

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

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 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

Nonsuch Park Joint Management Committee

19 January 2026

- 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.

Nonsuch Park Joint Management Committee

19 January 2026

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

Nonsuch Park Joint Management Committee

19 January 2026

- 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.

Nonsuch Park Joint Management Committee

19 January 2026

- 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

Nonsuch Park Joint Management Committee

19 January 2026

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