

NONSUCH PARK JOINT MANAGEMENT COMMITTEE

Monday 19 January 2026 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 Tony Froud, Epsom & Ewell Borough Council (Chair)

Councillor Julian Freeman, Epsom & Ewell Borough Council

Councillor Peter Geiringer, London Borough of Sutton

Councillor Christine Howells, Epsom & Ewell Borough Council

Councillor Louise Phelan, London Borough of Sutton

Councillor Christopher Woolmer, London Borough of Sutton

Yours sincerely



Clerk to the Committee

For further information, please contact democraticservices@epsom-ewell.gov.uk or 01372 732000

EMERGENCY EVACUATION PROCEDURE

No emergency drill is planned to take place during the meeting. If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by staff. It is vital that you follow their instructions.

- You should proceed calmly; do not run
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building. Move to the assembly point and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

Public information

This meeting will be held at the Mansion House, Nonsuch Park. A limited number of seats will be available in the public seating area. If you wish to observe the meeting from the seating area, please arrive at the Mansion House before the start of the meeting. A member of staff will show you to the seating area. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Information about the membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for this Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at democraticservices@epsom-ewell.gov.uk.

Questions and Statements from the Public

Up to 30 minutes will be set aside for questions and statements from members of the public at meetings of this Committee. Any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough may ask a question or make a statement on matters related to the management and control of the Park.

Questions cannot relate to 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 Chair are inappropriate or offensive will not be accepted. Each question or statement will be limited to 3 minutes in length

Members of the public are requested to submit their questions in writing to democraticservices@epsom-ewell.gov.uk by noon on the fifth working day before the day of the meeting. For this meeting this is **Noon, Monday 12th January 2026**.

Statements are requested to be submitted in writing to democraticservices@epsom-ewell.gov.uk by noon on the working day before the day of the meeting. For this meeting this is **Noon, Friday 16th January 2026**.

Questions and statements not submitted to Democratic Services within the prescribed deadlines may be accepted at the discretion of the Chair.

For more information on public speaking protocol at Committees, please see [Annex 4.2](#) of the Epsom & Ewell Borough Council Operating Framework.

Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the Chair agree to discuss any other such matters on the grounds of urgency, the Committee may wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Filming and recording of meetings

The Council allows filming, recording and photography at its public meetings. By entering the Mansion House and using the seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

Members of the Press who wish to film, record or photograph a public meeting should contact the Council's Communications team prior to the meeting by email at: communications@epsom-ewell.gov.uk

Filming or recording must be overt and persons filming should not move around the room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non-handheld devices, including tripods, will not be allowed.

AGENDA

1. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Up to 30 minutes will be set aside for the Committee to receive any questions or statements from members of the public.

To register to ask a question or make a statement at a meeting of the Committee, please contact: Democraticservices@epsom-ewell.gov.uk

Questions and statements not submitted to Democratic Services prior to the meeting may be accepted at the Chair's discretion.

2. DECLARATIONS OF INTEREST

To receive declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests from Members in respect of any item 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 13 October 2025 (attached) and to authorise the Chair to sign them.

4. VERBAL PRESENTATION FROM THE FOUNDING DIRECTOR OF THE PAUL ALAN PROJECT

The Committee shall receive a presentation on the work of the Paul Alan Project from the organisation's Founding Director.

5. FRIENDS OF NONSUCH UPDATE REPORT (Pages 11 - 12)

The Committee shall receive an annual update report from the Chair of the Friends of Nonsuch.

6. NONSUCH PARK HABITAT MANAGEMENT PLAN 2023-28 UPDATE PRESENTATION (Pages 13 - 28)

The Senior Countryside Officer shall provide the Committee with an update presentation on the Nonsuch Park Habitat Management Plan 2023-28.

7. VERBAL UPDATE FROM THE INTERIM HEAD OF SERVICE (STREETCARE) ON MATTERS ARISING IN THE PARK

The Interim Assistant Head of Service (Streetcare) shall provide the Committee with a verbal update on the following matters:

- Installation of Height Restriction Barriers
- Donation Units
- Playground Project
- Dog Walking Licensing Scheme
- Cheam Charter Fair Joint Event

8. FUTURE DATES FOR MEETINGS OF THE COMMITTEE 2026/27 (Pages 29 - 32)

To agree the draft schedule of meetings of the Nonsuch Park Joint Management Committee for the 2026/27 Municipal Year.

9. NONSUCH PLANNED MAINTENANCE UPDATE AND NEW PRIORITY WORKS FOR 2026-27 (Pages 33 - 42)

This report provides:

- an update on the current financial year 2025-26 priority planned maintenance programme (including any additional Health & Safety and emergency works undertaken during the year) and,
- seeks approval for the forthcoming 2026-27 priority planned maintenance works.

10. NJMC FINANCE REPORT 2025/26 AND BUDGET 2026/27 (Pages 43 - 52)

This report provides a forecast for 2025/26 and seeks the Joint Management Committee's approval of both the 2026/27 budget and the recommended contributions to be sought from the constituent authorities.

**Minutes of the Meeting of the NONSUCH PARK JOINT MANAGEMENT
COMMITTEE held at the Studio Room, Bourne Hall on 13 October 2025**

PRESENT -

Councillor Tony Froud (Epsom & Ewell Borough Council ('EEBC')) (Chair); Councillors Peter Geiringer (London Borough of Sutton ('LBS')), Christine Howells (EEBC), Louise Phelan (LBS) and Christopher Woolmer (LBS)

In Attendance: Richard Harris (Friends of Nonsuch Representative), Martin Howe (Ewell Astronomical Society Representative) and Jon Whitehead (Nonsuch Voles Representative)

Apologies for Absence: Councillor Julian Freeman (EEBC)

Officers Present: Jackie King (Committee Clerk, Chief Executive EEBC), Cagdas Canbolat (Director of Corporate Services (S151) EEBC), Samantha Whitehead (Interim Assistant Head of Service - Streetcare EEBC), Mitra Hagh-Shenas (Accountant EEBC), Ian Wolstencroft (Contracts Officer LBS) and Dan Clackson (Democratic Services Officer EEBC)

10 QUESTIONS AND STATEMENTS FROM THE PUBLIC

No questions or statements from members of the public were registered for the Committee's consideration at the meeting.

11 DECLARATIONS OF INTEREST

No declarations of any disclosable pecuniary interests or other registrable or non-registrable interests were made by Members in respect of any items considered at the meeting.

12 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the minutes of the meeting of the Committee held on 16 June 2025 and authorised the Chair to sign them.

13 SOLAR SYSTEM WALK UPDATE

The Committee received an update paper and verbal update from the Ewell Astronomical society regarding the progress made on the Nonsuch Park Solar System Walk so far.

The representative from the Astronomical Society verbally updated the Committee on the following matters:

- a) **Signage Installation:** He explained that the posts for the intermediate signs had been installed and would soon have their signs mounted onto them. He said that the A1 start and end signs had been delivered and would be installed by the end of the week.
- b) **Opening Event:** He explained that there would be an opening event for the walk held at the Park on 25th October, 10:30am. He stated that the walk would be opened by the Mayors of Epsom and Sutton Councils, with talks to be given by a member of the Astronomical Society and an esteemed local astronomer.
- c) **Design Work:** He explained that Whistlestop Arts, in consultation with the Astronomical Society, had designed the start/end and intermediate signs, a leaflet, fridge magnet, and website pages for the walk. He stated that all the information had been presented in a way that was suitable for younger people.
- d) **Thanks Given:** On behalf of the society, he wished to thank the Committee, the Interim Head of Service (Streetcare), and the Nonsuch Voles for all their help and support in realising the project.

14 VERBAL UPDATE FROM THE INTERIM HEAD OF SERVICE (STREETCARE) ON MATTERS ARISING IN THE PARK

The Committee received a verbal update from the Interim Assistant Head of Service (Streetcare) on matters arising in the Park.

The Interim Assistant Head of Service (Streetcare) verbally updated the Committee on the following matters:

- a) **Unauthorised Encampments Update:** She explained that Nonsuch Park had had two unauthorised encampments over the Summer, as well as seven elsewhere in Epsom & Ewell. She stated that Officers were currently investigating the possibility of installing height restriction barriers at the three Park entrances and had put in an application to the Sutton CIL bid – she said it would become apparent in January if the bid had been successful. She stated that dealing with UEs comes with significant cost in respect of Officer time, and that the barriers in the long term would be a cost saver owing to the resulting prevention of UEs. She stated that, should the CIL bid be unsuccessful, a report would likely come to the January meeting seeking the budget required for the project.
- b) **Donation Posts and Dog Walking Licensing Scheme Update:** She explained that the installation of the donation posts and the implementation of the dog walking licensing scheme had been delayed on account of the unauthorised encampments over the Summer. She stated

that both projects were back on track, and an update report on each was intended to be brought to the January meeting.

- c) **Donated Defibrillator:** She explained that the charitable organisation, the Paul Alan Project, had received a gift of money from a person who had passed away from a heart attack, and with that money had made an offer for the donation of a defibrillator to Nonsuch Park, which they would maintain until its expiry.

The Committee were unanimously in support of accepting the offer of the defibrillator and agreed that a plaque should be mounted to commemorate the person who gifted the money which funded the defibrillator.

The Committee expressed their thanks and requested an invitation to attend the January Committee meeting be sent to the lady running the Paul Alan Project charity.

- d) **Playground Update:** She stated that it was anticipated that the procurement and installation process for the playground would begin shortly, and would hopefully be completed prior to the January meeting of the Committee.

- e) **Summer Festival Event Cancellation:** She explained that the organiser of the Town & Country Show for the past two years had applied to also hold a Summer Festival event in the Park, and that for 2024 the organiser had run the Summer Festival via a Temporary Events Notice ('TEN'). She stated that the event organiser had been advised by Officers that, as the event grew in size, a premises licence for the London Road Picnic Area would be more appropriate – she explained that Officers had applied for a premises licence for the location prior to the 2025 Summer Festival, but the application had been unsuccessful. She stated that the Summer Festival event organiser was duly notified that the premises licence application had been unsuccessful and was advised by Officers to apply for a TEN in order to hold the event – a TEN, however, was not applied for and the organiser opted to cancel the event.

The Chair pressed that the matter of the unsuccessful premises licence application ought to be investigated in order to find a solution for the future.

15 MID-YEAR BUDGET MONITORING REPORT 2025/26

The Committee received a report advising the Nonsuch Park Joint Management Committee of the mid-year financial position for 2025/26 and the forecast outturn.

The Committee considered the following matters:

- a) **Memorial Benches:** In response to a question from a Member, the Director of Corporate Services confirmed that income from the memorial

benches scheme was generating a surplus. The Interim Assistant Head of Service (Streetcare) explained that the agreement term for a bench differs depending on the type of bench – 7 years for a rustic bench and 10 years for a formal one – and that the cost of the bench agreement covers the installation and removal costs. She stated that, at the approach of the agreement expiry, the bench owner is notified and provided an opportunity to collect their bench – where contact details are unknown, a written notice is placed on the bench.

- b) **Potential Cheam Charter Fair Joint Event:** In response to a question from a Member, the Interim Assistant Head of Service (Streetcare) stated that Officers would investigate the possibility of holding a joint event at Nonsuch Park to coincide with the yearly Cheam Charter Fair. She explained that budget considerations would need to be taken into account, and that such an event would rely heavily on the support of volunteers owing to insufficient Officer resource. She stated that she would provide the Committee with an update at the January meeting.
- c) **Cancelled Festival:** In response to a question from a Member, the Interim Assistant Head of Service estimated based on calculations that the cancellation of the Summer Festival event had resulted in missing out on £6k income. The Chair pressed the importance of investigating the reason behind the cancellation in the interest of avoiding such instances from reoccurring.

Following consideration, the Committee unanimously resolved to:

- (1) **Note the mid-year 2025/26 financial position and forecast outturn.**

16 UNAUTHORISED ENCAMPMENTS

The Committee received a report seeking authority for Officers to take the necessary steps to deal with unauthorised encampments ('UE's) and fly-grazing within Nonsuch Park.

The Committee considered the following matters:

- a) **Horses left on Land:** In response to a question from a Member, the Interim Assistant Head of Service (Streetcare) stated that historically there had not been any instances of horses left unauthorised in Nonsuch Park, but there was always a risk of it occurring, particularly in connection with UEs. She stated that instances of fly-grazing on Council land had occurred elsewhere in Epsom & Ewell.
- b) **Length of Time to Deal with UEs:** In response to a question from a Member, the Interim Assistant Head of Service (Streetcare) stated that the length of time to deal with unauthorised encampments can vary greatly depending on factors such as any welfare issues to be resolved or whether or not the matter ends up going to court.

- c) **Sutton Officers to be Notified of UEs:** The Committee noted that, owing to the large majority of the footprint of the Park sitting within the boundary of Epsom & Ewell, the list of Officers recommended for authorisation consisted of exclusively Officers of Epsom & Ewell Borough Council. The Interim Assistant Head of Service (Streetcare) stated that she would ensure that the appropriate Sutton Council Officers were notified of any future instances of UEs within Nonsuch Park.

Following consideration, the Committee resolved (4 for, 1 abstaining) to:

(1) Confirm that the Nonsuch Park Joint Management Committee:

- a) **does not tolerate any encampment occupying land within Nonsuch Park that does so without the Committee's prior consent, and that the Committee considers any such encampment as unauthorised.**
- b) **does not permit any horse to be left on land within Nonsuch Park without the Committee's prior consent.**

(2) Nominate and authorise, effective until further notice, the following officers:

- Head of Operational Services,
- Interim Assistant Head of Service (Streetcare),
- Interim Assistant Head of Service (Venues & Community Commercial Services),
- Interim Assistant Head of Service & Transport and Waste Manager,
- Deputy Streetcare Manager,
- Parking and Enforcement Manager,

to:

- a) **exercise powers under s.77 and s.78 of the Criminal Justice and Public Order Act 1994 to take any necessary steps to deal with unauthorised encampments occupying land within Nonsuch Park.**
- b) **exercise powers under s.1 of the Control of Horses Act 2015 to take any necessary actions and decisions to deal with fly-grazing of animals within Nonsuch Park.**

17 URGENT DECISIONS

The Committee received a report on two decisions taken by one of the Directors and / or Chief Executive on the grounds of urgency, in compliance with the requirements of the Constitution.

Following consideration, the Committee unanimously resolved to:

(1) Note the urgent decisions taken and the reasons for that decision.

The meeting began at 10.02 am and ended at 10.55 am

COUNCILLOR TONY FROUD (CHAIR)

Report from the Friends of Nonsuch.

2025 was a year of change for the Friends of Nonsuch. A new chair (Richard Harris) was proposed in November 2024 and confirmed at the AGM in May 2025. A new secretary (Richard Gill) also volunteered his services in May. There will be more changes to come after this year's AGM due to some of the long-standing committee members standing down, so we will be looking to find new volunteers for the committee over the coming months. This is one of the drawbacks of having long periods of calm and stability, where people don't have as much of an incentive to join organisations such as the Friends of Nonsuch.

The Friends of Nonsuch currently has three main ongoing activities. The first is the running of the two museums and bookshop in Nonsuch Mansion. The gallery is open every Sunday except over the Christmas period. The Service Wing Museum and Bookshop is open every 2nd and 4th Sunday from 12 – 4pm between April until the end of September. We currently have around 25 active Stewards who inform our visitors of the history of Nonsuch Palace and the Mansion House. Each room of the two museums requires a volunteer, so during the Summer, this requires around 16 stewards, split over two 2-hour shifts. Due to falling numbers of volunteers, the decision was made this year to stop opening on Bank Holidays until we can get volunteer numbers back up again. Even so, the visitor numbers for 2025 was an impressive 3,337, so on average around 66-67 per Sunday. Obviously, due to things like the weather, some days can be a lot busier than others. There have also been some school visits this year, where the Museums are opened during the week.

The second activity is to provide talks on various subjects at the Mansion House followed by refreshments in the Stables. This is particularly popular with our older members, including one centurion who attends every event. These are generally held every other month and due to the numbers who attend we have to hold these in the main part of the Mansion House, rather than in the Stables area. The subjects of these talks have been "Courtroom Dramas" – Stories from Peter Thompson, a former barrister; "Burmese Days" – a personal history of Burma (Myanmar) from Paul Whittle; "My Musical Journey" – stories and music with Rory Gilbert; "How We Developed Such a Taste for Tea" – with Rev. Michael Dunk; "Hannah – an Insight into Disability" – with one of the UK's leading disability campaigners: Hannah Deakin. We also held a singalong Christmas event in the stables in mid-December. The numbers attending these events tend to range between 25-40 depending on the weather.

Our third activity is our Thursday working party which meets up around 9:30 to carry out repairs/maintenance, prepare the museum/gallery and tend the garden outside the stables. The number of volunteers attending this has grown since the start of last year and on one particular Thursday in November we had 16 people all working together. Maintenance carried out last year included repairing and re-painting of all of the external doors into the

service wing, clearing out the drains to prevent further damp issues and flooding of the laundry, repairs to the rose arch in the formal gardens and much more.

After more than 3 years away, we were finally able to get back into our social media pages in February and start sharing news and events. This has raised our online profile and hopefully we can attract more people to either come along or even better, get involved.

The repair of the wall, steps and statues near the rear of the Formal Gardens that were vandalised in 2016 were completed last summer. This was a “pet project” of our former Chair: Gerald Smith MBE, who sadly passed away before he could see it completed. Whilst it was organised through EEBC, the Friends of Nonsuch paid the £12,129 cost of this repair. We will be adding a memorial bench in this area, dedicated to Gerald Smith and all the founding members of the Friends of Nonsuch. We would also like to thank Epsom and Ewell Borough Council for contributing towards the cost of the bench and for organising it on our behalf.

Finally, in 2026 we hope to increase our profile in the community and attract more people to get involved with the Friends of Nonsuch, whether that is by working with other local groups or by encouraging people to branch out from within the Friends of Nonsuch. Ten years ago, we produced a booklet called: Twenty-five years of The Friends of Nonsuch 1991 – 2016. The final page included a list of actions for the future, many of which are still outstanding. The new Solar Walk information boards in the park highlight the poor state of the current Nonsuch Palace information board, and also the lack of information on what is a very significant historical location. It was always an ambition of the Friends of Nonsuch to increase the amount and the quality of information at the actual site of the Palace and hopefully this is something we can get moving, especially if we can get other groups interested through the fledgling Epsom and Ewell Cultural Partnership.



Nonsuch Park

Habitat Management Plan
Progress Update Jan 2026

Progress Update

The main aims of this five-year management plan was to:

- Highlight the importance of Nonsuch in terms of its Biodiversity
- Seek ways to increase the management resource
- Identify practical habitat management techniques, which can continue in to the future.

Nonsuch contains **three priority habitats**, Lowland mixed deciduous woodland, Hedgerows and Ponds.

There are also **32 priority species** including butterflies, mammals, birds, reptiles and amphibians as defined under the Natural Environment and Rural Communities Act.



Pyramidal Orchid



Key achievements –
reintroduction of hay
meadow management

- 2022 One meadow was cut for hay
- 2023 Three meadows were cut for hay
- 2024 One and a half meadows were cut for hay due to high levels of ragwort
- 2025 Three different meadows cut for hay
- Every year, volunteers have to pull ragwort!



Key achievements – purchase of flail collector to carry out rotational grassland management

- Cutting and clearing grassland has been a technique used in the Borough for many years (on Epsom Common and Horton Country Park), but the machine was only hired in for a short period of time and there was not time to cut all the desired areas in this way.
- In early 2024, EEBC purchased their own flail collector which enabled many more areas to be cut using this desired technique.

Key achievements - Nonsuch Voles continue to do amazing work

The volunteers continue to work hard not only in the formal gardens, but in the wider park, including The Wood, Boundary Copse, Round Pond, The Main Ditch. The Walnut Grove and more recently the Banqueting Site.



Highlight importance of Nonsuch's Biodiversity

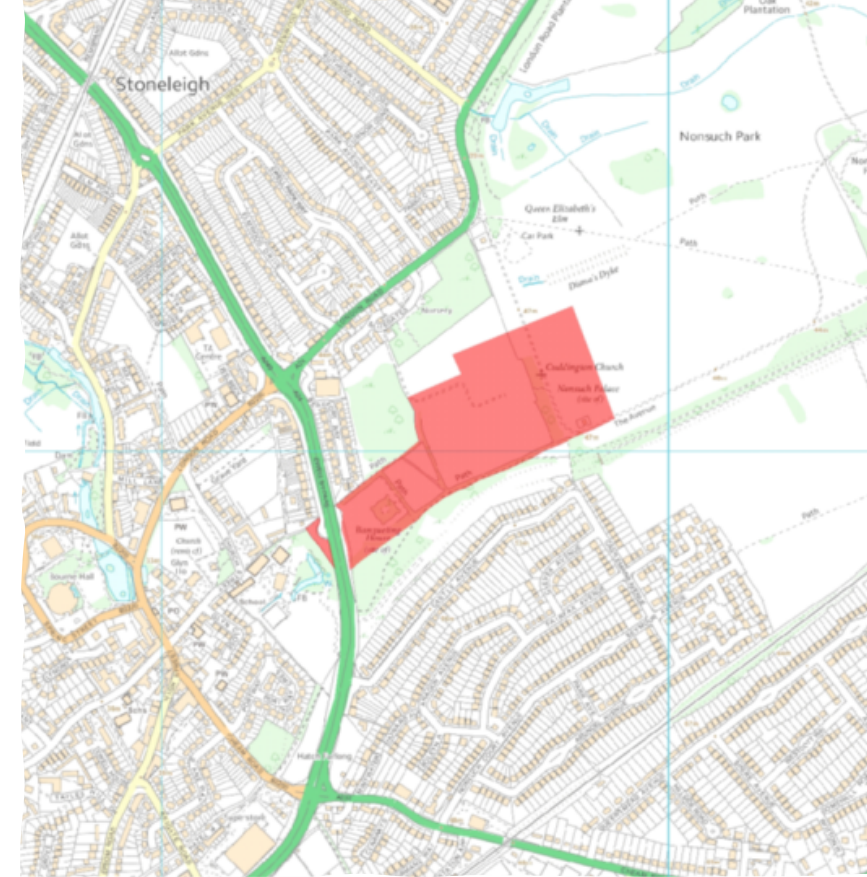
- Guided walk summer 2023 for JMC Cllrs.
- Recorder Day held in July and October 2024.
- Annual reptile survey of Cherry Orchard.
- Comms team assisted with communicating activities.
- Entry in to South and South East In Bloom – Large Conservation Area. Won Gold in 2025.

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Seek ways to increase the management resource

- In April 2025, Historic England asked to visit Nonsuch Park, in particular the area designated as a Scheduled Ancient Monument.
- Due to its designation, it is possible to apply for Countryside Stewardship funding.
- CIL funding could be applied to for particular projects.
- Biodiversity Net Gain is potentially possible but there are some complications.
- District Level Licensing may offer opportunities for pond creation/restoration.



There's lots more to do!

Lowland Mixed Deciduous Woodland (Priority Habitat)



MANAGING WOODLAND AS COPPICE IS IMPORTANT FOR WILDLIFE

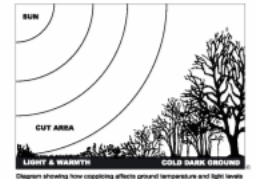
Coppicing may look drastic but is essential for much of our best-loved woodland wildlife which may be threatened with extinction if this is not continued.

In this traditional management system, trees are regularly cut to the ground and re-grow with several stems, providing the wood needed for a wide range of products.

Time between cuts varies depending on the intended use of the wood but needs to be regular so that there are always some open areas. Here warmth and light can reach the ground.

This encourages plant growth and insect activity - but this effect decreases yearly as trees re-grow until branches meet overhead, and light can no longer reach the woodland floor.

So coppice cycles, with some cut each year, must be maintained, to ensure continuity of open space.



Help wildlife by supporting the coppice industry buy local logs, charcoal and other wood products.



- The Nonsuch Voles have continued to carry out woodland management in The Wood.
- A felling licence is being applied for to enable the possibility of woodland management being carried out within other woodlands in the park. This work will prioritise the work needed to manage Ash Die-back.



Ponds (Priority Habitat)

- 70% of ponds have been lost from the UK Countryside over the last century.
- The two ponds that still exist in Nonsuch are extremely important in that context and great work has begun on the restoration of Round Pond, again by volunteers.
- The Nonsuch Voles regularly manage the vegetation on the southern side of the pond to ensure it stays open.
- Round Pond is particularly interesting due to the presence of Great Crested Newts.
- As part of District Level Licensing, we are working with the Newt Partnership to create new ponds in Epsom and Ewell. So far, two new ponds have been created in Horton Country Park and more are planned here, along with sites on Epsom Common.
- Nonsuch has been highlighted as having potential.



Scrub management

- A very important habitat for birds and invertebrates and is found within Nonsuch in Russet Field, Cherry Orchard Farm and along the some of the woodland edges.
- However, scrub is quickly encroaching in to the grasslands. It is important that we manage the scrub for nature conservation by creating age structure and controlling dominance over other habitats.



Hedgerows (Priority Habitat)

- The hedgerows that are present within Nonsuch Park have largely developed in to treelines and consist of species such as Oak, Elm, Hawthorn, Blackthorn, Ash, Elder and occasionally Hornbeam, Cherry, Field Maple and Sycamore.
- Very little active management is possible with current resources.



Black Hairstreak



Brown Hairstreak

Veteran Trees

- There are a number of veteran trees across the park, mainly oak.
- Specialist contractors will be needed to manage these incredible trees. Volunteers could assist in assessing their condition.



Hazel on the edge of Cherry Orchard



Oak tree on the edge of Six Acre Field

Our Biodiversity Duty as a Local Authority

- The Environment Act 2021 has made it mandatory that all planning permissions granted in England (unless exemptions apply) will have to deliver at least 10% Biodiversity Net Gain (BNG). This sits alongside:
- **a strengthened legal duty for public bodies to conserve and enhance biodiversity,**
- **new biodiversity reporting requirements** for local authorities, and
- mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.
- The **production and implementation** of a management plan will be a key part of adhering to this duty.



Our Biodiversity Duty as a local Authority



The UK government has proposed the declaration of a **national environmental and climate emergency** and Surrey County Council has enacted this declaration.

The 2017 State of Surrey's Nature report Surrey has estimated Surrey's historic rate of biodiversity loss. It demonstrated that our rate of loss is likely to be far higher than the national rate, hence indicating that in Surrey we have much further to go secure the recovery of nature.



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FUTURE DATES FOR MEETINGS OF THE COMMITTEE 2026/27

Head of Service:	Jackie King, Chief Executive
Report Author	Dan Clackson
Wards affected:	Nonsuch Ward;
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None

Summary

To agree the draft schedule of meetings of the Nonsuch Park Joint Management Committee for the 2026/27 Municipal Year.

Recommendation (s)

The Committee is asked to:

- (1) 1) Approve the following draft schedule of meetings for the municipal year 2026/27:
- a) Monday 15th June 2026, 10:00
 - b) Monday 12th October 2026, 10:00
 - c) Monday 18th January 2027, 10:00
 - d) Monday 22nd March 2027, 10:00

1 Reason for Recommendation

- 1.1 It is necessary to set dates for the meetings of the Committee for the forthcoming municipal year to enable business to be processed.

2 Background

- 2.1 This report presents the Committee with a draft schedule of meetings for the municipal year 2026/27.

- 2.2 It is recommended that the Committee agrees to hold their ordinary meetings evenly across the year and the dates shown in the recommendation are the dates/times which follow the normal pattern of meetings.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None.

3.2 Crime & Disorder

3.2.1 None.

3.3 Safeguarding

3.3.1 None.

3.4 Dependencies

3.4.1 None.

3.5 Other

3.5.1 None.

4 Financial Implications

- 4.1 **Section 151 Officer's comments:** None for the purposes of this report.

5 Legal Implications

- 5.1 **Legal Officer's comments:** None for the purposes of this report.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- N/A

- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

- 6.3 **Climate & Environmental Impact of recommendations:** N/A.

- 6.4 **Sustainability Policy & Community Safety Implications:** N/A.

- 6.5 **Partnerships:** N/A.

6.6 **Local Government Reorganisation Implications:** N/A.

7 Background papers

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

Previous reports:

- N/A

Other papers:

- N/A

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NONSUCH PLANNED MAINTENANCE UPDATE AND NEW PRIORITY WORKS FOR 2026-27

Head of Service:	Mark Shephard, Head of Property and Regeneration
Report Author	Tony Foxwell, Mark Shephard
Wards affected:	Nonsuch Ward;
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1 – Approved 2025-26 priority planned works Appendix 2 – Proposed 2026-27 planned priority works.

Summary

This report provides:

- an update on the current financial year 2025-26 priority planned maintenance programme (including any additional Health & Safety and emergency works undertaken during the year) and,
- seeks approval for the forthcoming 2026-27 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 2025-26.**
- (2) Approve the proposed planned maintenance priority works for 2026-27.**

1 Reason for Recommendation

- 1.1 The proposed planned maintenance priority 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 March 2025, the JMC approved the priority planned maintenance works for 2025-26.
- 2.2 This report provides a progress update on these approved priority works for 2025-26 and additionally, any unforeseen emergency or essential Health & Safety works required during the past financial year (shown at Appendix 1).
- 2.3 The report also identifies the highest priority works for approval to be carried out in 2026-27 (shown in Appendix 2).
- 2.4 The actual cost for the year is provided and an explanation given where it exceeds the budget allocated or the items put on hold.
- 2.5 Appendix 2 also lists the larger scale maintenance items which are considered essential in the long-term, but which can only be addressed in a piecemeal fashion due to the JMC's constrained budget.
- 2.6 Notwithstanding the above, reasonable progress has been made working through this list as funding has been boosted by the JMC's recent success in securing external Neighbourhood Community Infrastructure Levy (CIL) grant funding over the last few years, from both Epsom & Ewell Borough Council and London Borough of Sutton.
- 2.7 During the last year, external Neighbourhood CIL grant funding of £12,240 was secured from the London Borough of Sutton for the final phase (phase 4) pathway repairs to the long section of pathway from Sparrow Farm Car Park to Nonsuch Mansion. The Neighbourhood CIL grant contribution is a match funded scheme and required the same funding from the JMC of £12,240. The total cost of the pathway repairs was £34,480 i.e. almost a third of the cost was externally grant funded.
- 2.8 Regrettably, Neighbourhood CIL grant funding was declined for two further projects – Mansion House turret roof repair works (total cost of £37,934 i.e. grant application of £18,967) and resurfacing the London Road Car Park (total cost of £112,226 i.e. grant application of £56,113). Grant funding is difficult to secure and this demonstrates how challenging it is to undertake the larger cost maintenance items listed at Appendix 2.

3 Update on 2025-26 Priority and essential Health & Safety works (Appendix 1)

- 3.1 A summary of progress to date for each item of work is shown below and listed in appendix 1.
- 3.2 *Pathway works between Sparrow Farm Car Park and Mansion House* – these have been completed. However, the pathway has not bonded well in localised areas resulting in users experiencing loose gravel and a few complaints received.

The contractor has attended to recompact the surface but unfortunately, the weather was too cold for the surface scalping's to bond. The contractor has agreed to re-attend and remove any loose stone to improve the path. The spend exceeded the budget due to rising costs rendering the original estimated figure insufficient.

Budget £12,240	Spend £22,240	(Total cost £34,480 less LBS match funding £12,240)
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- 3.3 *High level roof above flats in Mansion House* – the leaking pitched roof was replaced with a fully insulated Welsh slate equivalent. Modifications were necessary including removing the existing asphalt to the gullies/valleys to ensure the correct drainage levels could be maintained with the new timber decked lead / asphalt roof.

The work was complicated to undertake as Bovingdons requested the work to be done as late as possible into the winter to mitigate the impact on their existing bookings. This also resulted in the contractor being unable to work continuously and inevitably, the work was delayed and overran by 3 weeks. Careful project management resulted in only a very minor increase in spend against budget.

Budget £50,000	Spend £50,138
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- 3.4 *Flat 3 Nonsuch Mansion (occupied by EEBC Housing)* – new internal secondary glazing was installed to improve thermal efficiency and thereby reduce heat loss. The works received very positive feedback from EEBC Housing.

Budget cost £10,000	Spend £8,374
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- 3.5 *Sparrow Farm and London Road Car Parks* – London Road Car Park was prioritised for surface repairs as it contained a large defective area of potholes on route into the first section of the car park. By undertaking a larger patch repair (as opposed to individual pothole repairs), the larger repair should afford longer service life. No repairs were carried out at Sparrow Farm Car Park.

Budget £10,000	Spend £7,775
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- 3.6 *Nonsuch Mansion* - external cleaning to the rendering was not undertaken (as previously intended) as other priorities became more urgent, coupled with the need to remain within the overall planned maintenance budget.

Budget £8,000	Spend £0
---------------	----------

- 3.7 *Contingency Sum and External Cleaning* – these budgets were used to fund the following emergency works:

- 3.7.1 *Nonsuch Mansion Pantry Cafe* - rotten window was falling apart and posed significant Health & Safety and security risk. As a listed building, a new window had to be manufactured to replace the defective window.

Spend £3,000

- 3.7.2 *All Car Park Entrances* - installation of new height restriction barriers to prevent traveller incursions. Barriers prevent access and the subsequent costs associated from evicting and cleaning up the unauthorised encampments. The cost of the work is to be match grant funded by the London Borough of Sutton.

Spend £5,000 (Total cost £10,000 less LBS match funding)

4 Proposed Priority Planned Works for 2026-27

- 4.1 The proposed works are as follows:

- 4.1.1 *Nonsuch Mansion* – the roof above Flat 1 is defective and leaking. Flat 1 is commercially leased to Bovingdons Catering Ltd and the JMC is obliged to maintain the exterior fabric of the building in suitable repair.

The cost to repair including scaffolding is £20,000.

- 4.1.2 *Nonsuch Mansion* - boilers replacement with modern energy efficient condensing equivalents. The boilers have been highlighted by the term maintenance contractor for replacement as parts are no longer manufactured and becoming difficult to source.

The budget cost estimate is £80,000 (subject to tendering exercise).

- 4.2 The total cost requested for priority works for 2026-27 will be £100,000.

- 4.3 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.

5 Large Scale long-term Priority Works (funding to be established)

- 5.1 The external fabric of the Mansion House and Park infrastructure / outbuildings need constant maintenance and also require much larger long-term investment.

- 5.2 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.

- 5.3 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 £1,030,000.
- 5.4 Officers continue to explore all available external funding sources to complement and maximise the JMC's annual budget.

6 Risk Assessment

Legal or other duties

6.1 Equality Impact Assessment

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

6.2 Crime & Disorder

- 6.2.1 The works to install height restriction barriers will prevent unauthorised access and the cost of the legal process to remove those unwilling to leave the Park.

6.3 Safeguarding

- 6.3.1 None

6.4 Dependencies

- 6.4.1 None

6.5 Other

- 6.5.1 None

7 Financial Implications

- 7.1 Works have been prioritised to remain within the budget envelope.
- 7.2 **Section 151 Officer's comments:** Financial implications are included in the body of the report.

8 Legal Implications

8.1 There are no direct legal implications arising from the contents of this report.

8.2 **Legal Officer's comments:** None arising from this report

9 Policies, Plans & Partnerships

9.1 **Council's Key Priorities:** The following Key Priorities are engaged:
Effective Council, Promoting Borough's Heritage

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

9.3 **Climate & Environmental Impact of recommendations:** The proposal to change the boilers in the Mansion House will conform with the Council's Climate Change Action Plan by reducing the carbon footprint. Condensing boilers are generally 15% more efficient.

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

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

9.6 **Local Government Reorganisation Implications:**

9.7 The Council remains under a statutory duty to achieve Best Value and ensure services can be delivered from well maintained, fit for purpose properties until LGR Vesting Day on 1 April 2027.

10 Background papers

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

Previous reports:

- [Nonsuch Planned Maintenance Update and New Priority Works for 2025-26 – 24 March 2025](#)

Other papers:

- None

APPENDIX 1 - PLANNED PRIORITY WORKS UPDATE 2025-26

Location	Priority	Description	Reason	Update	Budget cost	Actual Cost
Pathway between Sparrow farm Lodge and Nonsuch Mansion		1 Relaying payway in phases, Remainder of pathway Final phase	Pathway breaking up, dangerous with insurance claims from public.	Works carried out with some issues where the pathway has not bonded well leaving loose gravels and a few complaints. Contractor has attended once to recompact, weather too cold for it to bond. The contractor has agreed to re-attend remove loose stone to make path safer. The cost exceed budget as contractor could not afford to carry out at budget figure, agreed an increase afer getting estimates all in region of £40-£50k.	12,240	34,480
Sutton grant funding for pathway		Relaying payway in phases, Remainder of pathway Final phase	Pathway breaking up, dangerous with insurance claims from public.	Grant monies requested and received from London Borough of Sutton.	0	- 12,240
High Level Roof above flats in Mansion house		2 Reports of serious water ingress into top flats through roof	Piched roof replacement required, not visible from below as parapit walls around roof, extensive leadwork gullies required	Pitched roof replaced with Welsh slate, fully insulated and existing asphalt to gullies/valleys had to be removed as levels would not work with the new lead fitted over asphalt, new timber decking and new code 7 leadwork installed.	50,000	50,138
Flat 3 Nonsuch Mansion		3 The Flat has become vacant and a survey revealed issues with windows which require repairs and secondary glazing.	Rotton drafty widows	Additional secondary glazing installed in the flat to prevent drafts and improve living conditions.	10,000	8,374
Sparrow Farm and London road Car park		4 Type 1 MOT stone to be levelled and rolled to foil holes and level car parks surface.	Serious dangerous potholes in main car park areas	Tarmac works to large patch in London road carried out as very dangerous.	10,000	7,775
Nonsuch Mansion - External Cleaning		5 All rendered walls are to be cleaned with carefull jet wash and lime wash to finish.	Areas are all different colours with new and old standing out, jet wash will give uniform colour and make building more asethetic.	This job put on hold as other priority works cost were higher to keep within budget.	8,000	0
		Contingency	An allowance for emergency repairs to be set aside	Emergency works listed below	4,000	0
				Sub total	94,240	88,527
Emergency Unbudgeted Works						
Nonsuch Mansion		0 Café window section had to be removed and replaced with new	Old window rotten and new window had to be manufactured to replace defective window		-	3,000
All car park entrances		0 Installation of new height restriction barriers	Getting many traveller incursions barriers will stop the access and prevent further costs for removal and clearance works	This work will be match funded from Sutton council grant	-	5,000
Total cost for 2025-26					-	96,527

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APPENDIX 2 - PLANNED PRIORITY WORKS FOR 2026-27

Location	Priority	Description	Reason	Note	Budget cost
Nonsuch Mansion	1	Flat 1 Roof covering replacement.	Roof above Bovingdons flats leaking		20,000
Nonsuch Mansion	2	Boilers replacement with modern condensing boilers.	The boilers have been highlighted by term maintenance contractor for replacement parts no longer available.		80,000
				Total cost for 2025-26	100,000

Large Scale Priority works		These works would have to be considered for later years unless new sources of funding become available			
Nonsuch Mansion House and associated buildings	1	Repairs to defective render and stonework.	Deterioration through frost and water damage, old repairs carried out with cement rquire replacement.	First phase carried out in 2024.	120,000
White Barn	2	Replace walls and roof with aluminium panels and remove and dispose of asbestos sheeting.	White barn is clad with asbestos sgheets which have some damage and need to be replaced with a more suitable material.		100,000
	3	External Redecoration to the Windows, metalwork and woodwork to flat windows, soffits and fascias	The timberwork, fascias soffitts and windows have flaking paintwork and beginning to deteriorate. They were last painted 5 years ago and due for external redecoration and repairs.		40,000
	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.		120,000
	5	Resurfacing all pathways	Pathways in poor condition especially directly outside the Mansion house.		40,000
	6	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
	7	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
	8	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		170,000
	9	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		100,000
	10	Resurface large damaged sections of roadway	Poor condition, have to constantly carry out small repairs		100,000
				Total cost	1,030,000

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NJMC FINANCE REPORT 2025/26 & BUDGET 2026/27

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Mitra Hagh-Shenas
Wards affected:	Nonsuch Ward;
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	Appendix 1 - 2025/26 Forecast and 2026/27 Proposed Budget

Summary

This report provides a forecast for 2025/26 and seeks the Joint Management Committee's approval of both the 2026/27 budget and the recommended contributions to be sought from the constituent authorities.

Recommendation (s)

The Committee is asked to:

- (1) Note the latest 2025/26 forecast position;**
- (2) Agree the revenue budget for 2026/27 as set out in Appendix 1;**
- (3) Agree to seek contributions of £117,760 from each Epsom and Ewell Borough Council and the London Borough of Sutton for the financial year 2026/27, as set-out in section 4.**

1 Reason for Recommendation

- 1.1 To make the JMC aware of the current financial position for 2025/26 and to agree a budget for 2026/27.

2 Background

- 2.1 This report provides the latest estimate of income and expenditure for the current financial year 2025/26 and a proposed budget for 2026/27.

3 Forecast for 2025/26

- 3.1 The latest forecast of expenditure and income for the current year is shown at Appendix 1, which is the standard format for NJMC.
- 3.2 The forecast at Q3 2025/26 indicates an adverse variance of £32. The main variances to note are as follows:
 - 3.2.1 The maintenance of road budget is set at £20,000, while the Q3 forecast projects costs of £24,800. This creates an adverse variance of £4,800, primarily due to the repair of serious mains water leak affecting the main access road. A large area of the road needs resurfacing and patch repair.
 - 3.2.2 Water and wastewater charges for Q3 are forecast at £8,185 against a budget of £4,640, resulting in an adverse variance of £3,545. This is a result of a significant increase in water charges.
 - 3.2.3 Events hire income is forecast at £12,891 against a budget of £15,000, showing an adverse variance of £2,109. This income includes one regular annual festival and various ad hoc bookings.
 - 3.2.4 The total building and maintenance budget for Nonsuch Grounds and Mansion House is set at £112,240 including £12,240 grant funded by London Borough of Sutton. The forecast expenditure for Nonsuch Grounds and Mansion House maintenance is amounting to £110,840 which is £1,400 less than the budget.
 - 3.2.5 There is an overspend of £3,543 on purchase of memorial benches; however, this is offset by a memorial benches income surplus of £6,110, resulting in a net surplus of £2,567.
 - 3.2.6 Filming income is forecast at £1,000 which is the current income received to date. With no initial budget set, the income received represents a favourable variance of £1,000. This income stream is variable and difficult to budget for in advance, as it depends on demand from production companies.

4 Budget for 2026/27

- 4.1 The estimates for 2026/27 are also attached in Appendix 1.
- 4.2 A proposed 3% increase on 2025/26 contribution has been agreed by London Borough of Sutton. This will increase the contribution from each council from £114,330 in 2025/26 to £117,760 in 2026/27.
- 4.3 The proposed 2026/27 budget is detailed at Appendix 1 and summarised in the following table:

2026/27 Budget	£'000s
Grounds	144
Mansion House	185
Staffing and General Expenses	208
Less: Rent and Other Income	(302)
Net Expenditure	235
Contributions from LBS/EEBC	235
Budget Surplus/Deficit	0

4.4 The 2026/27 budget has been prepared using the following key assumptions:

4.4.1 General operational costs of maintaining and managing Nonsuch Park have been increased with inflation and where appropriate, after consultation with the operational team.

4.4.2 A budgeted contribution of £5k to the working balance fund has been planned for 2026/27 in order to replenish this reserve over time. The working balance fund is used to finance small annual variances to budget, providing a crucial contingency for unforeseen, unavoidable expenditure.

4.4.3 A budgeted contribution of £5k to the repairs and renewals fund has been planned for 2026/27. The repairs and renewals fund is used to cover unforeseen maintenance expenditure.

5 Contributions

5.1 The budget estimates for 2026/27 show a balanced budget, factoring in contributions of £117,760 from each Council. These contributions are subject to confirmation by both Councils.

6 Working Balance/Reserves

6.1 The NJMC currently holds a working balance of £97,522 which is forecast to increase to £105,225 as at 31 March 2026, owing to 2025/26 budgeted contribution of £7,735 into the reserve, partially offset by the forecast deficit of £32.

- 6.2 The repair and renewals fund is expected to increase from current balance of £28,560 to £36,295 as at 31 March 2026, following 2025/26 budgeted contribution of £7,735 into the reserve. This balance is used for small unavoidable maintenance expenditure.

7 Risk Assessment

Legal or other duties

7.1 Equality Impact Assessment

7.1.1 None arising from the contents of this report.

7.2 The principal risks that the NJMC manages are as follows:

7.2.1 Funding for repairs and maintenance, particularly at buildings and for potholes on roads.

7.2.2 Properties becoming vacant, with the associated loss of rent and exposure to council tax.

7.2.3 The NJMC mitigates these risks through the monitoring of buildings and roads by officers and by managing relationships with tenants. The NJMC also holds a working balance fund and a repair and renewals fund which can be used to fund one-off, unexpected budget variances. Contributions to replenish each reserve have been factored into the 2026/27 budget at £5,435 each.

7.3 Crime & Disorder

7.3.1 None arising from the contents of this report.

7.4 Safeguarding

7.4.1 None arising from the contents of this report.

7.5 Dependencies

7.5.1 None arising from the contents of this report.

7.6 Other

7.6.1 None arising from the contents of this report.

8 Financial Implications

8.1 Section 151 Officer's comments:

- Financial implications are set out in the body of this report.
- The expected increase in levy will be addressed in the 2026/27 Council budget.

9 Legal Implications

9.1 **Legal Officer's comments:** None for the purposes of this report

10 Policies, Plans & Partnerships

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

- Green & Vibrant
- Effective Council

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

10.3 **Climate & Environmental Impact of recommendations:** None arising from the contents of this report.

10.4 **Sustainability Policy & Community Safety Implications:** None arising from the contents of this report.

10.5 **Partnerships:** None arising from the contents of this report.

10.6 **Local Government Reorganisation Implications:** The impact of LGR on the operations of Nonsuch Park is yet to be realised. Once more information is available, it will be shared with this committee.

10.7 Background papers

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

Previous reports:

- [Mid-Year Budget Monitoring Report – 13 October 2025](#)
- [NJMC Final Accounts 2024/25 – 16 June 2025](#)

Other papers:

- None

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NJMC FINANCE REPORT 2025/26 AND BUDGET 2026/27

2024/25 Outturn		2025/26 Budget	2025/26 Actual	2025/26 Forecast	2025/26 Forecast Variance	2026/27 Proposed Budget
£	<u>Expenditure</u>	£	£	£	£	£
	Grounds					
677	Maintenance of Grounds	850	409	850	0	850
0	Plants Seeds & Fertilisers	550	742	742	192	550
3,520	Emptying Bins	3,650	0	3,650	0	3,750
23,623	Maintenance of Roads	20,000	12,800	24,800	4,800	20,000
0	Purchase of Plants	4,000	0	3,000	-1,000	4,000
15,900	Tree Maintenance Contract Scheduled Works Recharges	20,000	0	20,000	0	20,950
811	Asbestos Surveys	1,400	0	1,400	0	1,400
561	Call Out Charges	200	0	200	0	200
9,192	Engineering and Fabric Recharge	9,600	5,481	9,396	-204	10,030
11,986	Recharge of Ad Hoc Building Works and Vandalism	4,000	962	4,000	0	4,000
15,595	Building, Mechanical and Electrical Maintenance Works	10,000	1,685	13,085	3,085	10,000
3,091	Electricity	4,000	0	4,000	0	4,160
1,733	Gas	250	375	751	501	780
1,422	Water and Waste Water Charges - Metered	4,640	7,023	8,185	3,545	10,000
1,467	Cleaning Contract Recharges	1,600	936	1,604	4	1,675
3,139	Petrol Diesel & Oil	1,800	786	1,500	-300	1,800
2,570	Transport Insurance	2,750	347	2,750	0	2,830
122	Op. Equipment & Tools - Purchase	500	195	500	0	500
-157	OP. Equipment & Tools - Repair & Maintenance	1,600	500	1,500	-100	1,600
3,700	Horticulture Fixtures	0	0	0	0	0
5,189	Hire of Bins	5,500	0	5,500	0	5,500
6,092	Purchase of Memorials Benches	3,500	5,993	7,043	3,543	3,500
138	Legal Expenses - London Road Lodge	2,500	0	2,500	0	2,500
0	Miscellaneous Expenses	0	240	240	240	0
0	Commercial Tenanted Property Insurance - London Road Lodge	0	281	281	281	295
28,370	Transport Fleet SLA NJMC	29,250	0	29,250	0	30,150
2,750	Insurance Recharges	2,850	0	2,850	0	2,935
141,492	Sub-Total	134,990	38,755	149,577	14,587	143,955

2024/25 Outturn		2025/26 Budget	2025/26 Actual	2025/26 Forecast	2025/26 Forecast Variance	26/27 Proposed Budget
	Expenditure	£	£	£	£	£
	Mansion House					
0	Vandalism Repairs	200	0	200	0	200
140	Asbestos Surveys	450	0	450	0	450
24,882	Engineering and Fabric Recharge	25,950	14,836	25,433	-517	27,120
98,200	Building, Mechanical and Electrical Maintenance Works	102,240	92,329	97,755	-4,485	90,000
18,639	Electricity	23,000	376	23,000	0	23,920
7,026	Gas	8,000	964	8,000	0	8,320
14,877	Cleaning Contract Recharges	16,220	9,491	16,270	50	17,000
217	Advertising	0	0	0	0	0
7,902	Commercial Tenanted Property Insurance	9,000	8,176	8,176	-824	9,360
8,010	Insurance Recharges	8,250	0	8,250	0	8,500
179,893	Sub-Total	193,310	126,172	187,533	-5,777	184,870
	Central Expenses					
26,000	Additional Pension Contributions	26,000	0	26,000	0	26,000
0	Clothing & Uniforms	460	0	260	-200	460
0	Dog-Walking Scheme Administration / Enforcement Expenses	2,700	0	900	-1,800	2,700
960	External Audit	1,000	0	1,000	0	1,040
1,200	Surveyors Fees	1,200	0	0	-1,200	1,200
308	General Office Expenses	560	160	560	0	560
496	Commercial Tenanted Property Insurance	560	1,190	1,190	630	1,240
0	Projects Budget	2,750	0	0	-2,750	2,750
112,630	Grounds Maintenance Staff Recharge	116,020	0	116,020	0	119,500
38,030	Management Costs SLA Recharge	39,170	0	39,170	0	40,350
1,270	Insurance Recharges	1,320	0	1,320	0	1,360
579	Internal Audit Recharges	600	0	600	0	620
4,331	Contribution to/(from) NJMC Working Balance Reserve	7,735	0	7,735	0	5,435
3,000	Contribution to/(from) NJMC Repairs & Renewals Reserve	7,735	0	7,735	0	5,435
188,805	Sub-total	207,810	1,350	202,490	-5,320	208,650
510,190	Gross Expenditure	536,110	166,277	539,600	3,490	537,475

2024/25 Outturn		2025/26 Budget	2025/26 Actual	2025/26 Forecast	2025/26 Forecast Variance	26/27 Proposed Budget
	Income	£	£	£	£	£
-270	Insurance Recovered - London Road Lodge	0	-281	-281	-281	-295
0	Filming Income	0	-1,000	-1,000	-1,000	-500
0	Misc Income VATable	0	-25	-25	-25	0
-17,495	Memorial Benches Receipts	-3,700	-9,810	-9,810	-6,110	-3,700
-16,948	London Road Lodge Rent	-24,500	-15,750	-24,500	0	-28,000
-15,000	Grant from Local Authority	-12,240	0	-12,240	0	0
-7,902	Mansion House Insurance Recovered	-9,000	-8,176	-8,176	824	-9,360
-133,496	Mansion House - Bovingdons Letting	-142,560	-102,693	-142,560	0	-142,560
-25,763	Mansion House - Service Charges Variable	-24,450	-8,244	-24,450	0	-25,430
-13,707	Mansion House - Service Charges Fixed	-8,680	-5,463	-8,680	0	-8,680
-4,316	Old Boathouse - Licence to Occupy	-2,350	0	-2,350	0	-2,350
-496	Nursery Lodge Insurance Recovered	-560	0	-1,190	-630	-1,240
-16,650	Events & Fitness Groups Hire Charges	-15,000	-10,681	-12,891	2,109	-15,000
-1,750	NJMC Service Charges (Nursery Lodge)	-1,770	-2,850	-2,115	-345	-2,200
-9,716	Staff Property Rent- Castlemaine and Sparrow Farm Lodges	-9,720	-5,668	-9,720	0	-9,720
-29,063	Nursery Lodge Rental Income	-26,000	-20,500	-26,000	0	-26,000
0	Dog-Walking Licence Income	-3,000	0	-1,000	2,000	-3,000
-10,336	Mansion House Flat 1 Rent	-10,740	-10,740	-10,740	0	-10,740
-9,180	Mansion House Flat 3 Rent	-9,180	0	-9,180	0	-9,180
-4,827	Interest on Balances	-4,000	0	-4,000	0	-4,000
-316,914	Gross Income	-307,450	-201,880	-310,908	-3,458	-301,955
193,276	Net Expenditure	228,660	-35,603	228,692	32	235,520
	Precepts:					
-111,000	Precept to be Levied on EEBC	-114,330	-114,330	-114,330	0	-117,760
-111,000	Precept to be Levied on LB Sutton	-114,330	-114,330	-114,330	0	-117,760
-222,000	Total Precepts	-228,660	-228,660	-228,660	0	-235,520
-28,724	Surplus (-) / Deficit in Year			32		0
65,798	Balance b/fwd. 1 April			97,522		
-3,000	Add Budgeted Contribution (to)/from Working Balance			-7,735		
-28,724	Add (Surplus)/Deficit for the Year			32		
97,522	Balance c/fwd. 31 March			105,225		

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