

NONSUCH PLANNED MAINTENANCE UPDATE AND NEW PRIORITY WORKS FOR 2025-26

Head of Service:	Mark Shephard, Head of Property and Regeneration
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Wards affected:	Nonsuch Ward;
Urgent Decision?(yes/no)	no
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1 – Approved 2024-25 priority planned works Appendix 2 – Proposed 2025-26 priority planned works

Summary

This report provides an update on the current financial year 2024-25 priority planned maintenance programme (including any additional Health & Safety and emergency works undertaken during the year). It also seeks approval for the forthcoming 2025-26 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 2024-25.**
- (2) Approve the proposed planned maintenance priority works for 2025-26.**

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

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- 2.1 At its meeting on 25 March 2024, the JMC approved the priority planned maintenance works for 2024-25.
- 2.2 This report provides a progress update on these approved priority works for 2024-25 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 2025-26 (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 for which there is currently no identified funding available.
- 2.6 Wherever possible, alternative funding sources are considered and the JMC successfully received separate grant funding from London Borough of Sutton for pathway repairs (final phase 4) to the long section of pathway from Sparrow Farm car park to Nonsuch Mansion. This is a match funded grant with London Borough of Sutton contributing £12,240 and EEBC match funding £12,240 to meet the total cost of the works at £24,480.

3 Update on 2024-25 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 The render repairs as highlighted in the previously commissioned external Priority Report were carried out successfully under two phases as required by the lessee to avoid disruption with bookings. All high risk Health & Safety works were repaired to prevent danger to public at a cost of £59,858.
- 3.3 The rebuilding and repairs to the boundary wall at Nonsuch (Tudor flint and brick) was completed successfully after discussions and agreement to match bricks and lime mortar colours with Epsom & Ewell Conservation Officer. This project was carried out with match funding from London Borough of Sutton with their contribution at £15,000. The works required some structural advice, and the final cost was £30,990.
- 3.4 Due to extreme flooding of the access road, essential emergency works were required to raise the road and create new drainage channels due to Health and Safety issues and complaints from the public. The cost was £9,840.

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- 3.5 Additional emergency works to heating systems had to be carried out to both Sparrow farm Lodge and Castlemaine lodge due to failures in boilers which were past their lifetimes. The new boilers have been replaced with energy efficient condensing boilers and energy saving systems.
- 3.6 Sparrow Farm Lodge boiler was replaced at a cost of £2,406.31
- 3.7 Castlemaine Lodge required more comprehensive works with new hot water cylinder, rerunning direct mains pipework and renewing all components of heating system, new programmer, pumps etc at a cost of £8,300.

4 Proposed Priority Planned Works for 2025-26 (Appendix 2)

- 4.1 The proposed works for 2025-26 are listed at Appendix 2 and total £94,240.
- 4.2 The works have been prioritised as follows:
 - 4.2.1 Pathway between Sparrow Farm Lodge and Nonsuch Mansion – Phase 4 Final Phase at a cost of £12,240. (Match funded from London Borough of Sutton).
 - 4.2.2 High Level Roof above flats in Mansion house at a cost of £50,000.
 - 4.2.3 Flat 3 Nonsuch Mansion – window repairs and secondary glazing at a cost of £10,000.
 - 4.2.4 Nonsuch Mansion external cleaning - areas are all different colours with new and old standing out. Drone jet wash will give uniform colour and make building more aesthetically pleasing at a cost of £8,000.
 - 4.2.5 Repairs to Sparrow Farm car park and London Road car park with Type 1 MOT stone to be levelled and rolled to fill holes and level car parks surface at a cost of £10,000.
 - 4.2.6 A £4,000 contingency has been set aside for unforeseen emergency repairs.
- 4.3 The total cost requested for priority works for 2025-26 is £94,240.
- 4.4 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.

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- 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 £1m.
- 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 None

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.

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- 7.2 **Section 151 Officer's comments:** Financial implications are included in the body of this 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 for the purposes of 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 current proposed works do not have any climate change impact.

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.

10 Background papers

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

Previous reports:

- Nonsuch Park Joint Management Committee meeting on 25th March 2024

Other papers:

- None