



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
- Hasmonian 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

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

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
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,
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)

Printed by Splash Printing Ltd, Mill Hill, 0208 906 4847

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.