. We are delighted that Cheryl is now officially our Honorary Architect.

4. ANNUAL GENERAL MEETING 2025

Our 76th AGM was held at Trinity Church, The Broadway, NW7 3TB on 20th March 2025 at 7.30 pm. Wendy Living welcomed everybody to the meeting and gave apologies from Lady Marina Hobson and David Pinto-Duschinsky MP. Some 50 members attended.

The voting took place for the Trustees and the Management Committee:

Election of Trustees: Andrew Dismore and Kevin Green retired by rotation but were standing for re-election. Andrew Dismore, Grant Graves, Kevin Green, Wendy Living, Nick Priestnall and Michael Roberts were elected en-bloc. Proposed by 'Chelle Paice and seconded by Karen Hatchett and carried by a show of hands.

Election of Management Committee members: Amanda Coakley, Robert Cottingham, Cheryl Farrow, Kevin Green (Vice-chair of Management Committee), Karen Hatchett, Wendy Living, Peter Neal, Michael Roberts, Roger Selby, Elizabeth Silver, Bill Taylor, and Michael Worms were elected en-bloc. Proposed by Nick Priestnall and seconded by John Hart and carried by a show of hands.

Accounts 2024: Wendy Living introduced the annual accounts and asked for questions but there were none. Wendy recorded thanks to Adrian Gray, for continuing as Independent Examiner.

Adoption of the Annual Report and Accounts 2024 was proposed by Alan Roberts, seconded by Roger Selby and carried by a show of hands.

Any Other Business: No items of other business had been received.

Address to the Meeting: There was a talk by Cllr Caroline Stock, Councillor for Totteridge & Woodside, entitled 'Darlands, Past, Present and Future'. Refreshments were then served.

Question & Answer Session: Dr Michael Worms welcomed the elected representatives: Cllr Val Duschinsky (Mill Hill), Cllr Caroline Stock (Totteridge & Woodside), Cllr Elliot Simberg (Mill Hill).

Cllr Duschinsky gave the meeting an update on local issues. Questions were taken by the panel on the subjects of: Planting in The Broadway, yellow lines on the Ridgeway, Mill Hill Park playground, step-free access at Mill Hill Broadway station, Fir Island, potholes, Hasmonean School, litter, road closures for filming, and social housing. Minutes are obtainable on request from The Studio. The meeting closed at 10.11pm.

5. TREASURER'S REPORT

Subscriptions remain our main source of revenue. Rates increased on 1 January 2024 from £13 to £15 for single membership, £20 to £22 for family membership and from £30 to £35 for corporate membership. We note that, despite numerous reminders, a significant number of members are still paying at the old rates. PLEASE can you amend your annual payment to reflect the change.

Subscription income in 2025 was £258 lower than in 2024. A sizable number of new members joined following our leaflet drop in the autumn. As noted above, income would be higher if members were paying at the correct rate. Interest of £2932 was received when the £65000 on deposit with Charity Bank matured in April. £50000 was rolled over for a year at the rate of 4.16% and will mature in April 2026. Gift Aid of £1346 relates to 2024.

The quiz profit of £766 was higher than last year as we had a full house of 10 tables. Printing costs are substantially higher. In 2025 we were billed for four newsletters, including the 2024 Winter newsletter. We also incurred the cost of printing the new promotional leaflet. Computer costs are for our Broadband.

Promotional activities include the cost of hall hire and refreshments for our meetings. This year also includes the cost charged by the Royal Mail for our leaflet drop. Sales of promotional material relate primarily to footpath maps and Peter Hume books. Subscriptions to other societies include the London Forum and the London Green Belt Council.

We have greatly reduced the spend on planning consultants, mainly as there are currently no new major developments. We retain a consultant for general advice. Despite the greater use of e-mail, postage and stationery costs remain high.

We are extremely grateful to our members and our patron, Lady Hobson, who, between them, donated £5,540 towards the improvements to Sheepwash Pond. Gift Aid on these donations will be claimed in 2026. The legacy of £5,000 from John Living has also been put towards the project.

The tree fund expenditure was for sundries required to plant the elm trees given to us by the Council. The Society undertook two clearances of Angel Pond this year in February and August. Costs of £1,370 were incurred to dispose of the *Crassula helmsii* that was pulled out of the pond. Expenditure of £11,250 was incurred to remove overhanging and rooted branches in Sheepwash Pond. A silt trap has been created and the remnant reed bed improved. The expenditure from the website fund was for the hosting and maintenance of the site.

At 31 December 2025, total funds were £74,276, a decrease of £5,378 from last year, primarily due to the costs of the promotional leaflet and the expenditure to improve Angel and Sheepwash ponds.

6. ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2025

	31-Dec 25	31-Dec 24
Receipts		
Subscriptions	6,992	7,250
Sales of Promotional Material	226	237
Bank Interest	2,932	2,314
Inland Revenue Gift Aid	1,346	1,409
Fund Raising	766	621
Total Receipts	12,262	11,831
 Less Payments		
Printing	-4,399	-2,973
Computer/Equipment	-428	-883
Secretarial Fees	-6,575	-6,275
Maintenance	0	0
Promotional Activities	-1,836	-632
Subscriptions to Other Societies	-70	-70
Insurance	-593	-510
Fees to planning consultants	-330	-2,250
Postage/Stationery	-658	-538
Total Payments	-14,889	-14,131
 (Deficit)/Excess receipts over payments	-2,627	-2,300
 Donations	5,540	250
Legacy	5,000	0
 Net (Deficit)/Excess	7,913	-2,050

	31-Dec 25	31-Dec 24
Accumulated Fund brought forward	60,815	66,365
Net (Deficit)/Excess	7,913	-2,050
Transfer from Accumulated Fund	-12,740	-3,500
Accumulated Fund carried forward *	55,988	60,815
 Restricted Reserves		
Tree Fund brought forward	5,319	5,815
Transfer from Accumulated Fund	0	0
Expenditure	-82	-496
Tree Fund carried forward	5,237	5,319
Pond Fund brought forward	627	679
Transfer from Accumulated Fund	12,540	1,000
Expenditure	-12,699	-1,052
Pond Fund carried forward	468	627
Website Fund brought forward	343	-352
Transfer from Accumulated Fund	200	2,500
Expenditure	-460	-1,805
Website Fund carried forward	83	343
Backstop Reserve brought forward	12,500	12,500
Transfer from Accumulated Fund	0	0
Backstop Reserve carried forward	12,500	12,500
Total Funds	74,276	79,604
Represented by		
NatWest Current Account	24,276	14,604
Charity Bank/Shawbrook Bank	50,000	65,000
Total Cash	74,276	79,604

*The Accumulated Fund goes towards the costs of the Society & fighting planning applications

7. INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Society for the period ended 31st Dec. 2025.

Respective responsibilities of trustees and examiner:

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- to state whether particular matters have come to my attention.

Basis of independent examiner's report:

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement:

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

* to keep accounting records in accordance with section 130 of the 2011 Act;
*to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Adrian Gray BA ACA 1 Beechcroft Road, Bushey, Hertfordshire
WD23 2JU. Date: 15th January 2026

8. WORK OF THE PLANNING GROUP

As in previous years, it is worth restating that a major role undertaken by the MHPS Planning Group is the inspection and discussion of not just major planning applications that might be seen as having a significant impact on the NW7 area, but also the minor applications that can still have an effect on smaller areas or an immediate neighbourhood. Each application undergoes a thorough evaluation to assess its potential impact on its neighbours and wider community. We hope to ensure that any proposed developments align with the area's character and the well-being of residents.

During the year our Newsletters have covered the following significant applications in considerable detail, and we shall not do so again here.

MHPS news...Spring 2025

Bunns Lane development Ref: 25/0428/FUL.

Redevelopment of Bunns Lane car park (Mill Hill) for the erection of buildings up to 4-6 storeys in height, comprising up to 130 residential units (Class C3) along with roof terraces and external amenity space, reprovision of 38 car parking spaces, cycle parking, landscaping, alterations to the existing vehicular and pedestrian access, and other associated works.

The decision was to Approve the scheme with conditions/obligations that must be met and so there will be a few more planning applications to consider before construction work can start. The Society will carefully monitor the approval of these conditions.

MHPS news...Autumn 2025

Fir Island, The Ridgeway, London NW7. Ref: 1AX 24/3269/FUL.

Change of use and alterations to the existing building to provide a children's day nursery. This application has now been Approved following legal agreement. Work is underway and the applicant has been submitting further applications to satisfy the conditions of approval.

Hasmonean High School, 2-4 Page Street, NW7 2EU.

The original application 16/6662/FUL Demolition of existing Girls school and construction of a new combined Boys and Girls school went before the Strategic Planning Committee on 6th May.

Following the committee's decision not to grant approval, it was subsequently withdrawn by the applicant.

Outside 75 The Broadway, (Bank Restaurant) London, NW7.

Ref: 25/2780/FUL and 5/2781/ADV

Installation of 1no. new InLink structure (BT Street Hub)

We were pleased to see this application Refused

MHPS news...Winter 2025

Hasmonean High School, 2-4 Page Street, NW7 2EU.

A new application 25/2355/FUL for the Demolition of the existing single-storey gym/nursery facilities and erection of a new 3-storey school building and formation of new Multi Use Games Area (MUGA) including installation of new floodlights and new footpath leading from the main buildings. Provision of new external amenity space, additional cycle parking and refuse & recycling facilities. Installation of air source heat pumps and solar panels on the roof.

This proposal was Approved by the Planning Committee and although still shown as Pending, we expect the application to be decided after agreement of conditions.

Belmont Mill Hill Preparatory School, The Ridgeway, London NW7 4ED.

Ref: 25/0685/FUL

Construction of a new artificial grass hockey pitch with associated drainage, fencing, floodlighting and pedestrian access from existing car parking, changing facilities and access road.

This was Approved following legal agreement

Land Adjacent to 56 Hendon Wood Lane, London NW7 4HR.

Ref: 25/3233/OUT

Outline application for the erection of 3no. detached dwelling houses and associated vehicular accesses. Appearance, landscaping, layout and scale reserved. We were very pleased to see that the application was Refused

Outside Exeter House 59A The Broadway, London NW7 3DA.

Refs: 25/4974/FUL and 25/4975/ADV

Installation of 1no. New InLink structure (BT Street Hub) and associated digital LED advertising displays. We recently looked at a new application with a revised location for the installation of this equipment and are pleased to see this application has just been Refused.

9. MEMBERSHIP and FORTHCOMING EVENTS

Membership

We had another membership drive this year, with the hope of attracting some new members and some young people. We had a good response and we hope to meet these new members at our meetings and events soon.

Members can help us by asking any potential recruits to consider joining our Society. If you have a friend or a neighbour that you think might be interested in being part of MHPS and helping with our work, perhaps you could encourage them to look at our website. We can also send them a copy of our latest membership leaflet – please let us know.

We are trying to ensure that all members are up to date with their standing orders – please check that you are paying the correct rate – this saves us sending costly letters and chasing small amounts, which add up to quite a lot.

Forthcoming events 2026

Spring Footpath Walk – Sunday 10th May, 2.00pm – meet at the entrance to The Reddings.

Gardeners' Question Time – Sunday 28th June at Mill Hill Bowling Club at 2.30pm. There will be a talk by Bob Schofield about bee keeping, a question-and-answer session with a panel of knowledgeable gardeners, and a cream tea. Tickets costing £5.00 will be available from our website or by contacting us at The Studio – contact@mhps.org.uk.

Autumn Footpath Walk – Sunday 11th October, 11.30am – details to follow.

Autumn Meeting – Thursday 15th October, Trinity Church, The Broadway 7.30 for 7.45pm start.

Supper Quiz – Saturday 14th November, St Paul's Church Hall, 7.00 for 7.30pm start.

Further information about our events will be circulated via our Newsletters and on our website.

SAFEGUARDING THE FUTURE OF MHPS

The Society has cared for the development of Mill Hill and its Green Spaces for over three quarters of a century. In order to safeguard our continued significance in future years, why not consider including a charitable legacy in your will? Big or small, we would appreciate any amount – it's the supporting of our mission for future generations that is important.

1. The name of the CIO shall be the Mill Hill Preservation Society that is a Charitable Incorporated Organisation (CIO), with a constitution recognised by the Charity Commissioners. The constitution is available on our website, and these rules are meant as further guidance as specified under Clause 26.
2. The Object of the CIO is: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill, London (NW7), including the education of our members in such matters. We are concerned to protect the amenities of Mill Hill, and in particular to protect its natural, historic and architectural features of beauty and interest: to encourage the preservation as far as practicable of existing open spaces, whether publicly or privately owned, and in particular the principle of the Green Belt: to urge that future development and building in the district shall be enlightened and seemly: to oppose the disfigurement of buildings and other property and the use of unsightly notices and advertisements: to stimulate in our members interest in their environment, and vigilance in protecting it from encroachment and harm: to co-operate for these purposes with other bodies having objects similar to our own.
3. Any person, whether resident in Mill Hill or elsewhere, who is in sympathy with the objects of the CIO shall be eligible for membership subject to a satisfactory application to the CIO. Any member bringing the CIO into disrepute shall be expelled at the discretion of the trustees.
4. A member of the CIO may resign at any time by sending a written, signed notice of resignation to the CIO, or by not paying a subscription. There will be no refund of any part of the subscription at any time. A member whose subscription is more than 15 months in arrears shall cease to be a CIO member. Changes in the amount of the annual subscriptions shall be approved at a General Meeting by members.
5. There may be a Patron, a President, and one or more Vice-Presidents, who will be recommended by the trustees in consultation with the Management Committee.
6. The trustees will be members of the CIO and will manage the affairs of the CIO. The duty of the trustees is outlined in the Constitution. The trustees will appoint their own Convener for the purposes of co-ordinating trustee activities. The trustees may delegate powers to the Management Committee in accordance with the Trustee Act 2000. Subject to this legislation the trustees can delegate carrying out a decision that they have taken: the investment of assets: raising funds: insurances.
7. The affairs of the CIO may be directed by a Management Committee including a Chair, up to three Vice-Chairs and Honorary Officers (who may be Vice-Chairs). Members on the Management Committee will be agreed by trustees and elected by members at a General Meeting. Other members of the CIO may be co-opted onto the Management Committee or sub-groups for specific purposes. The trustees and the Management Committee may appoint secretaries either honorary or paid.
8. The CIO shall keep a banking account. Cheques drawn on the account will be signed by any two members from four appointed for this purpose by the trustees. The CIO accounts shall be made up to 31st December in each year and shall be reviewed before the Annual General Meeting by an Independent Examiner appointed by trustees. Internet banking will have appropriate safeguards against fraud.
9. The Annual General Meeting will be held for the purposes of receiving the Annual Report & Accounts and of electing trustees, Chair and members of the Management Committee. Details of calling the Annual General Meeting and any Extraordinary General Meeting are set out in the constitution.
10. The trustees may, from time to time, make such reasonable and proper rules as they deem necessary that are consistent with the constitution and make them freely available. Changes to the Constitution shall be voted on by members at a General Meeting



Mill Hill Preservation Society
is a
Charitable Incorporated Organisation
The Studio, Mote End
Nan Clark's Lane
Mill Hill
London NW7 4HH

Telephone: 0208 906 0769

Email: contact@mhps.org.uk

Web: www.mhps.org.uk

Organisations to which we paid a subscription in 2024

Campaign for the Protection of Rural England
London Forum
London Greenbelt Council

Associated in local causes with the

**Barnet Society, Conservation Area Advisory Committee,
Cophall Community Sports Group, Cophall Consultation Group Forum,
Darlands Conservation Trust, Finchley Society, Friends of Mill Hill Park,
Hertfordshire & Middlesex Wildlife Trust, London Wildlife Trust,
Mill Hill High Street Residents Association, Mill Hill Residents Association,
Open Spaces Society, Totteridge Residents Association**

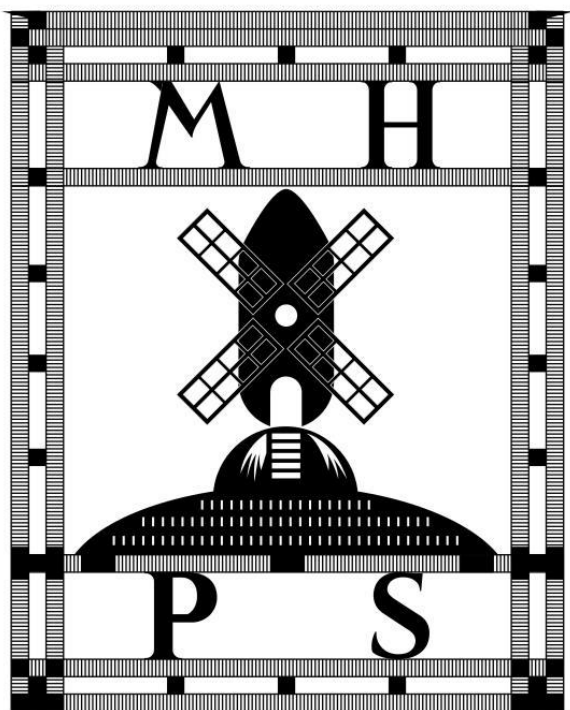
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(Registered Charity 1185939)

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MILL HILL PRESERVATION SOCIETY

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Mill Hill
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**Annual Report
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Mill Hill Preservation Society

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will be held on

Thursday 20th March 2025, 7.30 pm start
Trinity Church, The Broadway, NW7 3TB

1 AGENDA

i. Welcome and Introduction

ii. Update on Planning Report

iii. Election of Trustees

iv. Election of Management Committee Members

v. Accounts 2024

vi. Approval of Annual Report and Accounts 2024

vii. Any Other Business

Questions for 'Any Other Business' need to be submitted to The Studio by
letter or email before 16th March 2025 in order to be considered.

The formal part of the meeting ends

viii. Councillor Caroline Stock will be speaking on 'Darlands, Past, Present and Future'. The talk will be a historical account of the original house that occupied Darlands, 'Copped Hall', and its estate. Understanding how the progression of enclosure of the land eventually formed the deer park and pleasure grounds which reverted to agricultural use and finally a nature reserve. The talk will explain the unique variety of habitats present, including the lake, which contributes to the wildlife corridor from central London into the surrounding countryside.

ix. Interval with some light refreshments available

x. From 9.00 pm Question and Answer session with our elected representatives

2. PROPOSED PERSONNEL and OFFICERS for 2025

Patron

Lady Marina Hobson OBE JP

President

Michael Worms BEM BSc PhD

Trustees

In accordance with Charitable Incorporated Organisation (CIO) requirements one third of the Trustees shall retire from office.

Retiring: Andrew Dismore and Kevin Green

Nominations: Andrew Dismore, Grant Graves JP,
Kevin Green, Wendy Living, Nick Priestnall,
Michael Roberts

Management Committee Members

Nominations: Amanda Coakley BA, Robert Cottingham MA,
Kevin Green (Vice-chair of Management Committee),
Cheryl Farrow Dip. Arch (Hons) RIBA, Karen Hatchett BA MSc,
Wendy Living BA ACA JP, Peter Neal CMLI, Michael Roberts,
Roger Selby MA Hons (Oxon), Elizabeth Silver B Sc, PhD (physics),
Bill Taylor CEng MIStructE, Michael Worms.

Honorary Officers

Honorary Solicitor – Robert Cottingham
Honorary Treasurer – Wendy Living

Administrative Roles

Kim Thompson – Administration & Membership Secretary
Liz Fitzgerald BA (Hons) Dip TP MRTPI – Planning Consultant

Independent Examiner

Adrian Gray BA ACA

3. A REVIEW OF THE YEAR 2024

Our 75th Anniversary year was one of change for the Society, principally because of the loss in June of our Honorary Architect and former Chair, John Living. John was such a livewire and was at the centre of much of the Society's work – indeed, he would normally have been writing this review. After the initial shock, the Committee pulled together well and various tasks have been redistributed. It took a while to settle down, but things are on an even keel again and there has been good progress on ongoing projects and some new achievements. During the year many planning issues were dealt with, members' events were enjoyed and new members recruited. Our financial performance is covered in our Treasurer's report.

The year began with the usual slew of applications after the Christmas break and completion of the Annual Report and Accounts. The Borough Council offered bulbs to be planted around street trees and on verges. There was a good response from our members, who collected them by the bagful. Our Spring Footpath Walk was a history walk led by Dr Michael Worms and was centred on the industrial area in Mill Hill East.

The 75th Anniversary Summer Tea Party was held in the Jubilee Hall at Mill Hill School and was enjoyed by over 90 members. Chair of Trustees, Grant Graves, gave a speech toasting the Society and paid tribute to John Living.

A new initiative for 2024 was the clearance of Angel Pond by members of the Committee and volunteers. Since taking on responsibility for maintenance of the pond from the High Street Residents Association, plans were put in place for the clearance, and eighty-nine bags of invasive weed were removed and sent off to a licenced disposal site. This will be done twice every year.

Our Autumn Footpath Walk was again led by Michael and took in Darlands Nature Reserve looking at the recent work that had been done there. The Supper Quiz was well attended with Andrew Dismore acting as quizmaster again. Our Winter Meeting welcomed Senior Planning Officer Tom Wyld, who gave an insight into the development of Brent Cross, which was followed by our customary question and answer session with our elected representatives.

Our new website came online, and we hope members find it more user-friendly. One of our trustees, Michael Roberts, joined the Management Committee and among other things will be looking after trees and green spaces. Architect Cheryl Farrow also joined the Committee to oversee planning applications. We welcome them both.

4. ANNUAL GENERAL MEETING 2024

Our 75th AGM was held at Trinity Church, The Broadway, NW7 3TB on 21st March 2024 at 7.30 pm. Wendy Living welcomed everybody to the meeting and gave apologies from Lady Marina Hobson, Theresa Villiers MP, Tim Taylor, John Living and John Hart. There were about 46 members attending.

The voting took place for the Trustees and the Management Committee:

Election of Trustees: Joan Scannell was standing down for health reasons and Nick Priestnall was retiring by rotation but was standing for re-election. Andrew Dismore, Grant Graves, Kevin Green, Wendy Living, Nick Priestnall and Michael Roberts were elected en-bloc. Proposed by Roger Selby and seconded by Chelle Paice and by a show of hands, carried.

Election of Management Committee members: Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, John Living, Wendy Living, Peter Neal, Roger Selby, Elizabeth Silver, Bill Taylor, and Michael Worms were elected en-bloc. Proposed by Val Duschinsky and seconded by Henryk Feszczur, and by a show of hands, carried.

Accounts 2023: Wendy Living introduced the annual accounts and asked for questions but there were none.

Adoption of the Annual Report and Accounts 2023 was proposed by Kevin Green, seconded by Bill Taylor, and by show of hands, carried.

Any Other Business: There was a question from Mrs 'Chelle Paice about using email to distribute publications such as Newsletters and the Annual Report. It was noted that not everyone had access to the Internet and with members averaging over a certain age, not all members would see the publications. Email addresses were on record for only about fifty percent of the membership. Members also liked to see something tangible for their subscription payments. The formal part of the meeting was closed.

Address to the Meeting: There was a talk by Cllr Ross Houston, Councillor for West Finchley and Deputy Leader of the Council, entitled 'A Regional Park for Barnet'. Refreshments were then served.

Question & Answer Session: Dr Michael Worms welcomed the elected representatives: Anne Clarke GLA, Cllr Val Duschinsky (Mill Hill), Cllr Sara Conway (Burnt Oak - Community Safety), and Cllr Caroline Stock (Mill Hill & Totteridge) who answered members' questions for an hour. Minutes are obtainable on request from The Studio. The meeting closed at 10.04pm.

5. TREASURER'S REPORT

Subscriptions remain our main source of revenue. Rates increased on 1 January 2024 from £13 to £15 for single membership, £20 to £22 for family membership and from £30 to £35 for corporate membership. We note that, despite numerous reminders, some 70% of members are still paying at the old rates. PLEASE can you amend your annual payment to reflect the change.

Subscription income in 2024 was £1,107 lower than in 2023. 2023 subscriptions were slightly inflated as some 2022 subscriptions were banked in January 2023. The increase in rates has not fed through for the reason set out above.

Sales of promotional material relate to books, footpath maps and Christmas cards. As people now send fewer cards and we do not make a profit on them, we have decided not to print cards in future. The quiz profit of £621 was lower than last year due to higher food costs and the fact that we operated a "bring your own" policy rather than having a bar.

Interest of £2,314 was received when the £65,000 on deposit with Charity Bank matured in April. The funds were rolled over for a year at the rate of 4.51% and will mature in April 2025. Gift Aid of £1,409 relates to 2023. Printing costs are for the newsletters and Christmas cards. Costs are included for the Winter 2023 newsletter. We have not yet been billed for the Winter 2024 newsletter. Costs were saved this year by printing the Annual Report at The Studio.

Computer costs are for the maintenance of our website, our internet connection and the purchase of a new printer. The new website was launched last year. Promotional activities include the cost of hall hire and refreshments for our meetings. This year also includes the costs for the 75th birthday tea party.

Subscriptions to other societies include the London Forum and the London Green Belt Council. The fees to planning consultants are primarily for their advice on the proposed Hasmonian School development at Copthall as well as a number of smaller applications. Despite the greater use of e-mail, postage and stationery costs remain high. The donation of £250 was from one of our members.

The tree fund expenditure was for a *Cornus kousa* 'Milky Way' now planted on Simmonds Mead to replace the Handkerchief tree that had died. As reported last year, the Society has taken on the management of Angel Pond from the High Street Residents, who continue to provide advice and support. The costs incurred this year relate to the clearance of *Crassula* in September. Some relate to the purchase of rakes, wheelbarrows and protective equipment. The expenditure from the website fund was the final payment for the new website. At 31 December 2023, total funds were £79,604, a decrease of £5,403 from last year.

6. ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2024

	31-Dec 24	31-Dec 23
Receipts		
Subscriptions	7,250	8,357
Sales of Promotional Material	237	233
Bank Interest	2,314	0
Inland Revenue Gift Aid	1,409	2,075
Fund Raising	621	732
Total Receipts	11,831	11,397
Less Payments		
Printing	-2,973	-3,219
Computer/Equipment	-883	-605
Secretarial Fees	-6,275	-5,976
Maintenance	0	0
Promotional Activities	-632	-1,225
Subscriptions to Other Societies	-70	-285
Insurance	-510	-445
Fees to planning consultants	-2,250	-3,240
Postage/Stationery	-538	-455
Total Payments	-14,131	-15,450
(Deficit)/Excess receipts over payments	-2,300	-4,053
Donations	250	0
Legacy	0	0
Net (Deficit)/Excess	-2,050	-4,053

	31-Dec 24	31-Dec 23
Accumulated Fund brought forward	66,365	72,418
Net (Deficit)/Excess	-2,050	-4,053
Transfer from Accumulated Fund	-3,500	-2,000
Accumulated Fund carried forward *	60,815	66,365
 Restricted Reserves		
Tree Fund brought forward	5,815	6,293
Income received	0	0
Expenditure	-496	-478
Tree Fund carried forward	5,319	5,815
 Pond Fund brought forward	 679	 215
Income received	1,000	2,000
Expenditure	-1,052	-1,536
Pond Fund carried forward	627	679
 Website Fund brought forward	 -352	 1,068
Income received	2,500	0
Expenditure	-1,805	-1,420
Website Fund carried forward	343	-352
 Backstop Reserve brought forward	 12,500	 12,500
Transfer from Accumulated Fund	0	0
Backstop Reserve carried forward	12,500	12,500
 Total Funds	 79,604	 85,007
Represented by		
NatWest Current Account	14,604	20,007
Charity Bank/Shawbrook Bank	65,000	6,500
Total Cash	79,604	85,007

*The Accumulated Fund goes towards the costs of the Society & fighting planning applications

7. INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Society for the period ended 31st Dec. 2024.

Respective responsibilities of trustees and examiner:

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- to state whether particular matters have come to my attention.

Basis of independent examiner's report:

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement:

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

* to keep accounting records in accordance with section 130 of the 2011 Act;
*to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Adrian Gray BA ACA 1 Beechcroft Road, Bushey, Hertfordshire
WD23 2JU. Date: 6th February 2025

8. WORK OF THE PLANNING GROUP

Over the past year, the planning group has carefully reviewed and deliberated on a large variety of planning applications—both major and minor—submitted within the NW7 area. Each application undergoes a thorough evaluation to assess its potential impact on its neighbours and wider community. We hope to ensure that any proposed developments align with the area's character and the well-being of residents.

Some of the more significant applications that we have monitored and commented on include:

Fir Island, The Ridgeway, London NW7 1AX 24/3269/FUL

Change of use and alterations to the existing building to provide a children's day nursery (Use Class E) for up to 80 children, including a single-storey extension and new front entrance following demolition of the existing garage. Associated changes to hard and soft landscaping, provision of off-street parking, refuse storage and cycle parking.

MHPS objected to the scheme on the basis that this is an inappropriate location for a nursery school, given existing traffic congestion and parking issues on The Ridgeway, and that the new development at Ridgeway Views is primarily aimed at an older/retirement market. This will also mean the removal of green verges and further development in the Green Belt and Conservation Area.

The revised scheme went before the Council's Planning Committee on 19th February (with a recommendation for approval from the officers).

Despite two excellent representations on behalf of local residents and from local councillor Val Duschinsky all speaking against, the committee voted for approval 3 in favour, 1 against and 1 abstention. A very poor outcome in our opinion.

Hasmonean High School, 2 - 4 Page Street, London NW7 2EU 16/6662/FUL

Since our last report there have been some additional documents submitted including Amended Site Plan - Parking Layout Proposal and Amended Scheme Site Plan - Parking Layout.

The entire site boundary will be enclosed by a 1.8m high weld mesh security fence, with access into the site limited to three pedestrian and one vehicle access. This is still pending a decision

McDonald's Restaurants Ltd, 97 - 101 The Broadway, NW7 24/1957/FUL
Although this scheme was approved at Planning Committee back in November 2024, there is no sign of anything happening and the application is still shown as Pending Decision.

Athene House, 86 The Broadway, London NW7 3TD

This office building on the corner of The Broadway and Hartley Avenue has previously received approval for residential use. Two new applications to increase the dwellings from 13 to 14, retain some office space and remove the green glass cladding with a more sympathetic design have been submitted. The MHPS planning group had no issue with this.

Bunns Lane development 25/0428/FUL

The full planning application for this development has now been submitted:

Redevelopment of Bunns Lane car park (Mill Hill) for the erection of buildings up to 4-6 storeys in height, comprising up to 130 residential units (Class C3) along with roof terraces and external amenity space, reprovision of 38 car parking spaces, cycle parking, landscaping, alterations to the existing vehicular and pedestrian access, and other associated works.

MHPS will review the application and make a considered response.

'Millbrook Rise'

Notting Hill Genesis, a not-for-profit housing association has been consulting residents about redeveloping the area around Curry Rise and Bray Road.

The plans will see around 320 new homes, including replacement social rented and shared ownership homes for existing residents, as well as others for private sale. They are also looking to create attractive surroundings including landscaping, children's play areas, places to sit and relax and greater biodiversity.

MHPS has seen an initial outline scheme from the team involved and will continue to liaise with them when further plans are available.

A few smaller applications that the MHPS planning group have commented on include:

Powerleague Soccer Centre, 31 Pursley Road, London NW7 25/0235/FUL

Alterations to existing outdoor sports facility, including installation of enclosure boards, synthetic playing surface, canopies, lighting and associated works to facilitate use for padel tennis

This is still Pending a decision

109 Millway London NW7 3JL 24/5576/HSE

Single storey rear extension. Alterations to existing patio area. Roof extension involving rear dormer window and 1no. flat rooflight

This application was Withdrawn

Rear of 631 and 633 Watford Way NW7 3JR 24/3681/FUL

Demolition of the existing rear extension and erection of a new two storey building to provide 4no. self-contained flats. Associated amenity space and refuse and recycling and cycle storage

This was Refused

Rear Of 631 And 633 Watford Way London NW7 3JR 24/5357/FUL

Demolition of the existing rear extension and erection of a new single storey building to provide 2no. self-contained dwellings; Associated amenity space and refuse and recycling and cycle storage.

This was a more acceptable scheme and has now been approved

Correction

In the winter 2024 Newsletter under the article 'Green Energy V Green Belt' we mistakenly printed that alongside the approved Battery Storage unit on land adjacent to The National Grid Sub-station Partingdale Lane, the proposed application for a Gas Peaking Plant had also been given permission. This was a long running planning application and although we can confirm that this application was eventually Withdrawn, we will continue to monitor the site for any future submissions.

9. MEMBERSHIP and FORTHCOMING EVENTS

Membership

We are embarking on another membership drive this year, with the hope of attracting some new members and some young people. We are aware that the area is expensive to live in, and it is not easy for young people to afford a

home in NW7. With the Government's push to build, it will hopefully mean more people get the chance to own their own home, but this comes at a cost.

The green spaces in NW7 are precious and one of our main aims is to protect what we have. We strive to make any development the best it can be through our interactions with the Council and the developers themselves. To do this, it is important to have a healthy membership so we can represent people with the weight of their support behind us. With this in mind, if you know any younger people who are not members of the Society, perhaps you could encourage them to look at what we do and consider supporting us too.

Forthcoming events 2025

Spring Footpath Walk – Sunday 11th May, 2.00pm – details to follow.

Autumn Footpath Walk – Sunday 5th October, 11.30am – details to follow.

Supper Quiz – Saturday 8th November, St Paul's Church Hall, 7.00 for 7.30pm.

Winter Meeting – Thursday 20th November, Trinity Church, The Broadway 7.15 for 7.30 pm start.

SAFEGUARDING THE FUTURE OF MHPS

The Society has cared for the development of Mill Hill and its Green Spaces for over three quarters of a century. In order to safeguard our continued significance in future years, why not consider including a charitable legacy in your will? Big or small, we would appreciate any amount – it's the supporting of our mission for future generations that is important.

1. The name of the CIO shall be the Mill Hill Preservation Society that is a Charitable Incorporated Organisation (CIO), with a constitution recognised by the Charity Commissioners. The constitution is available on our website and these rules are meant as further guidance as specified under Clause 26.
2. The Object of the CIO is: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill, London (NW7), including the education of our members in such matters. We are concerned to protect the amenities of Mill Hill, and in particular to protect its natural, historic and architectural features of beauty and interest: to encourage the preservation as far as practicable of existing open spaces, whether publicly or privately owned, and in particular the principle of the Green Belt: to urge that future development and building in the district shall be enlightened and seemly: to oppose the disfigurement of buildings and other property and the use of unsightly notices and advertisements: to stimulate in our members interest in their environment, and vigilance in protecting it from encroachment and harm: to co-operate for these purposes with other bodies having objects similar to our own.
3. Any person, whether resident in Mill Hill or elsewhere, who is in sympathy with the objects of the CIO shall be eligible for membership subject to a satisfactory application to the CIO. Any member bringing the CIO into disrepute shall be expelled at the discretion of the trustees.
4. A member of the CIO may resign at any time by sending a written, signed notice of resignation to the CIO, or by not paying a subscription. There will be no refund of any part of the subscription at any time. A member whose subscription is more than 15 months in arrears shall cease to be a CIO member. Changes in the amount of the annual subscriptions shall be approved at a General Meeting by members.
5. There may be a Patron, a President, and one or more Vice-Presidents, who will be recommended by the trustees in consultation with the Management Committee.
6. The trustees will be members of the CIO and will manage the affairs of the CIO. The duty of the trustees is outlined in the Constitution. The trustees will appoint their own Convener for the purposes of co-ordinating trustee activities. The trustees may delegate powers to the Management Committee in accordance with the Trustee Act 2000. Subject to this legislation the trustees can delegate carrying out a decision that they have taken: the investment of assets: raising funds: insurances.
7. The affairs of the CIO may be directed by a Management Committee including a Chair, up to three Vice-Chairs and Honorary Officers (who may be Vice-Chairs). Members on the Management Committee will be agreed by trustees and elected by members at a General Meeting. Other members of the CIO may be co-opted onto the Management Committee or sub-groups for specific purposes. The trustees and the Management Committee may appoint secretaries either honorary or paid.
8. The CIO shall keep a banking account. Cheques drawn on the account will be signed by any two members from four appointed for this purpose by the trustees. The CIO accounts shall be made up to 31st December in each year and shall be reviewed before the Annual General Meeting by an Independent Examiner appointed by trustees. Internet banking will have appropriate safeguards against fraud.
9. The Annual General Meeting will be held for the purposes of receiving the Annual Report & Accounts and of electing trustees, Chair and members of the Management Committee. Details of calling the Annual General Meeting and any Extraordinary General Meeting are set out in the constitution.
10. The trustees may, from time to time, make such reasonable and proper rules as they deem necessary that are consistent with the constitution and make them freely available. Changes to the Constitution shall be voted on by members at a General Meeting

Mill Hill Preservation Society
is a
Charitable Incorporated Organisation
The Studio, Mote End
Nan Clark's Lane
Mill Hill
London NW7 4HH

Telephone: 0208 906 0769
Email: contact@mhps.org.uk
Web: www.mhps.org.uk
and do not forget our Facebook

Organisations to which we paid a subscription in 2024

Campaign for the Protection of Rural England
London Forum
London Greenbelt Council

Associated in local causes with the

Barnet Society, Conservation Area Advisory Committee,
Copthall Community Sports Group, Copthall Consultation Group Forum,
Darlands Conservation Trust, Finchley Society, Friends of Mill Hill Park,
Hertfordshire & Middlesex Wildlife Trust, London Wildlife Trust,
Mill Hill High Street Residents Association, Mill Hill Residents Association,
Open Spaces Society, Totteridge Residents Association

Published by Mill Hill Preservation Society
(Registered Charity 1185939)

General Data Protection Regulations 2018 (GDPR): By giving us your information you agree it can be used by MHPS for administrative purposes and to contact you on CIO business. MHPS does not supply details to third parties, and you may access the information MHPS hold to have it amended if it is incorrect. Our Privacy Policy can be viewed on our website www.mhps.org.uk. Please keep your information up to date.

MILL HILL PRESERVATION SOCIETY

England & Wales - Charity number 1185939

Accounts



**Mill Hill
Preservation
Society**

**Annual Report
and Accounts 2023**

Please ensure that we have your current email address.

You can do this by sending an email to contact@mhps.org.uk and include your name and street address in the message so that we can update our membership records.

Thank you.

As detailed in our privacy policy we will only use this contact information to keep you up to date with our activities and we will never share it with third parties.

Mill Hill Preservation Society

ANNUAL REPORT and ACCOUNTS for 2023

Notice is given to members that the Annual General Meeting of the Society will be held on

Thursday 21st March 2024 7.30 pm start
Trinity Church, The Broadway, NW7 3TB

1.0 AGENDA

- i. Welcome and Introduction**
- ii. Update on Planning Report**
- iii. Election of Trustees**
- iv. Election of Management Committee Members**
- v. Accounts 2023**
- vi. Approval of Annual Report and Accounts 2023**
- vii. Any Other Business**

Questions for 'Any Other Business' need to be submitted to The Studio by letter or email before 16th March 2024 in order to be considered

The formal part of the meeting ends

viii. ■
speaker will address the meeting on
..... ■

- ix. Interval with some light refreshments available**
- x. From 9.00 pm Question and Answer session with our elected representatives**

Planned Closure 10.00 pm

2.0 PROPOSED PERSONNEL and OFFICERS for 2024

Our 75th Anniversary Year

Patron

Lady Marina Hobson OBE JP

President

Michael Worms BSc PhD BEM

Trustees

In accordance with Charitable Incorporated Organisation (CIO) requirements one third of the Trustees shall retire from office. Joan Scannell has resigned and is not standing for re-election.

Retiring: Joan Scannell and Nick Priestnall

Nominations: Andrew Dismore, Grant Graves JP,
Kevin Green, Wendy Living, Nick Priestnall,
Michael Roberts

Management Committee Members

Nominations: Amanda Coakley BA, Robert Cottingham MA,
Kevin Green (Vice-chair of Management Committee), Karen
Hatchett BA MSc, John Living AAdip CMdip RIBA, Wendy Living
BA ACA JP,
Peter Neal CMLI, Roger Selby MA Hons (Oxon),
Elizabeth Silver B Sc, PhD (physics), Bill Taylor CEng
MIStructE,
Michael Worms.

Honorary Officers

Honorary Architect – John Living
Honorary Solicitor – Robert Cottingham
Honorary Treasurer – Wendy Living

Administrative Roles

Kim Thompson – Administration & Membership Secretary
Liz Fitzgerald BA (Hons) Dip TP MRTPI – Planning Consultant

Independent Examiner

Adrian Gray BA ACA

3.0 A REVIEW OF THE YEAR 2023

Another year has passed without a chair of the Management Committee, and although we have functioned as a Committee, we would like to find a suitable chairperson. As for last year both the Management Committee and Trustees have operated on a 'revolving chair' basis. During the year we dealt with many planning issues, held members events, and recruited new members. Our financial performance is covered in our Treasurers report.

There has been a change in the Committee and Trustees during the year. Joan Scannell stood down from being a Trustee and from the Management Committee due to ill health. We were very sorry to see her go. Jenny Turtle also stepped down from the Membership & Marketing sub-committee. Members prepared to serve on these bodies would be most welcome. If you are interested, please contact Wendy Living on mail@wendyliving.co.uk .

Late April saw our Spring Footpath Walk that was led by Dr Michael Worms. This was an urban walk that explored the history and development of lower Mill Hill. This was a really interesting change to our normal walks and we may repeat the format. We did not hold a summer event in 2023 but plan to do so in 2024 to celebrate our 75th birthday. The Autumn footpath walk, explored the proposed changes to the footpaths that cross Mill Hill School land and was reported in our Winter Newsletter*.

Our quiz event was held in November and was compered by our trustee Andrew Dismore. This was a great success with tasty food, challenging questions, and a good turnout of members enjoying each other's company.

Our Winter Meeting was also in November, at which we heard a fascinating talk given by Grant Thornhill, Arboricultural Officer for Barnet's Greenspaces team. This was entitled 'Managing Trees in Mill Hill and the wider Barnet area' and included details of Barnet's tree stock, the management of trees, threats and diseases, and new planting projects. The talk was well received. After refreshments we held a question-and-answer session with our elected representatives. MHPS

are so very grateful to our various elected members who give up their time to come to our meetings to face members' questions.

** Articles covered in our newsletters are not repeated but referenced where possible. See also later reports on our planning activities and CAAC.*

4.0 ANNUAL GENERAL MEETING 2023

Our 73rd AGM was held at Trinity Church, The Broadway, NW7 3TB on 30th March 2023 at 7.30 pm. Wendy Living welcomed everybody to the meeting and gave apologies from Lady Marina Hobson, Theresa Villiers MP, Anne Clarke GLA, and Kevin Green. There were about 60 members attending.

Planning Update: John Living updated the meeting on evolving planning issues since the Annual Report was drafted. Much of this is covered later in this report. Major planning issues have been covered in our newsletters.

The voting took place for the Trustees and the Management Committee:

Election of Trustees: John Living stood down and Grant Graves was retiring by rotation but was standing for re-election. Andrew Dismore, Grant Graves, Kevin Green, Wendy Living, Nick Priestnall, Michael Roberts, and Joan Scannell were elected en-bloc. Proposed by John Living and seconded by Chelle Paice and by a show of hands, carried.

Election of Management Committee members: Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, John Living, Wendy Living, Peter Neal, Joan Scannell, Roger Selby, Elizabeth Silver, Bill Taylor, and Michael Worms were elected en-bloc. Proposed by Henry Waxman and seconded by Alan Roberts, and by a show of hands, carried.

Accounts 2022: Wendy Living introduced the annual accounts and asked for questions but there were none.

Adoption of the Annual Report and Accounts 2022 was proposed by Grant Graves, seconded by Robert Cottingham, and by show of hands, carried.

With no other business the formal part of the meeting was closed.

Address to the Meeting: There was a talk by Rich Simons - Head of Saracens Foundation, Emma Watson - Senior Business Manager, and Jenny Williams - Fundraising Executive, who gave an illustrated talk on the wide-ranging work of the Saracens Foundation charity. Refreshments were then served.

Question & Answer Session: Dr Michael Worms welcomed the elected representatives: Cllr Val Duschinsky, Cllr Sara Conway, and Cllr Elliot Simberg who answered members questions for an hour. Copies of minutes are obtainable on request from The Studio. The meeting closed 10.00 pm.

5.0 TREASURER'S REPORT - Accounts for the year to 31st December 2023

Subscriptions are our main source of revenue and rates increased on 1 January 2024 from £13 to £15 for single membership, £20 to £22 for family membership, and £30 to £35 for corporate membership. The last increase was in 2016. Please can you amend your annual payment accordingly.

Subscription income in 2023 was £899 higher than in 2022 as some subscriptions usually received in 2022 were not received until January 2023. December 2023 subscriptions were all banked in 2023. Sales of promotional material relate primarily to the Christmas cards which sold out this year.

In April £65,000 was placed on annual deposit with Charity Bank at 3.36%. Interest of some £2,000 will be credited on maturity. In 2022 the Gift Aid receipt of £3,202 was for two years. Gift Aid of £2,075 relates to 2022.

The quiz profit in 2022 did not include hall hire of £250 (billed in May 2023). Including this cost the 2022 profit was £859. Profit in 2023 is £127 lower due to slightly fewer attendees. Printing costs include £815 in respect of 2022 Christmas cards and Winter newsletter. This amount was not billed until January 2023. The £765 due for the 2023 newsletter has not yet been billed and will appear in next year's accounts.

Computer costs are for the maintenance of our website and our internet connection. The society is currently rebuilding the website with a launch date in 2024. The expenditure from the website fund was a deposit re the development of the new website.

Despite the greater use of e-mail, postage and stationery costs remain high.

No maintenance costs were incurred this year. Promotional activities include the cost of hall hire for our meetings and for last year's quiz (see above) plus refreshments served at our various events. Subscriptions to other societies include CPRE, London Forum, and London Green Belt Council.

The fees to planning consultants are for their advice on proposals including Holwood House, Winterstoke Gardens, Edgehill Manor and others. The tree fund expenditure was for a willow tree planted on the green in front of the main entrance to StoneX Stadium to mark the coronation of King Charles III. The costs of planting and the accompanying plaque were funded by Saracens. As reported last year, the Society has taken on the management of Angel Pond. We paid £1,536 towards repairs and improvement works in 2023.

Funds at 31st December 2023 were £85,007 - a drop of £7,487 from last year.

6.0 ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2023

	31-Dec 23	31-Dec 2223
Receipts		
Subscriptions	8,357	7,458
Sales of Promotional Material	233	386
Bank Interest	0	666
Inland Revenue Gift Aid	2,075	3,202
Fund Raising	732	1,109
Total Receipts	11,397	12,82

Less Payments

Printing	-3,219	-1,870
Computer/ Equipment	-605	-526
Secretarial Fees	-5,976	-5,691
Maintenance	0	-2,840
Promotional Activities	-1,225	-1,097
Subscriptions to Other Societies	-285	-300
Insurance	-445	-445
Fees to planning consultants	-3,240	-4,548
Postage/Stationery	-455	-718

		-
Total Payments	-15,450	18,035

(Deficit)/Excess receipts over payments	-4,053	5,214
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Donations	0	3,115
Legacy	0	1,000

Net (Deficit)/Excess	-4,053	-1,099
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	31-Dec 22	31-Dec 23
Accumulated Fund brought forward	72,418	73,517
Net (Deficit)/Excess	-4,053	-1,099
Transfer from Accumulated Fund	-2,000	
Accumulated Fund carried forward *	66,365	72,418

Restricted Reserves

	6,29	
Tree Fund brought forward	3	6,602
Income received	0	309
Expenditure	-478	-618
Tree Fund carried forward	5,815	6,293
Pond Fund brought forward	215	2,715
Income received	2,00	0
	0	
	-	
Expenditure	1,53	
	6	-2,500
Pond Fund carried forward	679	215
Website Fund brought forward	1,06	
	8	1,229
Income received	0	0
	-	
Expenditure	1,42	
	0	-161
Website Fund carried forward	-352	1,068
Backstop Reserve brought forward	12,500	12,500
Transfer from Accumulated Fund	0	0
Backstop Reserve carried forward	12,500	12,500
Total Funds	85,007	92,494
Represented by		
NatWest Current Account	20,007	92,494
Charity Bank/Shawbrook Bank	65,000	0
Total Cash	85,007	92,494

***The Accumulated Fund goes towards the costs of the Society &**

fighting planning applications

7.0 INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Society for the period ended 31st Dec. 2022.

Respective responsibilities of trustees and examiner:

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- to state whether particular matters have come to my attention.

Basis of independent examiner's report:

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement:

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

* to keep accounting records in accordance with section 130 of the 2011 Act; *to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or
(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Adrian Gray BA ACA 1 Beechcroft Road, Bushey, Hertfordshire WD23 2JU
Date: 25th January 2024

8.0 WORK OF THE PLANNING GROUP

As in previous years it is worth restating that a major role undertaken by the MHPS Planning Group is the inspection and discussion of not just major planning applications that might be seen as having a significant impact on the NW7 area, but also the minor applications that can still have an effect on smaller areas or an immediate neighbourhood - possibly setting a poor precedent for others to follow. We also comment on applications that might be for necessary uses but where the proposed location is inappropriate.

During the year our Newsletters have covered the following applications in considerable detail and we shall not do so again in this report:

MHPS news...Spring 2023:

Mill Hill Cemetery (application 22/6038/FUL)

Former Watchtower House, The Ridgeway (application 22/0649/FUL)

Belmont School (application 22/1403/FUL)

Frith Grange Camp Site (application (22/2210/FUL)

MHPS news... Autumn 2023:

Edgehill Manor (application 23/1602/FUL)

135 Marsh Lane (application 23/2557/192) decided Unlawful

St Paul's Church of England School (application 23/3587/FUL)

MHPS news... Winter 2023:

Mill Hill County School (application (23/3587/FUL)

Here is a quick summary of schemes that we have been watching closely over 2023, obviously there are others - too many to mention:

- Ridgeway Views minor planning adjustments keep occurring
- Artificial Pitch Belmont School. (22/1403/FUL) Refused and Appeal dismissed February 2023
- Wentworth Cottage, The Ridgeway (22/3944/HSE) conversion Allowed February 2023
- Amazon at Pentavia (20/5933/FUL) Approved March 2023
- BESS Partingdale Lane (20/4241/FUL) Refused and Appeal Allowed March 2023. Applications pending for services connections.
- Edgehill Manor (23/1602/FUL) partial demolition and rebuilding Refused July 2023.
- Lamppost advertising Watford Way, Bunns Lane, Grahame Park Way (21/0710/ADV) cut from 100 to 37 posts: Approved 23rd August 2023
- IBSA House residential proposal (application 19/6551/FUL) Approved September 2023. London North Studios still in occupation.
- 3 Hillview Road (23/2758/FUL) house conversion to two houses Approved October 2023
- Mast on verge at Watch Tower House (22/5366/PNT) was refused and Appeal Dismissed November 2023.
- 5 Lawrence Gardens (23/2256/FUL) demolition and rebuilding of two dwellings Approved December 2023.
- 51 Bittacy Hill (23/2067/FUL) revised flats scheme is Pending

Watchtower House (22/0649/FUL): In December 2023 the Stage 2 decision by the Mayor was issued, confirming that the Local Planning Authority could determine the planning application without his further involvement. Evidently the Council's previous decision to Approve the scheme still stood, the S106 Agreement had been negotiated, and following a legal agreement between the parties planning permission was confirmed on 23rd December 2023. The approval includes 44 Conditions that have to be met and so there will be a few more planning applications to consider before construction

work can start. The Society will monitor the approval of these conditions.

Milesplit Hill Cemetery (22/6038/FUL): The Society lodged an objection to this application in January 2023. This is based on issues related to Green Belt, Arboriculture, Ecology, Heritage, and Transport. MHPS object most strongly to the opening of the proposed new access road from Milesplit Hill into the cemetery. The application is still showing as pending.

Mill Hill School Foundation - footpaths: There has not been an application for the re-routing of footpaths on the school estate, but the school has run a consultation process to gauge local opinion on the matter in preparation for a submission. The MHPS autumn footpath walk was devoted to explaining to members exactly what the school was proposing (see our winter newsletter). The Trustees of the Society also wrote to the school as part of the consultation explaining why the Society would object to these proposals.

Various applications for tree works have been reviewed during the year. This quick review brings our members up to date with our planning activities.

9.0 THE CONSERVATION AREA ADVISORY COMMITTEE (CAAC)

The CAAC group comprises a number of local residents together with representatives from amenity societies and organisations, including the High Street Residents Association, the Mill Hill Historical Society, the Mill Hill School Foundation, and our own Society. John Living chairs the group. CAAC is concerned about the protection of the Conservation Area and related Green Belt issues. In 2023 observations were made on Mill Hill Cemetery (22/6038/FUL), Corner of Holcombe Hill and The Ridgeway (23/0087/S73), Edgehill Manor (23/1602/FUL), 6 & 7 Winterstoke Gardens (23/2294/S73), 4 Avenue Cottage, High Street (23/4291/HSE), and The Welches (23/4816/LBC). Some other letters have been in conjunction with MHPS. If you

have issues relating to the Conservation Area contact CAAC on caac@johnliving.com .

10.0 MEMBERSHIP and FORTHCOMING EVENTS

Membership

Our main aims remain the protection of the Green Belt, safeguarding local amenities, and monitoring planning issues. Our members have loyally upheld these principles for the past 75 years and we are indebted for their support. Late in 2022 we started the process of redesigning our new user-friendly website. This will soon be on stream in 2024. Social media proliferates and in addition to Facebook there are many others we would like to embrace - but we need somebody with the time and knowhow to achieve this. Is there a budding communicator out there who would like to help with this challenge - don't be shy, call Wendy on 077 4028 2515. We constantly strive to improve, like the card-reader we purchased in 2023 that has proved so very useful. We always welcome members opinions - give us your feedback - it will help us.

Forthcoming events 2024

Spring Footpath Walk - Mill Hill's Industrial Quarter: Sunday 28th April 2024, 11.30am start from junction of The Ridgeway and Engel Park.

Summer Event - Our 75th Anniversary tea party will be held at The Jubilee Hall, Mill Hill School on Sunday 30th June at 2.30pm - further details to follow

Autumn Footpath Walk - Sunday 6th October: details will be posted

Supper Quiz - Saturday 9th November, St Paul's Hall, 7.00 for 7.30pm start

Winter Meeting - Thursday 21st November, Trinity Church, The Broadway 7.15 for 7.30 pm start: details of our speaker will be posted.

Rules of the Mill Hill Preservation Society February 2020

1. The name of the CIO shall be the Mill Hill Preservation Society that is a Charitable Incorporated Organisation (CIO), with a constitution recognised by the Charity Commissioners. The constitution is available on our website and these rules are meant as further guidance as specified under Clause 26.

2. The Object of the CIO is: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill, London (NW7), including the education of our members in such matters. We are concerned to protect the amenities of Mill Hill, and in particular to protect its natural, historic and architectural features of beauty and interest: to encourage the preservation as far as practicable of existing open spaces, whether publicly or privately owned, and in particular the principle of the Green Belt: to urge that future development and building in the district shall be enlightened and seemly: to oppose the disfigurement of buildings and other property and the use of unsightly notices and advertisements: to stimulate in our members interest in their environment, and vigilance in protecting it from encroachment and harm: to co-operate for these purposes with other bodies having objects similar to our own.

3. Any person, whether resident in Mill Hill or elsewhere, who is in sympathy with the objects of the CIO shall be eligible for membership subject to a satisfactory application to the CIO. Any member bringing the CIO into disrepute shall be expelled at the discretion of the trustees.

4. A member of the CIO may resign at any time by sending a written, signed notice of resignation to the CIO, or by not paying a subscription. There will be no refund of any part of the subscription at any time. A member whose subscription is more than 15 months in arrears shall cease to be a CIO member. Changes in the amount of the annual subscriptions shall be approved at a General Meeting by members.

5. There may be a Patron, a President, and one or more Vice-Presidents, who will be recommended by the trustees in consultation with the Management Committee.

6. The trustees will be members of the CIO and will manage the affairs of the CIO. The duty of the trustees is outlined in the Constitution. The trustees will appoint their own Convener for the purposes of co-ordinating trustee activities. The trustees may delegate powers to the Management Committee in accordance with the Trustee Act 2000. Subject to this legislation the trustees can delegate carrying out a decision that they have taken: the investment of assets: raising funds: insurances.

7. The affairs of the CIO may be directed by a Management Committee including a Chair, up to three Vice-Chairs and Honorary Officers (who may be Vice-Chairs). Members on the Management Committee will be agreed by trustees and elected by members at a General Meeting. Other members of the CIO may be co-opted onto the Management Committee or sub-groups for specific purposes. The trustees and the Management Committee may appoint secretaries either honorary or paid.

8. The CIO shall keep a banking account. Cheques drawn on the account will be signed by any two members from four appointed for this purpose by the trustees. The CIO accounts shall be made up to 31st December in each year and shall be reviewed before the Annual General Meeting by an Independent Examiner appointed by trustees. Internet banking will have appropriate safeguards against fraud.

9. The Annual General Meeting will be held for the purposes of receiving the Annual Report & Accounts and of electing trustees, Chair and members of the Management Committee. Details of calling the Annual General Meeting and any Extraordinary General Meeting are set out in the constitution.

10. The trustees may, from time to time, make such reasonable and proper rules as they deem necessary that are consistent with the constitution and make them freely

available. Changes to the Constitution shall be voted on by members at a General Meeting

Safeguarding the Future of MHPS

The Society is 75 years young this year and has cared for the development of Mill Hill and its Green Spaces for 3/4 of a century. In order to safeguard our continued significance for the decades to come, why not consider including a charitable legacy in your will?

Big or small it does not matter.

It is the act of supporting our mission for the generations to come that is significant.

Mill Hill Preservation Society
is a
Charitable Incorporated Organisation
The Studio, Mote End
Nan Clark's Lane
Mill Hill
London NW7 4HH

Telephone: 0208 906 0769
Email: contact@mhps.org.uk
Web: www.mhps.org.uk
and do not forget our Facebook

Organisations to which we paid a subscription in 2023

Campaign for the Protection of Rural England
London Forum
London Greenbelt Council

Associated in local causes with the

Barnet Society, Conservation Area Advisory Committee,
Copthall Community Sports Group, Copthall
Consultation Group Forum, Darlands Conservation
Trust, Finchley Society, Friends of Mill Hill Park,
Hertfordshire & Middlesex Wildlife Trust, London
Wildlife Trust,
Mill Hill High Street Residents Association, Mill Hill
Residents Association, Open Spaces Society, Totteridge
Residents Association

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General Data Protection Regulations 2018 (GDPR): By giving us your information you agree it can be used by MHPS for administrative purposes and to contact you on CIO business. MHPS does not supply details to third parties and you may access the

information MHPS hold to have it amended if it is incorrect. Our Privacy Policy can be viewed on our website www.mhps.org.uk. Please keep your information up to date.

MILL HILL PRESERVATION SOCIETY

England & Wales - Charity number 1185939

Accounts



**Mill Hill
Preservation
Society**

**Annual Report
and Accounts 2022**

Please ensure that we have your current email address.

You can do this by sending an email to contact@mhps.org.uk and include your name and street address in the message so that we can update our membership records.

Thank you.

As detailed in our privacy policy we will only use this contact information to keep you up to date with our activities and we will never share it with third parties.

Mill Hill Preservation Society

ANNUAL REPORT and ACCOUNTS for 2022

Notice is given to members that the Annual General Meeting of the Society will be held on

Thursday 30th March 2023 7.30 pm start
Trinity Church, The Broadway, NW7 3TB

1.0 AGENDA

i. Welcome and Introduction

ii. Update on Planning Report

iii. Election of Trustees

iv. Election of Management Committee Members

v. Accounts 2022

vi. Approval of Annual Report and Accounts 2022

vii. Any Other Business

Questions for 'Any Other Business' need to be submitted to The Studio by letter or email before 23rd March 2023 in order to be considered

The formal part of the meeting ends

viii. Andrew Taylor, Chair of the Hendon Christian Housing Association and volunteer speaker will address the meeting on Aspects of Affordable Housing

ix. Interval with some light refreshments available

x. From 9.00 pm Question and Answer session with our Elected Representatives

Planned Closure 10.00 pm

2.0 PROPOSED PERSONNEL and OFFICERS for 2023

Patron

Lady Marina Hobson OBE JP

President

Michael Worms BSc PhD

Trustees

In accordance with Charitable Incorporated Organisation (CIO) requirements one third of the Trustees shall retire from office. John Living has resigned and is not standing for re-election. Michael Roberts is standing as a new Trustee.

Retiring: John Living, Grant Graves

Nominations: Andrew Dismore, Grant Graves JP,
Kevin Green, Wendy Living, Nick Priestnall,
Michael Roberts, Joan Scannell BEM

Management Committee Members

Nominations: Amanda Coakley BA, Robert Cottingham MA,
Kevin Green (Vice-chair of Management Committee), Karen Hatchett BA MSc,
John Living AAdip CMDip RIBA, Wendy Living BA ACA JP,
Peter Neal CMLI, Joan Scannell BEM, Roger Selby MA Hons (Oxon),
Elizabeth Silver B Sc, PhD (physics), Bill Taylor CEng MStructE,
Michael Worms.

Honorary Officers

Honorary Architect – John Living
Honorary Solicitor – Robert Cottingham
Honorary Treasurer – Wendy Living

Administrative Roles

Kim Thompson – Administration & Membership Secretary
Adam Collis BSc (Hons) - Web Consultant
Ken Robson – IT Consultant
Liz Fitzgerald BA (Hons) Dip TP MRTPI – Planning Consultant

Independent Examiner

Adrian Gray BA ACA

3.0 A REVIEW OF THE YEAR 2022

The fact that MHPS has again had a successful year does not mean that the Society has ceased to look for a chair for the Management Committee. Over the year we have dealt with many planning issues, revitalised members' events now that COVID has abated, and been active recruiting new members. Our regular publications have recorded all our activities.

There have been a number of changes in the Committee and Trustees during the year. Stewart Kershaw stood down from the Management Committee due to ill health. We were very sorry to see him go. We have not replaced him. John Living stood down as a Trustee, as he wishes to concentrate on the work he is already committed to in the Society. Michael Roberts has agreed to become a Trustee with effect from our AGM. Fewer personnel has meant that both Committee and Trustees have operated with a 'revolving' chair. An increase in members prepared to serve on these bodies would be most welcome. If you are interested then please contact Wendy Living on mail@wendyliving.co.uk.

April saw our Spring Footpath Walk - a five-mile exploration of the Totteridge Valley and Darlands, reported in our Autumn Newsletter*. In the heat of the summer we held our Summer Picnic on Belmont School field with some welcome shade provided by 'pop-up' gazebos, also reported in our Autumn Newsletter*. The Autumn footpath walk, led by Amanda Coakley, explored the Dollis Valley Greenwalk and was reported in our Winter Newsletter*.

Our Winter Meeting was held in November at which we heard a fascinating talk entitled 'Changes in Mill Hill' by Dr Michael Worms and after refreshments we held a question-and-answer session with our Elected Representatives. MHPS are eternally grateful to our various elected members who give up their time to come to our Spring and Winter meetings to face members' questions. We ran our regular quiz this year in November, which was compered by our trustee Andrew Dismore. This was a great success with good food, a good quiz and the opportunity to enjoy each other's company.

** Articles covered in our newsletters are not repeated but referenced where possible. See also later in this document a summary report of the work of our Planning Group and the Conservation Area Advisory Committee.*

4.0 ANNUAL GENERAL MEETING 2022

Our AGM on 30th March 2022 at 7.30 pm was held at Trinity Church, The Broadway, NW7 3TB. Wendy Living welcomed everybody to the meeting and gave apologies from Lady Marina Hobson and Kevin Green.

Planning Update: John Living updated the meeting on evolving planning issues since the Annual Report was drafted. Much of this is covered later in this report. Major planning issues have been covered in our newsletters.

The voting took place for the Trustees and the Management Committee:

Election of Trustees: David Farbey had resigned. John & Wendy Living stood down and were standing for re-election. Andrew Dismore, Grant Graves, Kevin Green, John Living, Wendy Living, Nick Priestnall and Joan Scannell were elected en-bloc. Proposed by K. Hatchett and seconded by N. Saville.

Election of Management Committee members: Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, Stuart Kershaw, John Living, Wendy Living, Peter Neal, Joan Scannell, Roger Selby, Elizabeth Silver, Bill Taylor and Michael Worms were elected en-bloc. Proposed by N. Priestnall and seconded by J. Langer.

Accounts 2021: Wendy Living presented the annual accounts and asked if there were any questions: there were none.

Approval of Resolution on Subscriptions: Wendy Living explained that the last subscription increase had been seven years ago, January 2016. The need for the increase was explained. The proposal to increase individual subscriptions to £15 and family to £22 was proposed by G. Graves and seconded by C. Paice. By show of hands, carried with no abstentions.

Adoption of the Annual Report and Accounts 2021 was proposed by N. Priestnall, seconded by A. Coakley, and by show of hands, carried. With no other business the formal part of the meeting was closed.

Address to the Meeting: There followed a talk by Tim Bell, guest speaker from the Commonwealth War Graves Commission, on War Graves in Mill Hill.

Question & Answer Session: Dr Michael Worms welcomed the elected representatives: Cllr Val Duschinsky, Cllr John Hart, Cllr Elliot Simberg, Cllr Caroline Stock and Nila Patel. Copies of minutes are obtainable on request from The Studio. Fifty-four members attended and the meeting closed 10.07 pm.

5.0 TREASURER'S REPORT

Accounts for the year to 31st December 2022

Subscriptions remain our main source of revenue. Rates were last increased on 1 January 2016. At our AGM 30 March 2022 members approved increases from 1 January 2023, with single membership rising to £15, family to £23 and corporate to £35. As per our Winter newsletter the Trustees decided, in view of the current economic climate, to defer these increases to 1 January 2024.

2022 subscription income was £805 lower than in 2021. This is partly a timing issue, as some subscriptions usually received in December were not received until January but does also reflect a slight drop in membership numbers.

Interest of £634 was received on the £77,000 deposited with Charity Bank. Interest of £32 was received on the £1500 deposited with Shawbrook Bank. As our deposits matured these were collected in our current account. £70,000 has now been placed in a one-year fixed account with Charity Bank at a rate of 3.06%. Gift Aid of £3,202 was obtained in respect of 2021 and 2022.

We printed fewer Christmas cards this year and all bar a few packs were sold. Quiz income of £1,109 reflects that we returned to catering the event ourselves rather than buying in fish and chips. Printing costs are for the Annual Report and two newsletters. We have not yet been billed for some of the costs incurred in 2022 which means that next year's costs will be higher. The costs of the summer picnic are included in promotional items as are the costs of refreshments at the Spring and Autumn meetings. Despite the greater use of email, postage and stationery costs remain high.

The maintenance item of £2,840 was for repair of the village sign on the green facing the Rising Sun and was covered by donation. In addition to donations from members, we received a £1,000 legacy from the late Marion Dewing.

The Society has taken over the management of Angel Pond from the High Street Residents' Association. We paid £2,500 for pond maintenance and improvement works. Tree fund expenditure was for the tree planted at the entrance to Mill Hill Park in memory of David Welch. The cost was shared with the Friends of Mill Hill Park.

As at 31 December 2022, our total funds were £92,494. The decrease of £4,069 is primarily attributable to the costs of planning consultants (see later planning report) and Angel Pond.

6.0 ACCOUNTS FOR PERIOD ENDED 31 DECEMBER 2022	31-Dec 2022	31-Dec 2021
Receipts		
Subscriptions	7,458	8,263
Sales of Promotional Material	386	611
Bank Interest	666	1,109
Inland Revenue Gift Aid	3,202	0
Fund Raising	1,109	348
Total Receipts	12,821	10,331
Less Payments		
Printing	-1,870	-4,861
Computer/Equipment	-526	-1,467
Secretarial Fees	-5,691	-5,460
Maintenance	-2,840	0
Promotional Activities	-1,097	-1,235
Subscriptions to Other Societies	-300	-530
Insurance	-445	-435
Fees to planning consultants	-4,548	-1,928
Postage/Stationery	-718	-712
Total Payments	-18,035	-16,628
(Deficit) of receipts over payments	-5,214	-6,297
Donations	3,115	1,100
Legacy	1000	0
Net (Deficit)	-1,099	-5,197

	31-Dec 2022	31-Dec 2021
Accumulated Fund brought forward	73,517	78,714
Net (Deficit)	-1,099	-5,197
Accumulated Fund carried forward*	72,418	73,517
Restricted Reserves		
Tree fund balance brought forward	6,602	6,602
Income received	309	0
Expenditure	-618	0
Tree fund balance carried forward	6,293	6,602
Pond Fund balance brought forward	2,715	2,715
Income received	0	0
Expenditure	-2,500	0
Pond Fund balance carried forward	215	2,715
Website Fund balance brought forward	1,229	1,229
Income received	0	0
Expenditure	-161	0
Website Fund balance carried forward	1,068	1,229
Backstop Reserve brought forward	12,500	12,500
Transfer from Accumulated Fund	0	0
Backstop Reserve carried forward	12,500	12,500
		0
Total Funds	92,494	96,563
Represented by:		
NatWest Current Account	92,494	3,964
Charity Bank/Shawbrook Bank	0	92,599
Total Cash	92,494	96,563

***The Accumulated Fund goes towards the costs of the Society and fighting planning applications**

7.0 INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Society for the period ended 31st Dec. 2022.

Respective responsibilities of trustees and examiner:

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- to state whether particular matters have come to my attention.

Basis of independent examiner's report:

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement:

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

* to keep accounting records in accordance with section 130 of the 2011 Act;
* to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Alan Roberts FCMA, 19 Langley Park, Mill Hill, London NW7 2AA

Date: 26th January 2023

8.0 WORK OF THE PLANNING GROUP

As in previous years it is worth restating that a major role undertaken by the MHPS Planning Group is the inspection and discussion of not just major planning applications that might be seen as having a significant impact on the NW7 area, but also the minor applications that can still have an effect on smaller areas or an immediate neighbourhood - possibly setting a poor precedent for others to follow. We also comment on applications that might be for necessary uses but where the proposed location is inappropriate.

During the year our Newsletters have covered the following applications in considerable detail and we shall not do so again in this report:

MHPS news...Spring 2022:

Fir Island (application 21/5821/FUL)

'Jeanettes' North of The Ridgeway (application 22/0650/FUL)

Former Watch Tower House, The Ridgeway (application 22/0649/FUL)

MHPS news... Autumn 2022:

Capita Role at Barnet Council

The New Barnet Local Plan

Local Boundary Changes

MHPS news... Winter 2022:

The BESS, Partingdale Lane (application 20/4241/FUL)

Telephone Masts on The Ridgeway

(applications 22/4250/LIC, 21/6301/PNT, and 22/5366/PNT)

'Jeanettes' North of The Ridgeway – revisited (22/0650/FUL)

Here is a quick summary of schemes that we have been watching closely over 2022, obviously there are others – too many to mention:

- Amazon, Pentavia (20/1403/FUL) Pending subject to 106 agreement
- Hasmorean School has reached impasse in the Mayor's Office
- Ridgeway Views - minor planning adjustments keep occurring
- The Club House scheme, Highwood Hill, was Approved
- The residential scheme for IBSA House remains with the Mayor
- Coniston Court, Langstone Way (21/2290/FUL) was Approved
- Fir Island (21/5821/FUL) was Refused and the Appeal was Dismissed
- BESS Partingdale Lane (20/2441/FUL) was Refused now at Appeal
- Nursery, Belmont Farm, The Ridgeway (21/1520/FUL) was Approved
- 39A-39B Flower Lane (22/1513/FUL) was Approved
- Wentworth Cottage, The Ridgeway (22/3944/HSE) Undecided

- Artificial Pitch Belmont Sch. (22/1403/FUL) Refused now at Appeal
- Mast adjacent Watchtower House site (22/5366/PNT) was Refused
- Mast near Memorial (21/6301/PNT) Refused and Dismissed at Appeal
- Mast Jct. The Fairway/Barnet Lane (22/5362/PNT) was Refused
- 51 Bittacy Hill (22/3465/FUL) proposed flats scheme was Refused
- Rosebank Cottage (22/1983/LBC) proposed alterations Approved

This quick review brings our members more or less up to date with the work of our Planning Group. There is still outstanding an application for 100 lamppost advertising banners in Watford Way, Bunns Lane and Grahame Park Way (application 21/0710/ADV). The Society objected to more street clutter. The application is still showing as Pending.

Watch Tower House (22/0649/FUL): This application went before the Strategic Planning Committee in January 2023 and was approved. There were no additional conditions other than a recommendation for more mature trees. The scheme now goes to the Mayor for his comment prior to any approval documentation being finalised. Scheme is still showing as Pending.

Frith Lane Camp Site (22/2210/FUL): The Scouts made this application as a necessary response to the construction of the multi-storey flats on Millbrook Park that overlooks their camping ground. The LBB has taken an age to deal with the matter. Thre proposal has already been approved in committee, but we await the approval documents. The scheme is still showing as Pending.

Milespit Hill Cemetery (22/6038/FUL): The Society has lodged an objection to this application. This is based on issues related to Green Belt, Arboriculture, Ecology, Heritage and Transport. MHPS object most strongly to the opening of the proposed new access road from Milespit Hill into the cemetery.

Mill Hill School Foundation - trees (various applications): The MHSF have submitted various arboricultural schemes for the management of their estate and grounds. The Society has examined these applications and generally they have proved sound, but we have successfully challenged a few. The scheme to re-route part of Wills Grove has been dropped.

9.0 THE CONSERVATION AREA ADVISORY COMMITTEE (CAAC)

The CAAC group continues operate under the chairmanship of John Living, but without a representative of the local authority. A weekly planning report is prepared covering matters that concern the Mill Hill Conservation Area, including related Green Belt issues. Actions that need to be taken are derived from the report. In 2022 constructive comments were made on applications related to The Ridgeway - Adam & Eve PH, Jeanettes, Rosebank Cottage, and the Watch Tower House scheme. CAAC also commented on the new house on Holcombe Hill, the Mill Hill Cemetery extension on Milesplit Hill and The Welches, also on Milesplit Hill. New traffic proposals round Angel Green and the village High Street prompted an objection. If you have any issues relating to the Conservation Area you can contact CAAC on caac@johnliving.com.

10.0 MEMBERSHIP and FORTHCOMING EVENTS

Membership

As ever MHPS are indebted to our members for their loyal support. We lost a few members in 2022 mostly due to people moving away, but on the plus side we signed up some new members who are all welcome. In 2022 we started the process of redesigning our website that we intend to be more dynamic and user friendly. This should be on stream in 2023. Until then the current website will still be operational at www.mhps.org.uk. Our Facebook audience continues to grow under the careful stewardship of Karen Hatchett. We have purchased a card reader so members will be able to make payments by card at events. Our main aims remain the protection of the Green Belt, safeguarding local amenities, and monitoring planning issues. We connect with members on these issues and we always welcome your feedback.

Forthcoming events 2023

Spring Footpath Walk – Sunday 30th April at 11.00 am: details will be posted

Summer Event – we plan to hold an event and details will be announced

Autumn Footpath Walk – Sunday 8th October at 11.00 am: details will be posted

Supper Quiz – Saturday 11th November, St Paul's Hall, 7.00 for 7.30pm start

Winter Meeting – Thursday 23rd November, Trinity Church, The Broadway 7.15 for 7.30 pm start: details of our speaker will be posted

1. The name of the CIO shall be the Mill Hill Preservation Society that is a Charitable Incorporated Organisation (CIO), with a constitution recognised by the Charity Commissioners. The constitution is available on our website and these rules are meant as further guidance as specified under Clause 26.
2. The Object of the CIO is: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill, London (NW7), including the education of our members in such matters. We are concerned to protect the amenities of Mill Hill, and in particular to protect its natural, historic and architectural features of beauty and interest: to encourage the preservation as far as practicable of existing open spaces, whether publicly or privately owned, and in particular the principle of the Green Belt: to urge that future development and building in the district shall be enlightened and seemly: to oppose the disfigurement of buildings and other property and the use of unsightly notices and advertisements: to stimulate in our members interest in their environment, and vigilance in protecting it from encroachment and harm: to co-operate for these purposes with other bodies having objects similar to our own.
3. Any person, whether resident in Mill Hill or elsewhere, who is in sympathy with the objects of the CIO shall be eligible for membership subject to a satisfactory application to the CIO. Any member bringing the CIO into disrepute shall be expelled at the discretion of the trustees.
4. A member of the CIO may resign at any time by sending a written, signed notice of resignation to the CIO, or by not paying a subscription. There will be no refund of any part of the subscription at any time. A member whose subscription is more than 15 months in arrears shall cease to be a CIO member. Changes in the amount of the annual subscriptions shall be approved at a General Meeting by members.
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9. The Annual General Meeting will be held for the purposes of receiving the Annual Report & Accounts and of electing trustees, Chair and members of the Management Committee. Details of calling the Annual General Meeting and any Extraordinary General Meeting are set out in the constitution.
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Mill Hill Preservation Society
is a
Charitable Incorporated Organisation
The Studio, Mote End
Nan Clark's Lane
Mill Hill
London NW7 4HH

Telephone: 0208 906 0769

Email: contact@mhps.org.uk

Web: www.mhps.org.uk

and do not forget our Facebook page

Organisations to which we paid a subscription in 2022

Campaign for the Protection of Rural England
London Forum
London Greenbelt Council

Associated in local causes with the

Barnet Society, Conservation Area Advisory Committee,
Cophall Community Sports Group, Cophall Consultation Group Forum,
Darlands Conservation Trust, Finchley Society, Friends of Mill Hill Park,
Hertfordshire & Middlesex Wildlife Trust, London Wildlife Trust,
Mill Hill High Street Residents Association, Mill Hill Residents Association,
Open Spaces Society, Totteridge Residents Association

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General Data Protection Regulations 2018 (GDPR): By giving us your information you agree it can be used by MHPS for administrative purposes and to contact you on CIO business. MHPS does not supply details to third parties and you may access the information MHPS hold to have it amended if it is incorrect. Our Privacy Policy can be viewed on our website www.mhps.org.uk. Please keep your information up to date.

MILL HILL PRESERVATION SOCIETY

England & Wales - Charity number 1185939

Accounts



**Mill Hill
Preservation
Society**

**Annual Report
and Accounts 2021**

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Mill Hill Preservation Society

ANNUAL REPORT and ACCOUNTS for 2021

**Notice is given to members that the Annual
General Meeting of the Society will be held on
Thursday 30th March 2022 7.30 pm start
At
Trinity Church, The Broadway, NW7 3TB**

1.0 AGENDA

- i. Welcome and Introduction**
- ii. Update on Planning Report**
- iii. Election of Trustees**
- iv. Election of Management Committee Members**
- v. Accounts 2021**
- vi. Approval of Annual Report and Accounts 2021**
- vii. Any Other Business**

Questions for 'Any Other Business' need to be submitted to The Studio by letter or email before 16th March 2022 in order to be considered

2.0 PROPOSED PERSONNEL and OFFICERS for 2022

Patron

Lady Marina Hobson OBE JP

President

Michael Worms BSc PhD

Trustees

In accordance with Charitable Incorporated Organisation (CIO) requirements one third of the Trustees shall retire from office.

David Farbey is resigning. John Living and Wendy Living are standing for re-election.

Retiring: David Farbey MA, John Living, Wendy Living

Nominations: Andrew Dismore, Grant Graves JP, Kevin Green, John Living, Wendy Living
Nick Priestnall, Joan Scannell BEM

Management Committee Members

Nominations: Amanda Coakley BA, Robert Cottingham MA, Kevin Green (Vice-chair of Management Committee), Karen Hatchett BA MSc, Stuart Kershaw BSc (Econ), John Living AAdip CMdip RIBA,
Wendy Living BA ACA JP, Peter Neal CMLI, Norman Saville LL.B, Roger Selby MA Hons (Oxon), Elizabeth Silver B Sc, PhD (physics),
Bill Taylor CEng MIStructE, Michael Worms.

Honorary Officers

Honorary Architect – John Living
Honorary Solicitor – Robert Cottingham
Honorary Treasurer – Wendy Living

Administrative Roles

Kim Thompson – Administration & Membership Secretary
Adam Collis BSc (Hons) - Web Consultant
Ken Robson – IT Consultant
Liz Fitzgerald BA(Hons) DipTP MRTPI – Planning Consultant

Independent Examiner

Adrian Gray BA ACA

3.0 A REVIEW OF THE YEAR 2020*

MHPS again succeeded in running seamlessly with the Management Committee members taking turns at being a

'revolving' chair for meetings. We held Zoom meetings when necessary and later in the year used St Paul's crypt for meetings as it is well ventilated and we are able to spread out. Good governance takes rigorous work, attention to detail, impartial analysis and competent implementation. There is no substitute for unseen hard work and again we have achieved this and thank all our committees for their help.

COVID-19 and its variants saw to it that The Society ran its first ever Virtual AGM which we considered a success. We had some 44 members online which made us quorate under our CIO constitution. The postal/email ballot generated over 90 votes, with one abstention. We wish to thank our members who took part thus allowing proper continuity in our administration. There is a brief report of the meeting following this section.

However, COVID did not destroy everything this year and whilst the RSPB Bird Walk was cancelled we went ahead in June with our Spring Footpath Walk - a five mile exploration of the Totteridge Valley reported in our Autumn Newsletter. In October we also held our Autumn Footpath Walk run by Dr Michael Worms which was reported in our Winter Newsletter.

In September we held "Making a Garden" where we heard a talk by Penny Gluckstein about the making of the beautiful gardens at Highwood Ash and asked questions of the experienced panel of gardening experts. The venue was the Mill Hill Bowling Club and members enjoyed companionship over a cream tea. The event was covered fully in our Winter Newsletter.

We ran our regular quiz this year which was compered by our Trustee Andrew Dismore and included a fish and chip supper. We limited numbers to ten tables and followed COVID guidelines. Our Winter Meeting was held in November at which we heard a challenging talk on Zero Carbon by Chris Lenon and held a question and answer session with our elected Councillors.

* Later in this document there is a summary report from our Planning Group, and the Conservation Area Advisory Committee. Articles covered in our newsletters are not repeated but where possible referenced.

4.0 ANNUAL GENERAL MEETING 2021

Our Zoom AGM was held on 15th April 2021 at 7.30 pm. MHPS issued invitations for attending the meeting to all members along with voting forms.

Michael Worms opened the meeting hoping this would be a unique event in our history and reflecting on the value and necessity of being able to spend time in green open space and nature that the Society spent so much effort trying to protect. He recalled the tribute to the passing of David Welch in our Winter 2020 newsletter and the work he did for the Green Belt and the Conservation Area. Also mentioned was that Norman Saville was standing down from the **Management** Committee. The Trustees were thanked.

John Living updated the meeting on evolving planning issues since drafting the Annual Report. Much of this is covered later in this report and all major planning issues have been covered in our ongoing newsletters.

All the voting had been done in advance by post or email – these votes have been counted and verified.

Election of Trustees: Andrew Dismore, David Farbey, Grant Graves, Kevin Green, John Living, Wendy Living, Nick Priestnall and Joan Scannell: With 96 votes in favour, none against and one abstention, the Trustees were elected.

Election of Management Committee members: Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, John Living, Wendy Living, Peter Neal, Roger Selby, Bill Taylor and Michael Worms: With 92 votes in favour and one abstention, the Management Committee members were elected.

Approval of Report and Accounts 2019-2020: WL referred to her Treasurer's Report and had received a couple of observations from a member. There should be a minus before

the Secretarial fees, and the Gift Aid amount received represented two years. WL explained that Gift Aid could be claimed on subscriptions and donations where a Gift Aid form had been received. There was a query about subscription rates and it was reported subscription income remained fairly stable: With 92 votes in favour, **none** against and one abstention, the Annual Report and Accounts were approved.

Andrew Dismore: AD noted that this was his last meeting as a GLA representative having attended some 40-50 MHPS meetings since 1997. WL thanked AD for his past support and future involvement as a Trustee. Anne Clarke has taken over as our GLA representative. Meeting closed 8.07 pm.

5.0 TREASURER'S REPORT

**6.0 ACCOUNTS FOR THE PERIOD ENDED
31 DECEMBER 2021**

7.0 INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Society for the period ended 31st Dec. 2021.

Respective responsibilities of trustees and examiner:

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 145 of the 2011 Act)
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- to state whether particular matters have come to my attention.

Basis of independent examiner's report:

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the

report is limited to those matters set out in the statement below.

Independent Examiner's Statement:

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

* to keep accounting records in accordance with section 130 of the 2011 Act; *to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Adrian Gray BA ACA (Member of the Institute of Chartered Accountants in England & Wales) 1 Beechcroft Road, Bushey, Hertfordshire, WD23 2JU

Date: 2022

8.0 WORK OF THE PLANNING GROUP

It is worth restating that, as in previous years, a major role undertaken by the MHPS Planning Group is the inspection and discussion of not just major planning applications that might be seen as having a significant impact on the NW7 area, but all the minor applications that can still have an effect on smaller areas or immediate neighbourhoods possibly setting a poor precedent in an area. Other applications that might be for necessary uses but where the proposed location is inappropriate are commented on.

During the year in the year in our Newsletters we have covered the following applications in considerable detail and shall not do so again in this report:

MHPS news...Spring 2021:

Amazon at Pentavia (application 20/5933/FUL)

Hasmonean School at Copthall (application 16/6662/FUL revisited)

Ridgeway Views (NIMR) at The Ridgeway (application 10/6271/FUL)
IBSA House at The Ridgeway (application 21/0332/FUL (commercial))
Edgehill Manor at Highwood Hill (application 21/0763/FU)
The Club House at Highwood Hill (application 20/5383/FUL)

MHPS news... Autumn 2021:

Traffic Proposals for Angel Pond Green (Consultation)
Coniston Court at Langstone Way (application 21/2290/FUL)
Small House at Holcombe Hill & The Ridgeway (application 21/2578/FUL)
The Club House at Highwood Hill (application 21/2888/FUL)
Presbytery at Flower Lane (application 21/3015/FUL)
Fir Island at Burtonhole Lane (pre-application)
Watch Tower House at The Ridgeway (pre-application)

MHPS news... Winter 2021:

BESS at Partingdale Lane (application 20/4241/FUL revisited)
London North Studios at IBSA House, The Ridgeway (revisited)
Amazon at Pentavia (application 20/5933/FUL revisited)
Traffic Proposals for Old Forge Green (Consultation)

Whilst we have covered these applications in detail it does not mean that it is the end of them. The state of play is as follows:

- ❑ Amazon at Pentavia – the approval is still subject to a 106 agreement
- ❑ Hasmorean School has reached impasse in the Mayor's Office
- ❑ Ridgeway Views is only half built
- ❑ IBSA house (commercial) was approved
- ❑ Edgehill Manor was refused and has gone to Appeal
- ❑ The Club House was approved but is subject of a new application
- ❑ Coniston Court is undecided
- ❑ Small House at Holcombe Hill & The Ridgeway was **approved**
- ❑ The Presbytery was approved

- Fir Island is as yet undecided (application 21/5821/FUL)
- BESS at Partingdale Lane as yet undecided

This quick review brings our readers more or less up to date with what the Planning Group has done over the year and the state of play in NW7.

The application (19/6551/FUL) to convert IBSA House into 197 flats has been agreed by the LBB and this has gone to the Mayor of London's office for ratification. He had already said there was not enough affordable housing and too many car parking spaces. The final approval document has not been issued as yet and meanwhile North London Studios occupy the premises.

The application for an Appeal on Edgehill Manor refusal is of concern. The building is in good condition (sold in Dec 2018 for £5,800,000), it is in the Conservation Area, the Green Belt, and is Locally Listed. If the appeal is won it will set a horrendous precedent for the Mill Hill Conservation Area.

There is an application for 100 lamppost advertising banners in Watford Way, Bunns Lane and Grahame Park Way (application 21/0710/ADV) . The Society objected to more street clutter. The application is still pending.

Taking advantage of permitted development rights involving the Change of Use from Office (Class B1(a)) to Dwellinghouses (Class C3) there were proposals to convert Athene House, currently offices, into 13 flats (application 21/4266/PNO) which was approved. The loss of local employment space is worrying. There were other schemes proposed all of which involved the loss of employment opportunities with the building of new, mostly poorly designed flats.

9.0 MILL HILL CONSERVATION AREA ADVISORY COMMITTEE (CAAC)

In our newsletter Autumn 2021 under *News In Brief* the possible demise of the CAAC group was outlined and since then we are glad to report that the CAAC group is to **continue**

with John Living taking the chair. The group regularly reviews planning applications and consultations that may affect the Mill Hill Conservation Area and have commented on a few applications. CAAC objected to Fir Island proposed nursery school in Burtonhole Lane and the proposed new mast on The Ridgeway between the War Memorial and the Three Hammers Public House. If you have any issues relating to the Conservation Area you can contact CAAC on caac@johnliving.com

10.0 MEMBERSHIP and FORTHCOMING EVENTS

Membership

MHPS would like to thank all our members for their ongoing support. We continue to grow our website www.mhps.org.uk and Facebook page to share our opinions and news of our events. We aim to communicate insights into proposed planning developments and have residents express their own views to Barnet's planning department and other relevant authorities. This process is vital when challenging excessive applications. As part of our membership drive a mailshot was delivered to every NW7 postcode in May with a new leaflet extolling the virtues of the Society. This proved to be a very successful endeavour and we signed up many new members who are all welcome.

Forthcoming events 2022

As the COVID situation improves we can plan our more normal events:

Spring Meeting + AGM - Wednesday 30th March, Trinity Church, The Broadway 7.00 for 7.30pm start

Spring Footpath Walk - Sunday 24th April, Time and Route to be posted

Summer Event - proposed for Sunday 3rd July to be confirmed

Autumn Footpath Walk - Sunday 9th October, Time and Route to be posted

Supper Quiz - Saturday 12th November, St Paul's Hall, 7.00 for 7.30pm start

**Winter Meeting - Thursday 24th November, 7.00 for 7.30 pm
Speaker and Venue to be posted**

Rules of the Mill Hill Preservation Society February 2020

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