

Nina Rickman

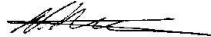
11 March 2026

TO ALL MEMBERS OF THE ADVISORY COMMITTEE

(and via the Trustee Intranet, to all other members of the Board of the Incorporated Trustees of The Dulwich Estate, for information)

NOTICE IS HEREBY GIVEN that a meeting of the Advisory Committee will be held on Tuesday 17 March 2026 at 10:30 a.m., which will be a hybrid set up. Those wishing to attend in person, please come to the Dulwich Estate's offices where the meeting will take place in the Board Room. A Teams invite will be sent to all, shortly. Please let me know if you will be attending in person, so that I can make the necessary arrangements.

Please find attached your Advisory Committee papers for the meeting on Tuesday 17 March 2026. So that we have a productive and informative meeting, can I ask that you raise any detailed questions directly with me and request any further information, or clarification of items, prior to the meeting. Finally, please can you confirm your attendance or offer your apologies, if you are unable to make the meeting.



Nina Rickman
ADMINISTRATOR
nina.rickman@thedulwichestate.org.uk

A G E N D A

Page No.

1.	Apologies for absence	
2.	Minutes of the meeting held on 8 July 2025 (previously circulated)	
3.	Matters arising	
4.	4.1 The Scheme of Management Charge 2025/2026 Forecast	2
	4.2 The Scheme of Management Charge 2026/2027 Budget	5
5.	Programme of Repairs, Maintenance and Improvements – Programme for the Years 2025/2026 and 2026/2027	8
6.	The Scheme of Management Charge – Basis of Apportionment	10
7.	Scheme of Management information table	11
8.	Matters raised by the Advisory Committee Representatives	12
9.	Any other business	12
10.	Date of next meeting – 14 July 2026	12

4.1 The Scheme of Management Charge 2025/2026 Forecast

SUMMARY OF EXPENDITURE LESS INCOME & RECHARGES

	Actual 9 Month ended Dec 2025	Budget 9 Month ended Dec 2025	Forecast 2 Year Ended March 2026	Forecast 1 Year Ended March 2026	Budget Year Ending March 2026	Actual Year Ended March 2025
	£	£	£	£	£	£
NET AMENITY EXPENDITURE - <i>Schedule 2</i>	134,665	199,282	231,447	228,231	267,740	257,395
NET BASIC EXPENDITURE - <i>Schedule 3</i>	317,881	306,237	404,675	432,957	405,868	343,648
TOTAL MANAGEMENT CHARGE	<u>452,546</u>	<u>505,518</u>	<u>636,122</u>	<u>661,188</u>	<u>673,607</u>	<u>601,043</u>

Overall the total management charge shows a reduction from Forecast 1 of c.£25,000 and a reduction from the original budget of c.£37,000 which can be primarily attributed to increased licence income the unused provisions for enforcement, arbitrations, and Solicitors fees. This equates to a forecast average balancing credit to each freeholder of £9.04.

HEADLINES

Amenity – Dulwich Woods

Forecast 2 expenditure remains broadly in line with forecast 1.

Amenity – Other Areas

Forecast 2 1 shows an increase in Other Areas Tree Works which have increased to allow for Health and Safety review.

Amenity – Other Costs & Fees

Forecast 2 is broadly in line with Forecast 1 showing only minor changes in expenditures.

Basic Expenditure

Forecast 2 shows a lower net expenditure than Forecast 1 of c.£28,000.

Income shows an increase of c.£10,000

Premises & Office Costs show an increase of c.£16,000 due to an adjustment for IT facilities and IT support which have been historically under charged.

Professional Fees show a reduction of c.£17,000 with a reduction in Solicitors and Surveyors costs.

Other Costs and Fees have reductions in the provisions for Scheme Enforcement and Scheme Arbitrations of £10,000 each.

The Committee is **INVITED** to **NOTE** the report.

*The Scheme of Management***AMENITY AREA & CERTIFICATION COSTS**

	Actual 9 Month ended Dec 2025	Actual 9 Month ended Dec 2025	Forecast 2 Year Ended March 2026	Forecast 1 Year Ended March 2026	Budget Year Ending March 2026	Actual Year Ended March 2025
	£	£	£	£	£	£
AMENITY AREA COSTS						
DULWICH WOODS						
Maintenance Contract	10,477	10,313	14,500	14,500	13,750	14,308
Tree Works	10,319	12,000	20,000	20,000	16,000	23,403
Other Repairs & Maintenance	15,150	17,250	26,000	30,000	23,000	22,816
OTHER AMENITY AREAS						
Gardening Contract	59,468	60,000	82,500	82,500	80,000	81,381
Tree Works	8,458	30,000	25,000	20,000	40,000	21,870
Repairs to Paths & Roads	168	18,750	20,000	20,000	25,000	21,442
Salting, Sweeping & Gully Cleaning	(3,042)	6,225	9,500	9,500	8,300	9,643
Garden Refuse Removal	28,827	18,750	26,000	26,000	25,000	29,446
Other Repairs & Maintenance	34,772	60,750	55,000	50,000	81,000	82,817
TOTAL WORKS DONE	164,597	234,038	278,500	272,500	312,050	307,125
MANAGEMENT CHARGE - 15% (exc. VAT)	5,000	8,745	11,000	11,000	15,000	12,106
OTHER COSTS & FEES						
Public Liability Insurance	3,439	6,000	7,000	9,000	8,000	6,738
Tree Consultants	0	7,500	0	0	10,000	5,187
Auditor	915	1,800	2,600	2,600	2,400	1,816
Certification Costs - Share	3,264	4,165	5,475	5,243	5,582	6,420
TOTAL AMENITY EXPENDITURE	177,215	262,248	304,575	300,343	353,032	339,392
RECHARGED TO THE DULWICH ESTATE	(42,550)	(62,966)	(73,128)	(72,112)	(85,293)	(81,997)
NET AMENITY EXPENDITURE	134,665	199,282	231,447	228,231	267,740	257,395
<i>% Recovered from Residents & Tenants</i>	<i>75.99%</i>	<i>75.99%</i>	<i>75.99%</i>	<i>75.99%</i>	<i>75.84%</i>	<i>75.84%</i>
CERTIFICATION FEES & COSTS						
Staff & Office	5,537	4,125	5,500	5,550	5,500	5,390
Surveyor	1,898	2,250	3,500	3,500	3,000	4,190
Auditor	1,684	2,625	3,750	3,750	3,500	3,341
TOTAL SHARED BETWEEN AMENITY & BASIC	9,119	9,000	12,750	12,800	12,000	12,921

*The Scheme of Management***BASIC EXPENDITURE**

	Actual 9 Month ended Dec 2025	Budget 9 Month ended Dec 2025	Forecast 2 Year Ended March 2026	Forecast 1 Year Ended March 2026	Budget Year Ending March 2026	Actual Year Ended March 2025
	£	£	£	£	£	£
STAFF COSTS						
Administrator	306,949	283,125	350,000	350,000	377,500	283,257
Heads of Department	13,899	14,250	21,000	19,000	19,000	18,040
Other Staff	16,400	15,000	21,000	20,000	20,000	19,110
	<u>337,248</u>	<u>312,375</u>	<u>392,000</u>	<u>389,000</u>	<u>416,500</u>	<u>320,407</u>
PREMISES & OFFICE COSTS						
Rent & Rates	17,153	17,175	22,900	22,900	22,900	22,864
Utilities & Cleaning	9,954	8,813	9,500	9,500	11,750	8,497
Telecommunications	4,295	3,750	5,600	5,600	5,000	5,627
Printing, Postage & Stationery	7,079	6,750	9,000	9,000	9,000	7,322
Office Equipment Depreciation	0	750	1,200	1,200	1,000	1,190
Website & IT Maintenance	3,054	3,000	20,000	4,000	4,000	4,072
Other Office Costs	3,796	6,075	8,100	8,100	8,100	5,124
	<u>45,331</u>	<u>46,313</u>	<u>76,300</u>	<u>60,300</u>	<u>61,750</u>	<u>54,697</u>
PROFESSIONAL FEES						
Solicitors	9,038	22,875	20,500	30,500	30,500	31,835
Surveyors & Architects	32,677	9,750	41,000	48,000	13,000	114,426
Sustainability	1,440	2,625	3,500	3,500	3,500	2,640
Tree Consultants	31,117	3,750	45,000	45,000	5,000	25,000
Auditor	1,169	1,650	2,100	2,100	2,200	2,106
	<u>75,442</u>	<u>40,650</u>	<u>112,100</u>	<u>129,100</u>	<u>54,200</u>	<u>176,007</u>
OTHER COSTS & FEES						
Scheme Enforcement	3,461	15,000	10,000	20,000	20,000	4,098
Scheme Arbitrations	0	15,000	10,000	20,000	20,000	0
Certification Costs - Share	5,855	6,649	7,275	7,557	6,418	6,501
	<u>9,316</u>	<u>36,649</u>	<u>27,275</u>	<u>47,557</u>	<u>46,418</u>	<u>10,599</u>
TOTAL BASIC EXPENDITURE	<u>467,337</u>	<u>435,987</u>	<u>607,675</u>	<u>625,957</u>	<u>578,868</u>	<u>561,709</u>
INCOME						
Freehold Licences	(146,975)	(127,500)	(200,000)	(190,000)	(170,000)	(215,804)
Registration Fees	(2,481)	(2,250)	(3,000)	(3,000)	(3,000)	(2,257)
	<u>(149,456)</u>	<u>(129,750)</u>	<u>(203,000)</u>	<u>(193,000)</u>	<u>(173,000)</u>	<u>(218,061)</u>
NET BASIC EXPENDITURE	<u>317,881</u>	<u>306,237</u>	<u>404,675</u>	<u>432,957</u>	<u>405,868</u>	<u>343,648</u>

4.2 The Scheme of Management Charge 2026/2027 Budget

SUMMARY OF EXPENDITURE LESS INCOME & RECHARGES

	Budget Year Ended March 2027 £	Forecast 2 Year Ending March 2026 £	Actual Year Ended March 2025 £
NET AMENITY EXPENDITURE - <i>Schedule 2</i>	331,241	231,447	257,395
NET BASIC EXPENDITURE - <i>Schedule 3</i>	435,749	404,675	343,648
TOTAL MANAGEMENT CHARGE	<u>766,990</u>	<u>636,122</u>	<u>601,043</u>

The Budget for year ending March 2027 is set at £766,990 this is an increase on the current year forecast of c.£131,000. It is also an increase on the prior year budget of c.£93,000. This equates to an average increase in the estimated charge to each freeholder of £22.52 or 13.9% when compared to the estimated charge for 2025/26.

HEADLINES

Amenity – Dulwich Woods

Expenditure is budgeted to increase against the current forecast, by inflationary increases.

Amenity – Other Areas

Other Repairs and Maintenance have increased by £127,000. There is a large provision for Tree Works in relation to the Health and Safety review, this provision is based on a high-end assumption of the costs associated with works that may be identified in the high risk category requiring immediate attention. The Health & Safety review is due to complete in approximately 6 weeks, It has therefore been agreed with the Scheme of Management committee that these figures will be updated for the July meeting, once we have a more accurate assessment of the works required. The adjusted budget will then form the basis of the Scheme estimated charge that will be issued to the freeholders in September.

Basic Expenditure

The increase in salaries is based on the current inflation rates in lieu of the recommendation of the remuneration committee being released. These figures also include the Scheme's and Tree and Landscape Manager, who was unavailable to the Scheme in the current financial year. This increase is offset by the reduction in Professional Fees for Tree Consultants.

Other costs and fees include a £20,000 provision for Arbitration costs, as confirmed last year there will be provisions in future budgets for Arbitration costs due to the size of the costs and the importance of defending the scheme. There is also a provision of £20,000 for scheme Enforcement that is in line with expenditure in prior years.

Freehold Licence income is budgeted to increase to be in line with the current year forecast and the prior year actual.

*The Scheme of Management***AMENITY AREA & CERTIFICATION COSTS**

	Budget Year Ended March 2027	Forecast 2 Year Ending March 2026	Actual Year Ended March 2025
	£	£	£
AMENITY AREA COSTS			
DULWICH WOODS			
Maintenance Contract	15,500	14,500	14,308
Tree Works	20,000	20,000	23,403
Other Repairs & Maintenance	26,500	26,000	22,816
OTHER AMENITY AREAS			
Gardening Contract	85,000	82,500	81,381
Tree Works	[150,000]	25,000	21,870
Repairs to Paths & Roads	20,000	20,000	21,442
Salting, Sweeping & Gully Cleaning	10,000	9,500	9,643
Garden Refuse Removal	28,000	26,000	29,446
Other Repairs & Maintenance	52,000	55,000	82,817
TOTAL WORKS DONE	[407,000]	278,500	307,125
MANAGEMENT CHARGE - 15% (exc. VAT)	12,000	11,000	12,106
OTHER COSTS & FEES			
Public Liability Insurance	7,500	7,000	6,738
Tree Consultants	-	0	5,187
Auditor	2,750	2,600	1,816
Certification Costs - Share	6,651	5,475	6,420
TOTAL AMENITY EXPENDITURE	435,901	304,575	339,392
RECHARGED TO THE DULWICH ESTATE	(104,660)	(73,128)	(81,997)
NET AMENITY EXPENDITURE	331,241	231,447	257,395
<i>% Recovered from Residents & Tenants</i>	<i>75.99%</i>	<i>75.99%</i>	<i>75.84%</i>
CERTIFICATION FEES & COSTS			
Staff & Office	5,750	5,500	5,390
Surveyor	3,650	3,500	4,190
Auditor	3,900	3,750	3,341
TOTAL SHARED BETWEEN AMENITY & BASIC	13,300	12,750	12,921

*The Scheme of Management***BASIC EXPENDITURE**

	Budget Year Ended March 2027	Forecast 2 Year Ending March 2026	Actual Year Ended March 2025
	£	£	£
STAFF COSTS			
Administrator	390,700	350,000	283,257
Heads of Department	25,000	21,000	18,040
Other Staff	22,500	21,000	19,110
	438,200	392,000	320,407
PREMISES & OFFICE COSTS			
Rent & Rates	23,000	22,900	22,864
Utilities & Cleaning	12,000	9,500	8,497
Telecommunications	5,900	5,600	5,627
Printing, Postage & Stationery	11,500	9,000	7,322
Office Equipment Depreciation	1,000	1,200	1,190
Website & IT Maintenance	20,000	20,000	4,072
Other Office Costs	8,400	8,100	5,124
	81,800	76,300	54,697
PROFESSIONAL FEES			
Solicitors	26,000	20,500	31,835
Surveyors & Architects	43,500	41,000	114,426
Sustainability	3,500	3,500	2,640
Tree Consultants	7,000	45,000	25,000
Auditor	2,300	2,100	2,106
	82,300	112,100	176,007
OTHER COSTS & FEES			
Scheme Enforcement	20,000	10,000	4,098
Scheme Arbitrations	20,000	10,000	0
Certification Costs - Share	6,649	7,275	6,501
	46,649	27,275	10,599
TOTAL BASIC EXPENDITURE	648,949	607,675	561,709
INCOME			
Freehold Licences	(210,000)	(200,000)	(215,804)
Registration Fees	(3,200)	(3,000)	(2,257)
	(213,200)	(203,000)	(218,061)
NET BASIC EXPENDITURE	435,749	404,675	343,648

The Committee is **INVITED** to **NOTE** the report.

5. **Programme of Repairs, Maintenance and Improvements – Programme for the Years 2025/2026 and 2026/2027**

This report is in respect of expenditure recoverable from freeholders under the Scheme of Management through the annual Charge and refers to the Amenity Areas as defined in the Scheme (which includes the Woods).

In addition work has been listed that will be funded via successful grant applications.

a) **Works for the year 2025/2026**

Below is a summary of work that was identified to take place in 2025/26. Updates are provided underneath each item.

A continuation of routine maintenance of amenity areas - woods, trees, paths and roads, fences and gates, lighting and street furniture, including the following:

- i) Wildflower turf to be laid within the post and chain areas in the Village;*
This work has not taken place due to a lack of grant funding.
- ii) Further repairs to Grange Lane;*
Not carried out due to improvement work being carried out to the entrance to the Woods, undertaken by LWT.
- iii) Specialist cleaning of the tombstones in the Old Burial Ground;*
Work not carried out; specialist contractor to be identified.
- iv) Further work in Dulwich Woods, in conjunction with the London Wildlife Trust;*
Additional path work undertaken, new entrance gates currently being installed at Grange Lane to include resurfacing the entrance.
- v) Further road and footpath repairs in College Road;*
Work is imminent.
- vi) Further repairs to the Old College forecourts and boundary walls;*
Repointing to paving is imminent. Boundary wall repairs to be completed next year; delayed due to a tree preservation order on nearby tree to wall.
- vii) Further tree and shrub planting throughout the Estate and re-wilding of various grassed/meadow areas;*
Hedge planting/laying took place along Grange Lane. Wild-flower area created at the end of Hunts Slip Road.

In addition to the work above, some clearance work is about to take place at the Mill Pond which has been identified as an area requiring improvement.

Clearance work is also to be carried out to the green spaces on the Old College Forecourts as these areas have become too dense and reports have been received of these areas being used for anti-social behaviour.

b) Proposals for the year 2026/2027

Due to the Health & Safety audit of the trees alongside SOM roads and paths which could impact the SOM charge to Freeholders, repairs and maintenance of amenity areas will mainly be reactionary. These comprise of a continuation of routine maintenance of amenity areas - woods, trees, paths and roads, fences and gates, lighting and street furniture, including the following:

- i) Wildflower turf to be laid within the post and chain areas in the Village;
Subject to grant funding.
- ii) Specialist cleaning of the tombstones within the Old Burial Ground will take place dependent on the actual costs of the high priority tree work following the health and safety audit.
- iii) Further work in Dulwich Woods, in conjunction with the London Wildlife Trust; Fence replacement, additional path laying, way finders, signage and benches are proposed, which are provided through the grant funded partnership agreement.
- iv) Repairs to the Old College forecourt boundary walls;
- v) Further tree and shrub planting throughout the Estate and re-wilding of various grassed/meadow areas.
- vi) Clearance work in and around the Mill Pond area.

The Committee is **INVITED** to **NOTE** the report and the works for the year 2025/2026 and to **COMMENT** on the proposals for the year 2026/2027.

6. The Scheme of Management Charge - Basis of Apportionment

Under the terms of the Scheme, the basis of apportionment of costs is to be determined by an independent surveyor, appointed by the Managers with the approval of Advisory Committee. As mutually agreed, Messrs Gerald Eve has been retained in past years.

At the time of writing no material issues have been identified as requiring the independent surveyor's specific attention.

The Committee is **INVITED** to **AGREE** the appointment of Gerald Eve to determine the basis of apportionment for 2025/2026 and 2026/2027.

7. Scheme of Management Information Table

Date of Committee Meeting	No. of building Apps Received since Last Meeting	Decisions			No. of Breaches	Enforcements			No. of Arbitrations
		Approved/ Approved in Principle	Still Pending	Refused		Total on Current List	Removed from List since Last Meeting	Added to List Since Last Meeting	
21 March 2023	48	30	18	0	4	182	5	3	1
27 June 2023	31	13	18	0	3	176	6	0	1
21 Nov 2023	87	22	64	1	2	169	8	1	1
19 March 2024	67	11	56	0	2	165	11	6	0
9 July 2024	58	7	51	0	1	170	5	10	0
19 Nov 2024	66	56	57	0	0	177	5	12	0
18 March 2025	67	35	31	1	0	139	65	27	0
8 July 2025	61	35	23	3	0	165	27	53	0
10 March 2026	115	80	34	1	1 (2 pending)	151	47	33	0

The Committee is **INVITED** to **COMMENT**.

8. **Items raised by the Advisory Committee representatives**

Attached as Appendix I are the queries raised by the Advisory Committee representatives. Responses are added underneath in italics.

The Committee is **INVITED** to **NOTE** the responses.

9. **Any other business**

10. **Date of next meeting**

Tuesday 14 July 2026

Questions from the Advisory Committee 17 March 2026

From the minutes of the last meeting:

1. Please confirm that the updates to the website were made as planned (information on non-payment and change of Council Tax bands).

Complete.

2. How is the portal performing?

The portal is performing well, with greater use of its facilities being utilised.

3. Have there been any comments from residents about the 2025 charges? What percentage of the 2024 charge invoices has now been paid?

We have not received any comment from residents about the 2025 charges. We will provide the updated figure of paid invoices at the Committee meeting.

Development Guidelines and other DE policies:

1. Please advise whether there are plans to review any of the Guidelines this year.

Guidelines are reviewed at the end of each year.

2. We note the recent publication of the DE Tree Management Policy. What other policies are planned? Please provide timetable and consultation process.

There are no new Scheme of Management public facing policies planned.

3. How much advice do/should the Scheme of Management offer homeowners making licence applications?

When provided with sketch drawings or draft plans/elevations, the Scheme of Management Architect can provide pre application advice for large developments. In any case, when an application is received, if there are elements that the Scheme of Management Architect feels may be contentious, this is fed back to the applicant and they are given the opportunity to make revisions before going out to consultation.

Amenity points:

1. 6 Stradella Road: please advise on the progress on the breach of the Guidelines in relation to the hardstanding and the required reintroduction of 50% soft landscaping to the front garden.

The owner has responded to our email of 10 March 2026, that it should not be long before he proceeds with the works to the front garden, which will be in the next couple of months. He also adds that he intends to inform us when works commence. Note: the owner's permit expires in 2027.

2. Alleyn Road: the rear boundary of one of the houses (around No.102) on the west side of Alleyn Road still has the construction hoarding on the rear boundary with South Croxted Road (in early Feb 26). The hoarding is in extremely poor condition, leaning over the footpath and covered in graffiti. Can steps be taken to remove the hoarding and provide a permanent fence?

The Scheme's Compliance Administrator will action this.

3. Streetlighting repairs: please provide information on required response times in the contract with Southwark for repairs to streetlighting on private roads. Two defective lights in Frank Dixon Way and Close were reported in early October and took over three months and over four months to fix. Are these lengthy delays indicative of the level of service elsewhere on the Scheme of Management?

These works are undertaken by Southwark and not the Estate. When Southwark attended site, they encountered access restrictions to the lamp columns. Work then had to take place to clear access to the lamps which was the cause of the delay.

4. The Dulwich Estate Director of Property has confirmed that the issue of the green and white anti-LTN signs (dating back to 2022) is a matter for the Scheme of Management. Regardless of the merits of the campaign, the signs are a clear and very longstanding breach of Section 6(b)(iii) of the Scheme of Management. It is our view that ignoring the continued presence of these signs runs the risk to setting a precedent for placards and signs. Please confirm that the Scheme of Management will write to the properties in question (details previously supplied) reminding them of the Scheme rules and requiring removal of the signs, which should not have been in place for more than 21 days.

We note the representatives view on this, however, the Scheme's view on the matter is that this is too emotive to become involved in. The signs are not considered to negatively impact amenity.

Minutes of the meeting of the Advisory Committee

The Advisory Committee is constituted pursuant to, and held in accordance with, clause 16 of the Scheme

Hybrid meeting held both virtually via TEAMS and in person in the Board Room

on Tuesday 17 March 2026

Present: Representatives of the Managers:

Irene Bishop
Rosemarie Jones (Chair)
Caroline Price
Menna McGregor

Representatives of The Dulwich Society and Residents Associations:

Martyn Deane (PWCWRRRA)
Jane Lyons (Dulwich Village, College Road and Woodyard Lane RA)
Penny Stern (The Dulwich Society)
Richard Wingfield (The Dulwich Society)

In attendance: Staff of The Dulwich Estate: Adrian Brace (Director of Property), Simone Crofton (Chief Executive), Andy Irvine (Financial Accountant), Dominic Joseph (Commercial Estate Manager), Gillian John (Assistant Administrator) and Nina Rickman (Head of Operations)

1. Apologies for absence

None.

2. Minutes of the meeting held on 8 July 2025

The Minutes of the meeting held on 8 July 2025 were **APPROVED** by the Committee as an accurate record to be **SIGNED** by the Chairman.

3. Matters arising

Update on Village Postal Chains and Finger Posts: Penny Stern provided an update regarding the progress on postal chains and finger posts in the village. Sue Badman has made a successful grant application and will provide updates as the project progresses.

4.1 The Scheme of Management Charge 2025/2026 Forecast

Andy Irvine introduced the report circulated with the agenda.

The Committee **NOTED** the report.

4.2 The Scheme of Management Charge 2026/2027 Budget

Andy Irvine introduced the report circulated with the agenda. Clarification was provided with regards to the IT cost allocation which have been reallocated more accurately to reflect software and support. This was intended to regularise the apportionment rather than introduce new items.

The Committee **NOTED** the report.

5. **Programme of Repairs, Maintenance and Improvements – Programme for the Years 2025/2026 and 2026/2027**

Nina Rickman introduced the report circulated with the agenda, which the Committee **NOTED**.

Once the associated costs are confirmed with regards to the Health and Safety audit of trees on SOM Amenity land, the Committee will be updated.

Post Meeting Note

The grant funding applied for (unsuccessfully) for the wildflower areas within the post and chains in the village was Southwark Council. A further bid has been made to Biffa and we hope to hear back from them in May/June time.

6. **The Scheme of Management Charge – Basis of Apportionment**

The Committee **AGREED** the reappointment of Newmark (formerly Gerald Eve) to determine the basis of apportionment for 2025/26 and 2026/27.

7. **Scheme of Management information table**

The Committee **NOTED** the report with comments in particular on:

Enforcement:

Most of the items included in the open cases are minor but longstanding issues that would be resolved at point of sale or as a condition of a future consent.

8. **Matters raised by the Advisory Committee Representatives**

The Committee **NOTED** the responses provided to the matters raised by the Committee Representatives, with comments in particular on:

SoM Charge Collection Rates:

High collection rate for SoM charges, above 85% compared to 69% average for this time of year.

Portal:

The use of Dwellant as portal providers is under review.

Guidelines for Hardstandings:

Nina Rickman thanks the Dulwich Society for their help on the redrafting of the Guidelines for Hardstandings.

9. **Any Other Business**

Outcome of the accounts audit was reported as completed smoothly and as expected. Future March Agendas will report on the Audit outcome.

10. **Date of Next Meeting**

14 July 2026