

# NONSUCH PARK JOINT MANAGEMENT COMMITTEE

Monday 27 March 2023 at 10.00 am

Mansion House, Nonsuch Park

The members listed below are summoned to attend the Nonsuch Park Joint Management Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

## Committee Members

Councillor Christopher Woolmer, London Borough of Sutton (Chair)

Councillor Kate Chinn, Epsom & Ewell Borough Council

Councillor Peter Geiringer, London Borough of Sutton

Councillor Colin Keane, Epsom & Ewell Borough Council

Councillor Louise Phelan, London Borough of Sutton

Councillor David Reeve, Epsom & Ewell Borough Council

Yours sincerely



Clerk to the Committee

For further information, please contact Democratic Services, email: [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or 01372 732000

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### Questions from the Public

Questions from the public are permitted at meetings of the Nonsuch Park Joint Management Committee. Any person wishing to ask a question at a meeting of this Committee must register to do so, as set out below.

Up to 30 minutes will be set aside for written or oral questions from any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough on matters within the Terms of Reference of the Nonsuch Park Joint Management Committee which may not include matters listed on a Committee Agenda.

All questions whether written or oral must consist of one question only, they cannot consist of multi parts or of a statement.

The question or topic may not relate to a specific planning application or decision under the Planning Acts, a specific application for a licence or permit of any kind, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government

Act 1972. Questions which in the view of the Chairman are vexatious or frivolous will not be accepted.

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**The deadline for registration of written questions for this meeting was: Noon, 13 march 2023**

## **AGENDA**

### **1. QUESTION TIME**

To take any questions from members of the Public.

### **2. DECLARATIONS OF INTEREST**

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

### **3. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 10)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 23 January 2023 and to authorise the Chair to sign them.

### **4. NONSUCH PLANNED MAINTENANCE REPORT UPDATE AND NEW PRIORITY WORKS FOR 2023-24 (Pages 11 - 22)**

This report provides an update on the current financial year 2022-23 priority planned maintenance programme (including the additional health & safety and emergency works undertaken during the year). It also seeks approval for the forthcoming 2023-24 priority planned maintenance works.

**Minutes of the Meeting of the NONSUCH PARK JOINT MANAGEMENT  
COMMITTEE held at the Council Chamber, Epsom Town Hall on 23 January 2023**

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**PRESENT -**

Councillor Christopher Woolmer (London Borough of Sutton) (Chair); Councillors Kate Chinn (Epsom & Ewell Borough Council), Peter Geiringer (London Borough of Sutton), Colin Keane (Epsom & Ewell Borough Council), Louise Phelan (London Borough of Sutton) and David Reeve (Epsom & Ewell Borough Council)

In Attendance: Councillor Vanessa Udall (London Borough of Sutton)

Officers present: Andrew Bircher (Interim Director of Corporate Services), Brendan Bradley (Head of Finance), Samantha Whitehead (Streetcare Manager), Sarah Clift (Senior Countryside Officer), Jason Ofosu (Principal Solicitor) and Dan Clackson (Democratic Services Officer)

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**19 QUESTION TIME**

No questions were received from members of the public.

**20 DECLARATIONS OF INTEREST**

No declarations of interest were made by Members in respect of any items of business to be considered at the meeting.

**21 MINUTES OF THE PREVIOUS MEETING**

The Committee confirmed as a true record the Minutes and the Restricted Minutes of the meeting of the Committee held on 17 October 2022 and authorised the Chair to sign them.

**22 FUTURE DATES FOR MEETING OF THE NONSUCH PARK JOINT  
MANAGEMENT COMMITTEE**

The Committee were asked to agree the dates for meetings of the Nonsuch Park Joint Management Committee for the 2023/24 Municipal Year.

Following consideration, the Committee unanimously resolved to:

**(1) Approve the following schedule of meeting dates:**

**a) Monday 19th June 2023 at 10.00 hours**

- b) **Monday 16th October 2023 at 10.00 hours**
- c) **Monday 22nd January 2024 at 10.00 hours**
- d) **Monday 25th March 2024 at 10.00 hours**

## 23 NONSUCH PARK HABITAT MANAGEMENT PLAN 2023-2028

The Streetcare Manager was absent from the meeting at this time. As such, it was agreed by the Committee to move onto item 6 (Nonsuch Park Habitat Management Plan 2023-2028) for consideration.

The Committee received a report presenting them with the Nonsuch Park Habitat Management Plan 2023-2028.

The following matters were considered by the Committee:

- a) **Cut-and-Collect Machine:** The Committee considered, as a possibility for investigation, that the Council could hire out the Cut-and-Collect Machine at times of low-use as a source of income, should the Council acquire the machine as set out in paragraph 2.5 of the report.
- b) **Bird Surveying:** The Senior Countryside Officer explained that there is no ongoing bird surveying being undertaken in the Park, and that the Council does not currently have the resource available to conduct such a survey. It was considered by the Committee, as a possibility for investigation, and subject to Officer availability, that the Council increase engagement with Park users, local schools and universities for assistance in species surveying.
- c) **Nonsuch Voles:** The Committee expressed their interest in seeing an increased presence from the Nonsuch Voles and the Friends of Nonsuch at meetings of the Committee.
- d) **Park Run:** It was considered by the Committee that the Park Run organisers be approached with the request that they encourage runners to volunteer their time and donate in order to support the upkeep of the Park.

Councillor David Reeve proposed to add the following to the recommendations:

*The Committee is asked to:*

- (3) *Approach the Park Run organisers to notify them of the new habitat management plan and to ask them if they can support the work of the management plan through donations and the volunteering of their time.*

The proposal was seconded by Councillor Colin Keane.

The Committee unanimously agreed to the proposal.

Following consideration, the Committee unanimously resolved to:

- (1) **Approve the contents of the Habitat Management Plan and the prescription table, which sets out the ideal actions for future management of Nonsuch Park.**
- (2) **Agree that officers work towards the three main objectives of this five-year plan as set out in 2.4 of this report, prioritising the acquisition of a cut and collect machine to deliver optimum land management outcomes.**
- (3) **Approach the Park Run organisers to notify them of the new habitat management plan and to ask them if they can support the work of the management plan through donations and the volunteering of their time.**

## 24 NONSUCH PARK BYELAWS REVIEW

The Committee agreed to move onto item 5 (Nonsuch Park Byelaws Review) for consideration, as the Streetcare Manager had now become present at the meeting.

The Committee received a report to discuss updating the current Byelaws for the Ministry of Housing, Communities and Local Government's Pleasure grounds, public walks and open spaces: model byelaw set 2 and the option to introduce a Public Space Protection Order for dog control in the Park.

The following matters were considered by the Committee:

- a) **Current byelaws:** The Streetcare Manager confirmed that, should the Committee wish to keep the current byelaws in relation to Nonsuch Park, the byelaws could not be amended or modified or have any additions or subtractions made to them.
- b) **Drone usage:** The Committee considered that drone usage within the Park was not covered by the current byelaws. The Principal Solicitor confirmed that the Council has no direct control over the use of drones within the Park under the current byelaws, but explained that drone users are obliged to abide by the UK Dronecode. It was noted that any matters in relation to safeguarding concerns involving drone usage within the Park would be a police matter.
- c) **Model Byelaws:** The Streetcare Manager confirmed that, should the Committee wish to adopt the model byelaws, the model byelaws could not be amended or modified or have any additions or subtractions made to them, and would have to be adopted as written.
- d) **Dog Control:** The Committee considered that dog control within the Park would not be covered by the model byelaws. The Streetcare Manager explained that, should the Committee wish to adopt the model byelaws, a

PSPO would be required in order to allow for the enforcement of dog control within the Park.

- e) **PSPO:** It was noted by the Committee that a PSPO in relation to dog control would require a consultation period and an evidence base to prove the requirement for the PSPO. The PSPO would be valid for 3 years, after which time it would require a renewal which would require evidence in support.

Following consideration, the Committee unanimously resolved to:

- (1) **Note the contents of the report.**
- (2) **i) Advise that they wished to pursue the introduction of Model Byelaws and a Public Space Protection Order to regulate dog walking in the Park, and;**  
**ii) Set up a working group of Officers and Members to determine the exact wording of the new byelaws, the scope of the Public Space Protection Order, and timeline for consultation and implementation, and;**  
**iii) Receive, upon completion, a further report, to be presented to the Nonsuch Park Joint Management Committee at its spring 2023 meeting.**

The Committee agreed that the Membership of the working group would be the following;

- Councillor Christopher Woolmer (Chair), London Borough of Sutton
- Councillor Peter Geiringer, London Borough of Sutton
- Councillor Colin Keane, Epsom & Ewell Borough Council
- Councillor Louise Phelan, London Borough of Sutton
- Councillor David Reeve, Epsom & Ewell Borough Council
- Councillor Vanessa Udall, London Borough of Sutton
- Town Clerk, Epsom & Ewell Borough Council
- Streetcare Manager, Epsom & Ewell Borough Council
- Principal Solicitor, Epsom & Ewell Borough Council
- Contract Officer, London Borough of Sutton
- Parks Manager, London Borough of Sutton



**25 NJMC FINANCE UPDATE & 2023/24 BUDGET**

The Committee received a report providing a forecast for 2022/23 and seeking the Joint Management Committee's approval of both the 2023/24 budget and the recommended contributions to be sought from the constituent authorities.

The following matters were considered by the Committee:

- a) CIL Bids:** It was considered by the Committee that potential funding projects could be investigated and identified, with the possibility of attaining funding via Community Infrastructure Levy bid applications.

Following consideration, the Committee unanimously resolved to:

- (1) Note the latest 2022/23 forecast position;**
- (2) Agree the revenue budget for 2023/24 as set out in Appendix 1 of the report;**
- (3) Agree to seek contributions of £113,040 from both Epsom and Ewell Borough Council and the London Borough of Sutton for the financial year 2023/24.**

*The meeting began at 10.05 am and ended at 11.44 am*

COUNCILLOR CHRISTOPHER WOOLMER (CHAIR)

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## **NONSUCH PLANNED MAINTENANCE REPORT UPDATE AND NEW PRIORITY WORKS FOR 2023-24**

<b>Head of Service:</b>	Mark Shephard, Head of Property and Regeneration
<b>Wards affected:</b>	Nonsuch Ward;
<b>Appendices (attached):</b>	Appendix 1 – Approved 2022-23 priority planned works Appendix 2 – Proposed 2023-24 priority planned works

### **Summary**

This report provides an update on the current financial year 2022-23 priority planned maintenance programme (including the additional health & safety and emergency works undertaken during the year). It also seeks approval for the forthcoming 2023-24 priority planned maintenance works.

### **Recommendation (s)**

**The Committee is asked to:**

- (1) Note the progress of the works (including the additional Health & Safety and emergency works) carried out during the current financial year 2022-23.**
- (2) Approve the proposed planned maintenance priority works for 2023-24.**

## **1 Reason for Recommendation**

- 1.1 The proposed priority planned maintenance works are essential to meet the JMC's commercial landlord obligations and health & safety requirements of the Park.

## **2 Background**

- 2.1 At its meeting on 24 January 2022, the JMC approved priority planned maintenance works for 2022-23.
- 2.2 This report provides a progress update on these approved works for 2022-23. It also identifies the highest priority works for approval to be carried out in 2023-24.

- 2.3 Appendix 2 also lists the larger scale maintenance works which are considered essential in the long-term, but for which there is currently no identified funding available.

### 3 Update on 2022-23 Priority and Health & Safety works (Appendix 1)

- 3.1 A summary of progress to date for each item of work item is shown below.
- 3.2 **Render repairs and survey** - the comprehensive survey was carried out during January 2023 by a specialist conservation company using mobile cherry pickers to access the main roof.
- 3.3 The report lists all areas of repair and was received at the end of January 2023. Officers are currently waiting for accurate costings for all the repair works.
- 3.4 The works were identified to be carried out in 3 timescale categories:
- 3.4.1 0-2 years
  - 3.4.2 2-5 years
  - 3.4.3 5-10 years
- 3.5 A budget figure of £20,000 for emergency repairs has been allowed for in the 2023-24 priority repair (as noted in 5.2.2 below). The main bulk of render repairs have been previously highlighted through the JMC as large-scale priority works which are listed in Appendix 2 and estimated at £500,000.
- 3.6 As the JMC's planned maintenance priority funding is limited to approximately £80,000 per annum, other sources of funding must continue to be investigated to carry out these works. The external fabric of the Mansion House and Park infrastructure (access roads, pathways etc) will be at serious risk of deterioration if not properly maintained. The cost of the survey was £5,465 and within budget.
- 3.7 **Replacement of failed slate roof above Mansion House boiler room and internal toilets** - the works were delayed as pigeon infestations were preventing access and causing constant fouling of the work area. The contractors have been unable to work as pigeon guano, which is highly dangerous to humans, has been constantly covering the roof area.
- 3.8 Various methods of control have been applied during the year to prevent the reoccurring problems. This has included trapping boxes, predatory fake birds and the installation of pigeon spikes to reveals, rainwater pipes, guttering, hoppers and any other areas surrounding the roof that the pigeons can rest on.

- 3.9 Unfortunately, the consequence of the pigeon issues has been a delay to the intended roof works. These are currently underway and expected to be completed by the end of March 2023. The anticipated cost of the roof works is £13,450 and within budget.
- 3.10 The works to re-install new pigeon netting will now occur during 2023-24 once the roof works are complete. The budget has been added to next financial year 2023-24 planned maintenance priority works.
- 3.11 **Sparrow Farm Car Park access gate** – the works included replacing the existing gate with a larger access one and the removal of the side bollard to improve pedestrian accessibility for all park users. These works were considered essential as the old gates were too narrow for modern vehicles and were constantly damaged and left inoperable.
- 3.12 The works were completed towards the end of last year and have proved successful. The completed works cost £9,884 and were within budget.
- 3.13 **White Barn doors** – the works were required to repair and make safe the large 6m high track and timber doors. Unfortunately, the timber doors were found to be in a poorer condition than expected. They were also installed in an asbestos runner and the repair required was no longer considered economic.
- 3.14 An alternative approach was taken to replace the existing wooden doors with a painted steel electric roller shutter. The doors were removed and the new roller shutter has been installed and is in good working order. The completed works cost £7,885 and were within budget.

#### 4 2022-23 Additional Health & Safety emergency works

- 4.1 The works detailed below were unbudgeted, unforeseen priority works that were considered essential.
- 4.2 **Sparrow Farm Lodge** – the garage roof leaked and caused water damage to timber joists and decking. The defective roof felt was stripped from the garage and canopy and timber repairs carried out. A new 3 layer bituminous felt roof was installed to prevent leaks with the works costing £6,000.
- 4.3 **Tractor Shed** - the roller shutter to the tractor shed had to be replaced as it was dangerous and too old for economic repair. The cost of the works was £6,000.
- 4.4 **Tractor Shed & White Barn** – enabling works to allow installation of roller shutters. Works required to excavate a trench to run new power to the White Barn. This powered new energy efficient LED lighting and new 240v fused electrical circuits to both buildings for electric roller shutters. The opportunity was also taken to run power to the coppicing area. The cost of the works was £4,120.

- 4.5 **Museum and flats pathway** - dangerous areas of surfacing were highlighted as trip hazards with the existing surface in poor condition and breaking up in areas. The area was prepared in readiness for new tarmacadam overlay to the pathways. The museum made a contribution of £1,500 towards the works reducing the final cost incurred to £2,820.
- 4.6 The JMC will be pleased to note that despite the additional cost of the above emergency works, the budget savings made on the planned priority works, is expected to allow £23,776 to be returned to reserves for future years maintenance.

## 5 Proposed Priority planned maintenance works for 2023-24

- 5.1 The proposed works are budgeted at £94,000 and attached at Appendix 2.

- 5.2 The proposed works consist of the following:

- 5.2.1 **Museum & public toilets** – essential reroofing is required with a replacement high performance bituminous felt overlay and insulation to current higher thermal standards. When completed, the replacement roof will have a life of 25 years.

The JMC will be pleased to note that following a bidding application, this project was successfully awarded match funding from London Borough of Sutton's Community Infrastructure Levy neighbourhood fund. This project is currently out to tender with a budgeted total expected cost of £88,000, 50% to be met by the London Borough of Sutton and 50% by the JMC (£44,000).

- 5.2.2 **Nonsuch Mansion main building** - the rendering condition report was completed and has highlighted many areas of concern that require attention. Small scale emergency render and stone repairs are required at a cost of £20,000.
- 5.2.3 **Nonsuch Mansion roof above boiler room** – install pigeon netting above the new slate roof over internal toilets and boiler room at a budget cost of £5,000.
- 5.2.4 **London Road car park** – construct a new access road with kerbing up to the first small car park in one large section. This carries the advantage that it will last longer and have greater durability to cope with increased use. It is anticipated to cost a budgeted £25,000.
- 5.2.5 **Pathway between Sparrow Farm car park and Nonsuch Mansion** – phase 3 of repairs to the long section of pathway has been arranged to commence in March 2023.

The JMC will be pleased to note that following a bidding application, the project was successfully awarded funding of £35,000 from Epsom & Ewell Borough Council's CIL neighbourhood fund. The JMC does not therefore need to fund these works itself.

## **6 Large Scale long-term priority works (funding yet to be established)**

- 6.1 The external fabric of the Mansion House and Park infrastructure / outbuildings are in poor condition and require long-term investment. The JMC has been funded with a budget of £84,160 for the financial year 2023-24 to attend to the most urgent and essential repairs.
- 6.2 These maintenance items are raised in priority order with the most urgent items (i.e. those posing the highest Health & Safety risk), being addressed first, and those following cascading down in order of severity.
- 6.3 The budget is impacted by higher repairs costs inevitably incurred on any works to the Grade II listed Mansion House. Consequently, repairs tend to be temporary in nature and often undertaken as a series of smaller, more affordable projects. These short term repairs do not provide the most cost effective long term solution.
- 6.4 A comprehensive works schedule has been prepared at Appendix 2 listing the unfunded large scale long term priority works. The total cost of carrying out these large scale items (including costs for officer time) is approximately £1.6m.
- 6.5 Officers continue to explore all available external funding sources to complement and maximise the JMC's annual budget.

## **7 Risk Assessment**

Legal or other duties

### **7.1 Equality Impact Assessment**

- 7.1.1 The proposed priority works will have an impact on the operation of the building and will be managed to minimise this impact.
- 7.1.2 The main risks are slips, trips and falls under Health & Safety to pathways and roads.
- 7.1.3 We have a legal obligation to carry out repairs under current commercial lease arrangements.
- 7.1.4 Operating with a reduced repairs and renewal fund carries risk the JMC will have limited scope to undertake future works.

### **7.2 Crime & Disorder**

- 7.2.1 None

7.3 Safeguarding

7.3.1 None

7.4 Dependencies

7.4.1 None

7.5 Other

7.5.1 None

**8 Financial Implications**

8.1 The schedule of works totalling £94,000 is to be funded by £84,160 as per 23-24 financial year budget with the balance of £9,840 to be funded from the repairs and renewals reserve. The repairs and renewals reserve is forecast at £45,137.49 as at 31 March 2023.

8.2 **Section 151 Officer's comments:** Financial implications are included in the body of this report.

**9 Legal Implications**

9.1 **Legal Officer's comments:** There are no direct legal implications arising from the contents of this report.

**10 Policies, Plans & Partnerships**

10.1 **Council's Key Priorities:** The following Key Priorities are engaged:  
Effective Council

10.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

10.3 **Climate & Environmental Impact of recommendations:** None

10.4 **Sustainability Policy & Community Safety Implications:** All materials where possible are used from a sustainable source.

10.5 **Partnerships:** Both London Borough of Sutton and Epsom & Ewell Borough Council are represented by members on the Joint Management Committee.

**11 Background papers**

11.1 The documents referred to in compiling this report are as follows:

**Previous reports:**

- Nonsuch Park JMC report 24 January 2022 – Nonsuch Planned Maintenance Report Update and Priority Works for 2022-23



<https://democracy.epsom-ewell.gov.uk/documents/s22509/Nonsuch%20planned%20maintenance%20Report%20U%20update%20and%20New%20Priority%20works%20for%202022-23.pdf>

**Other papers:**

- None

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## APPENDIX 1 - PLANNED PRIORITY WORKS FOR 2022-23

Location	Priority	Description	Reason	Note	Budgeted cost £	Latest Forecast £
Nonsuch Mansion House and associated buildings	1	Small scale emergency repairs to defective render and stonework including comprehensive survey to identify exact locations and priority of render and stonework repairs.	During the window resoration works, a patch of loose lime render was found and has been patch repaired as tempoary measure. There is possiblity of more of these areas which are in a similar condition and could potentially fall down an injure a member of the public.	The report has been carried out and the required repairs are extensive	30,000	5,465
Nonsuch Mansion pitched roof above boiler room	2	Replace tiled roof, pigeon netting and minor repairs to roof around window detail	Leaks have been occurring in boiler room and Bovingdons toilets.	The works are currently underway, serious pigeon infestations have delayed the works with additional prevention measures put in place, traping boxes, preditory fake birds, pigeon spikes etc. The pigeon netting works will not be carried out this year.	15,000	13,450
Sparrow Farm access gate	3	Replace existing gate with larger access gate, remove bollard at side to improve pedestrian accessability for all park users.	Existing gate continues to have vehicle impacts which causing costly repairs regularly.		10,000	9,884
White Barn Doors	4	Repair track and timber doors to make safe, the doors were not economic to repair and a painted steel electric roller shutter was installed	Doors are dangerous as very large and heavy (6m high) and track holding doors is damaged, could fall and injure someone.		15,000	7,885
<b>Additional Emergency works carried out under 2022-23 budget</b>						
Sparrow Farm lodge	5	Garage roof and canopy striped, timber repairs carried out relaid with 3 layer bituminous felt to prevent leaks	Garage roof leaking water damage to timber joists and decking			6,000
Tractor Shed	6	The roller shutter to the tractor shed had to be replaced as dangerous and too old to repair.	This work was carried out at the same time as the white barn roller shutter.			6,000

Tractor shed and white barn	7	Excavate trench to run new power to the cow barn for LED lighting and new 240v fused spurs to both buildings for electric roller shutters, and small power installed to the coppacing area.	Enabling works for new rollwer shutters			4,120
Museum and flats pathway	8	Overlay pathway with tarmacadum	Dangerous areas of surfacing, trip hazards, holes, existing surface in poor condition and breaking up in areas	The museum made a contribution of £1,500 towards the work which reduced costs from £4,320 to £2,820		2,820
Contingency for unforeseen works					9,400	0
				Total 2022-23	79,400	55,624
				Forecast variance to be returned to reserves		23,776

APPENDIX 2 - PLANNED PRIORITY WORKS FOR 2023-24

Location	Priority	Description	Reason	Note	Budgeted cost £
Nonsuch Mansion House - Museum and Public toilets		1 The museum and public toilets roof requires a high performance bituminous felt overlay and insulation to current standards which will when completed have a life of 25 years	The roof has failed over all 3 sections of flat roofing and water ingress occurring to Museum and public toilets	This project has match funded approval from London Borough of Sutton under the community Infrastructure levy, with a £44,000 contribution to the project anticipated total cost of £88,000	44,000
Nonsuch Mansion and associated buildings		2 Emergency render repairs as highlighted on the recent priority report.	The report has revealed many areas of concern requiring attention in three priorities 0-2 years, 2-5 years, & 5-10 years		20,000
Nonsuch Mansion roof above boiler room		3 Pigeon netting to be installed above the new slate roof over internal toilets and boiler room	Works delayed in 2022-23 but still required as the pigeon pest problem continues		5,000
London road car park entrance road		4 It would be beneficial to reconstruct the access road up to the first small car park in one large section, it will last longer and have greater durability to cope with increased use.	The entrance road continues to break up each year with patch repairs constantly carried out		25,000
Pathway from Sparrow farm carpark to Nonsuch Mansion		5 Phase 3 works to reconstruct pathway with planings and concrete edges.	Pathway has deteriorated beyond economic repair	These works have agreed to be funded by Epsom and Ewell Council Community Infrastructure Levy at a cost of £35,000.	0
				Total cost for 2023-24	94,000
Large Scale Priority works	These works would have to be considered for later years unless new source of funding becomes available				
Re construction of access road to Mansion House		1 To excavate and break up existing defective road, construct new heavy duty road with new MOT sub base, with base and tarmac wearing course including new kerbing and soakaways to prevent flooding and surface mud issues.	Due to the high number of patch repairs to address an increasing number of potholes to the main park access road, the already high number of insurance claims from members of the public where damage is sustained to their vehicles caused by the inadequate road surface, and following increased use of the park, the resurfacing of the main access road is now considered essential prior to		369,000
Nonsuch Mansion House and associated buildings		2 Emergency repairs to defective render and stonework.	Deterioration through frost and water damage, old repairs carried out with cement require replacement.		500,000
Nonsuch Mansion Flats and museum East Elevation of Main House		3 External Redecoration to the Windows, metalwork and woodwork to flat windows, soffits and fascias	The timberwork, fascias soffits and windows have flaking paintwork and beginning to deteriorate. They were last painted 5 years ago and due for external redecoration and repairs.		30,000
Nonsuch Mansion House and associated buildings		4 Rainwater pipes, hoppers outlets gulleys and drains	The rendering survey has highlighted serious defects in the downpipes where they are leaking and causing large damp patches on external walls which if left will cause internal damage.		20,000
Pathway between Sparrow farm Lodge and Nonsuch Mansion		5 Relaying payway in phases, 3rd phase of works	Pathway breaking up, dangerous with insurance claims from public.		30,000
Access road Boundary Wall		6 Repair loose and defective areas of flint and brickwork wall	The wall breaking up and it is a condition of the listed building status that building and associated structures must be kept in good condition		20,000
Nonsuch Mansion House Public Toilets		7 Renewal of roof covering.	Roof leaking through to toilets causing damp issues and damage to recent decorations.	Essential works to protect public toilets leaks could cause damage to decorations if left too long.	20000
Sparrow farm car park		8 Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
London road car park		9 Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
first car park on left as you enter Cheam gate entrance		10 Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
Car park oppsite school cheam gate entrance		11 Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		170,000
Access road		12 Resurface large damaged sections of roadway	Poor condition, have to constantly carry out small repairs		100,000
				Total cost	1,619,000

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