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NONSUCH PARK JOINT MANAGEMENT COMMITTEE

Monday 15 June 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 John Beckett, Epsom & Ewell Borough Council

Councillor Christine Howells, Epsom & Ewell Borough Council

Councillor Israel Owoade, London Borough of Sutton

Councillor Louise Phelan, 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 8th June**.

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 12th June**.

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. APPOINTMENT OF THE CHAIR 2026/27

The Committee is asked to appoint a Chair of the Nonsuch Park Joint Management Committee from Councillors representing Sutton Council for the Municipal Year 2026/27.

2. 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.

3. 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.

4. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 16 March 2026 (attached) and to authorise the Chair to sign them.

5. CALENDAR OF MEETINGS 2026/27 (Pages 7 - 10)

To fix the dates and times for meetings of the Nonsuch Park Joint Management Committee for the 2026/27 Municipal Year.

6. NONSUCH PARK JOINT MANAGEMENT COMMITTEE FINAL ACCOUNTS 2025-26 (Pages 11 - 20)

This item presents the Joint Management Committee's final accounts for the financial year 2025/26.

7. LOCAL GOVERNMENT REORGANISATION - VERBAL UPDATE

The Committee shall receive a verbal update in respect of Local Government Reorganisation.

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Minutes of the Meeting of the NONSUCH PARK JOINT MANAGEMENT COMMITTEE held at the Mansion House, Nonsuch Park on 16 March 2026

PRESENT -

Councillor Tony Froud (Epsom & Ewell Borough Council) (Chair); Councillors Liz Frost (as nominated substitute for Councillor John Beckett), Peter Geiringer (London Borough of Sutton), Louise Phelan (London Borough of Sutton) and Christopher Woolmer (London Borough of Sutton)

In Attendance: Richard Harris (Representative) (Friends of Nonsuch) and Jon Whitehead (Representative) (Nonsuch Voles)

Absent: Councillor John Beckett and Councillor Christine Howells (Epsom & Ewell Borough Council)

Officers present: Cagdas Canbolat (Director of Corporate Services (S151)), Andrew Bircher (Assistant Director of Corporate Services), Mitra Hagh-Shenas (Accountant), Ian Wolstencroft (Contracts Officer London Borough of Sutton), Angela Guest (Democratic Services Officer) and Danny Surowiak (Principal Solicitor)

28 QUESTIONS AND STATEMENTS FROM THE PUBLIC

No questions or statements from members of the public were received.

29 DECLARATIONS OF INTEREST

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

30 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on 19 January 2026 and authorised the Chair to sign them.

31 UPDATE ON SIGNING PROBATE/ADMINISTRATION PAPERS

The Committee received a report regarding the signing of probate administration papers in relation to a gift to Nonsuch Park.

The Assistant Director of Corporate Services informed the Committee that letters of administration to the Chief Executive had been received, that the property was

on the market for sale and that it was the residue of the estate that had been gifted to Nonsuch Park.

The Principal Solicitor explained the unusual situation and legalities around the will but confirmed it was the residue of the estate that had been gifted, and the Chief Executive was the executrix of the will. Also, that the bequest was very specific for the upkeep of the gardens. She was unable to confirm how much the bequest was as there were still other accounts being closed.

Following consideration, the Committee unanimously resolved to:

(1) Note the contents of the report.

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

This item was deferred to the next meeting due to an officer not being available to provide a verbal update. The Chairman stated, to the best of his knowledge, that the dog walking license scheme was due to go live at the end of January, that the installation of height restriction barriers had been approved and understood that the trim trail was scheduled to be installed around Easter time.

33 VOTE OF THANKS

The Committee gave a vote of thanks to the Chair for his work over the past year.

The meeting began at 10.00 am and ended at 10.17 am

COUNCILLOR TONY FROUD (CHAIR)

CALENDAR OF MEETINGS 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:	
Appendices (attached):	None

Summary

To fix the dates and times for meetings of the Nonsuch Park Joint Management Committee for the 2026/27 Municipal Year.

Recommendation (s)

The Committee is asked to:

- (1) Fix the day and time of its meetings for the municipal year 2026/27, as set out at section 2.2.**

1 Reason for Recommendation

- 1.1 The Committee is required to fix the day and time of its four ordinary meetings for the current municipal year at its first meeting of the year.

2 Background

- 2.1 A draft programme of meetings for 2026/27 was approved by the Committee at its meeting on 19 January 2026. The draft programme is set out at below:

- 2.2 Monday 15th June 2026, 10:00
Monday 12th October 2026, 10:00
Monday 18th January 2027, 10:00
Monday 22nd March 2027, 10:00

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None arising from the contents of this report.

3.2 Crime & Disorder

3.2.1 None arising from the contents of this report.

3.3 Safeguarding

3.3.1 None arising from the contents of this report.

3.4 Dependencies

3.4.1 None arising from the contents of this report.

3.5 Other

3.5.1 None arising from the contents of this report.

4 Financial Implications

4.1 None arising from the contents of this report.

4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

5.1 None arising from the contents of this report.

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

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** N/A

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

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

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

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

- 6.6 **Local Government Reorganisation Implications:** None arising from the contents of this report.

7 Background papers

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

Previous reports:

- [Nonsuch Park Joint Management Committee, 19 January 2026 – Future Dates for Meetings of the Committee 2026/27](#)

Other papers:

- None.

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NONSUCH PARK JOINT MANAGEMENT COMMITTEE FINAL ACCOUNTS 2025-26

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Mitra Hagh-Shenas, Accountant
Wards affected:	Nonsuch Ward;
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	Appendix 1 - Final 2025/26 Revenue Account Appendix 2 - Financial Position at 31 March 2026

Summary

This item presents the Joint Management Committee's final accounts for the financial year 2025/26.

Recommendation (s)

The Committee is asked to:

- (1) Receive the final accounts for 2025/26.

1 Background

- 1.1 This report presents the final accounts for the year ended 31 March 2026.

2 Revenue Account for 2025/26

- 2.1 The final revenue account for year ended 31 March 2026, attached at Appendix 1, details income and expenditure for the year compared to the budget. The financial statements, attached at Appendix 2, shows assets, liabilities and reserves at 31 March 2026.
- 2.2 Overall, net expenditure for the year was £215,299 compared to the original budget of £228,660, resulting in a surplus and increase in the working balance by £13,361.

- 2.3 Gross expenditure amounted to £541,626 against a budget of £523,870, resulting in an adverse variance of £17,756. The key contributors to this position are:
- 2.3.1 Expenditure for maintenance of roads exceeded the budgeted amount of £20,000 by £3,870. This overspend was mainly caused by the repair of a severe water main leak in the access road, which required substantial resurfacing and patching of the road.
 - 2.3.2 Grounds maintenance budget was set at £20k, including £10k grant funded by London Borough of Sutton for height restriction barriers at Nonsuch Park entrances. Expenditure for grounds maintenance amounted to £26,987, representing an adverse variance of £6,987, which is attributed to overspend on maintenance of London Road and Sparrow Farm Lodge car parks.
 - 2.3.3 Mansion House maintenance budget was set at £102,240, including £12,240 grant funded by London Borough of Sutton. Total expenditure for maintenance of Mansion House was £97,960. This resulted in a favourable variance of £4,280.
 - 2.3.4 Water and wastewater costs exceeded the £4,640 budget by £5k, driven by a substantial increase in water charges, affecting households and businesses nationally.
 - 2.3.5 There was an overspend of £3,177 on purchase of memorial benches; however, this is offset by a memorial benches income surplus of £8,068, resulting in a net surplus of £4,891.
- 2.4 Gross income for the year was £326,327, representing £31,117 surplus against a budget of £295,210. The variance is primarily due to the following factors:
- 2.4.1 Filming income was £1,000. 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.
 - 2.4.2 Memorial benches income overachieved the £3,700 budget by £8,068 following high demand for memorial benches.
 - 2.4.3 The NJMC has received two grants from London Borough of Sutton; £10,000 for the installation of height restriction barriers at the entrances to Nonsuch Park and £12,240 for the maintenance of the pathway between Sparrow Farm Lodge and Mansion House.
 - 2.4.4 The NJMC has received the full budgeted income for this year from Bovingdons, with service charge income and cost recoveries exceeding the budgets by £2,553. This surplus was driven by higher than anticipated variable service charges (caused by higher utility costs).

2.4.5 The NJMC has received all budgeted income for this year from Nursery Lodge with back dated cost recoveries exceeding the budget by £1,000.

3 Nonsuch Reserves

- 3.1 At 31 March 2026, the Repairs and Renewals Fund held a balance of £37,717. This represents a £9,156 increase, driven by a budgeted contribution of £7,735 and £1,421 in interest received.
- 3.2 At 31 March 2026, the Working Balance Fund held a balance of £118,618, which includes the budgeted contribution of £7,735 and the revenue account surplus of £13,361.

4 Risk Assessment

Legal or other duties

4.1 Equality Impact Assessment

4.1.1 None arising from the contents of this report.

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

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

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

4.2.3 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 and a repairs and renewals reserve, 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.

4.3 Crime & Disorder

4.3.1 None arising from the contents of this report.

4.4 Safeguarding

4.4.1 None arising from the contents of this report.

4.5 Dependencies

4.5.1 None arising from the contents of this report.

4.6 Other

4.6.1 None arising from the contents of this report.

5 Financial Implications

5.1 Budgets will continue to be closely monitored; the next finance update is due to be reported to the NJMC in October 2026.

5.2 **Section 151 Officer's comments:** Financial implications are set out in the body of this report.

6 Legal Implications

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

7 Policies, Plans & Partnerships

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

- Effective Council, Green & Vibrant

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

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

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

7.3 **Partnerships:** London Borough of Sutton and Epsom and Ewell Borough Council have shared responsibility for managing Nonsuch Park.

7.4 **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.

8 Background papers

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

Previous reports:

- [NJMC Finance Report 2025/26 and Budget 2026/27](#)

Other papers:

- NJMC Final Accounts 2025/26 Appendix 1
- NJMC Final Accounts 2025/26 Appendix 2

Nonsuch Park JMC Outturn 2025/26

2024/25 Outturn		2025/26 Budget	2025/26 Outturn	2025/26 Outturn Variance
£	<u>Expenditure</u>	£	£	£
	Grounds			
677	Maintenance of Grounds	850	409	-441
0	Plants Seeds & Fertilisers	550	742	192
3,520	Emptying Bins	3,650	3,650	0
23,623	Maintenance of Roads	20,000	23,870	3,870
0	Purchase of Plants	4,000	0	-4,000
15,900	Tree Maintenance Contract Scheduled Works Recharges	20,000	20,000	0
811	Asbestos Surveys	1,400	1,565	165
561	Call Out Charges	200	0	-200
9,192	Engineering and Fabric Recharge	9,600	9,396	-204
11,986	Recharge of Ad Hoc Building Works and Vandalism	4,000	5,509	1,509
15,595	Building, Mechanical and Electrical Maintenance Works	10,000	26,987	16,987
3,091	Electricity	4,000	3,091	-909
1,733	Gas	250	1,813	1,563
1,422	Water and Waste Water Charges - Metered	4,640	9,631	4,991
1,467	Cleaning Contract Recharges	1,600	1,604	4
3,139	Petrol Diesel & Oil	1,800	2,212	412
2,570	Transport Insurance	2,750	2,750	0
122	Op. Equipment & Tools - Purchase	500	430	-70
-157	OP. Equipment & Tools - Repair & Maintenance	1,600	548	-1,052
3,700	Horticulture Fixtures	0	0	0
5,189	Hire of Bins	5,500	5,500	0
6,092	Purchase of Memorials Benches	3,500	6,677	3,177
138	Legal Expenses - London Road Lodge	2,500	0	-2,500
0	Miscellaneous Expenses	0	240	240
0	Commercial Tenanted Property Insurance - London Road Lodge	0	281	281
28,370	Transport Fleet SLA NJMC	29,250	29,250	0
2,750	Insurance Recharges	2,850	2,850	0
141,492	Sub-Total	134,990	159,004	24,014

2024/25 Outturn		2025/26 Budget	2025/26 Outturn	2025/26 Outturn Variance
	Expenditure	£	£	£
	Mansion House			
0	Vandalism Repairs	200	0	-200
140	Asbestos Surveys	450	295	-155
24,882	Engineering and Fabric Recharge	25,950	25,433	-517
98,200	Building, Mechanical and Electrical Maintenance Works	90,000	97,960	7,960
18,639	Electricity	23,000	18,577	-4,423
7,026	Gas	8,000	5,974	-2,026
14,877	Cleaning Contract Recharges	16,220	16,270	50
217	Advertising	0	0	0
7,902	Commercial Tenanted Property Insurance	9,000	8,176	-824
8,010	Insurance Recharges	8,250	8,250	0
179,893	Sub-Total	181,070	180,934	-136
	Central Expenses			
26,000	Additional Pension Contributions	26,000	26,000	0
0	Clothing & Uniforms	460	0	-460
0	Dog-Walking Scheme Admin / Enforcement Expenses	2,700	0	-2,700
960	External Audit	1,000	1,000	0
1,200	Surveyors Fees	1,200	0	-1,200
308	General Office Expenses	560	160	-400
496	Commercial Tenanted Property Insurance	560	527	-33
0	Projects Budget	2,750	0	-2,750
112,630	Grounds Maintenance Staff Recharge	116,020	116,020	0
38,030	Management Costs SLA Recharge	39,170	39,170	0
1,270	Insurance Recharges	1,320	1,320	0
579	Internal Audit Recharges	600	600	0
4,331	Contribution to/(from) NJMC Repairs & Renewals Fund	7,735	9,156	1,421
3,000	Contribution to/(from) NJMC Working Balance Fund	7,735	7,735	0
188,805	Sub-total	207,810	201,688	-6,122
510,190	Gross Expenditure	523,870	541,626	17,756

2024/25 Outturn		2025/26 Budget	2025/26 Outturn	2025/26 Outturn Variance
	Income	£	£	£
-270	Insurance Recovered - London Road Lodge	0	-281	-281
0	Misc Income VATable	0	-185	-185
0	Filming Income	0	-1,000	-1,000
-17,495	Memorial Benches Receipts	-3,700	-11,768	-8,068
-16,948	London Road Lodge Rent	-24,500	-24,440	60
-	Grant from Local Authority - Height Restriction Barriers	0	-10,000	-10,000
-15,000	Grant from Local Authority - Pathway	0	-12,240	-12,240
-7,902	Mansion House Insurance Recovered	-9,000	-8,176	824
-133,496	Mansion House - Bovingdons Letting	-142,560	-142,616	-56
-25,763	Mansion House - Service Charges Variable	-24,450	-27,179	-2,729
-13,707	Mansion House - Service Charges Fixed	-8,680	-8,448	233
-4,316	Old Boathouse - Licence to Occupy	-2,350	-3,060	-710
-496	Nursery Lodge Insurance Recovered	-560	-527	33
-16,650	Events & Fitness Groups Hire Charges	-15,000	-12,183	2,817
-1,750	NJMC Service Charges (Nursery Lodge)	-1,770	-1,725	45
-9,716	Staff Property Rent- Castlemaine and Sparrow Farm Lodges	-9,720	-9,716	4
-29,063	Nursery Lodge Rental Income	-26,000	-27,000	-1,000
0	Dog-Walking Licence Income	-3,000	0	3,000
-10,336	Mansion House Flat 1 Rent	-10,740	-10,740	0
-9,180	Mansion House Flat 3 Rent	-9,180	-9,180	0
-4,827	Interest on Balances	-4,000	-5,864	-1,864
-316,914	Gross Income	-295,210	-326,327	-31,117
193,276	Net Expenditure	228,660	215,299	-13,361
	Precepts:			
-111,000	Precept to be Levied on EEBC	-114,330	-114,330	0
-111,000	Precept to be Levied on LB Sutton	-114,330	-114,330	0
-222,000	Total Precepts	-228,660	-228,660	0
-28,724	Surplus (-) / Deficit in Year		-13,361	
65,798	Working Balance Brought Forward 1 April		97,522	
-3,000	Add Budgeted Contribution (to)/from Working Balance		-7,735	
-28,724	Add (Surplus)/Deficit for the Year		-13,361	
97,522	Working Balance Carried Forward 31 March		118,618	

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Financial Statements 2025/26

**NONSUCH PARK JOINT MANAGEMENT COMMITTEE
REVENUE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2026**

	2024/25 £'000	2025/26 £'000
Income:-		
Fees & Charges	84	71
Rents	213	227
Interest on Balances	5	6
London Borough of Sutton	111	114
Epsom & Ewell Borough Council	111	114
Grant from Local Authority	15	22
	539	555
Expenditure:-		
Employees	26	26
Premises	253	273
Transport	10	22
Suppliers and Services	26	24
Support Services	192	197
	507	542
Budgeted contribution to Repairs & Renewals Fund	3	8
Budgeted contribution to Working Balance Fund	3	8
Working Balance Fund Brought Forward at 1 April	66	98
Surplus / (Deficit) for the year	29	13
Working Balance Fund Carried Forward at 31 March	98	119

Financial Statements 2025/26

**NONSUCH PARK JOINT MANAGEMENT COMMITTEE
BALANCE SHEET AS AT 31 MARCH 2026**

31 March 2025 £'000		31 March 2026 £'000
	CURRENT ASSETS	
126	Debtors (Epsom and Ewell B.C.)	156
126		156
	LESS: CURRENT LIABILITIES	
0	Creditors	0
126		156
	Financed By:-	
	RESERVES	
29	Repairs and Renewals	38
98	Working Balance Fund	119
126		156

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