



Mill Hill  
Preservation Society

**Annual Report  
and Accounts 2025**

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# **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 19<sup>th</sup> 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 12<sup>th</sup> 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 76<sup>th</sup> AGM was held at Trinity Church, The Broadway, NW7 3TB on 20<sup>th</sup> 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, Hasmore 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
<b>Receipts</b>		
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
<b>Total Receipts</b>	<b>12,262</b>	<b>11,831</b>
<b>Less Payments</b>		
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
<b>Total Payments</b>	<b>-14,889</b>	<b>-14,131</b>
<b>(Deficit)/Excess receipts over payments</b>	<b>-2,627</b>	<b>-2,300</b>
Donations	5,540	250
Legacy	5,000	0
<b>Net (Deficit)/Excess</b>	<b>7,913</b>	<b>-2,050</b>



	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

<b>Total Funds</b>	<b>74,276</b>	<b>79,604</b>
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Represented by

NatWest Current Account	24,276	14,604
Charity Bank/Shawbrook Bank	50,000	65,000
<b>Total Cash</b>	<b>74,276</b>	<b>79,604</b>

**\*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 31<sup>st</sup> 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: 15<sup>th</sup> 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 10<sup>th</sup> May, 2.00pm – meet at the entrance to The Reddings.

**Gardeners' Question Time** – Sunday 28<sup>th</sup> 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](mailto:contact@mhps.org.uk).

**Autumn Footpath Walk** – Sunday 11<sup>th</sup> October, 11.30am – details to follow.

**Autumn Meeting** – Thursday 15<sup>th</sup> October, Trinity Church, The Broadway 7.30 for 7.45pm start.

**Supper Quiz** – Saturday 14<sup>th</sup> 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 31<sup>st</sup> 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**  
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**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**

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