

# SCHEME of MANAGEMENT

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## THE MANAGEMENT CHARGE

for the Accounting Period from 1 April 2024 to 31 March 2025

## SUMMARY OF EXPENDITURE & INCOME

	Year Ended March 2025 £	Year Ended March 2024 £
<b>AMENITY EXPENDITURE</b>		
From Schedule 1	332,972	326,983
<b>BASIC EXPENDITURE</b>		
From Schedule 2	337,147	330,595
<b>TOTAL</b>	670,119	657,577
<b>BASIS OF APPORTIONMENT</b>		
From Schedule 1	12,921	9,995
<b>TOTAL EXPENDITURE</b>	683,040	667,573
<b>AMENITY EXPENDITURE</b>		
From above	332,972	326,983
Add Basis of Apportionment costs - pro rata	6,420	4,970
<b>AMENITY EXPENDITURE : TOTAL</b>	339,392	331,953
<b>BORNE BY THE DULWICH ESTATE</b>	81,997	81,064
<b>BORNE BY ENFRANCHISED PROPERTIES</b>	257,395	250,889
<b>BASIC EXPENDITURE</b>		
From above	337,147	330,595
Add Basis of Apportionment costs - pro rata	6,501	5,025
<b>BASIC EXPENDITURE : TOTAL</b>	343,648	335,620
<b>THE MANAGEMENT CHARGE : TOTAL</b>	683,040	667,573



29 August 2025

**Scheme of Management** Contact 020 8299 1000 som@thedulwichestate.org.uk  
The Old College, Gallery Road, London SE21 7AE Office opening: 9am-5pm Mon-Fri  
Registered Charity No.312751

Simone Crofton

CHIEF EXECUTIVE

## **Independent reporting Accountant's Report to The Incorporated Trustees of The Dulwich Estate in connection with the Managers' Certificate**

This report is produced in accordance with the terms of our engagement letter dated 18 August 2025 for the purpose of reporting to The Incorporated Trustees of The Dulwich Estate as the Managers of the Scheme of Management ("the Managers") in connection with the Managers' Certificate ("the Certificate") prepared by the Managers in accordance with clause 10A of the Scheme of Management, approved by the Leasehold Valuation Tribunal in October 1997 ("clause 10A of the Scheme").

This report is made solely to the Managers, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken so that we might state to the Managers those matters we are required to state to it in an Independent Reporting Accountant's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Managers, for our work, for this report, or for the opinions we have formed.

### **Respective responsibilities of the Managers and reporting accountant**

As the Managers, you are responsible for the preparation of the Certificate in accordance with clause 10A of the Scheme and for ensuring that only eligible items are included in the Certificate. It is the Managers' responsibility to extract relevant financial information from The Dulwich Estate's accounting records, to make the calculations specified in clause 10A of the Scheme, and to provide relevant financial information to those parties that require it.

### **Our approach**

We conducted our work in accordance with the terms of our engagement letter. For the purpose of the engagement we have been provided by the Managers with the Certificate showing the calculations prepared in accordance with the clause 10A of the Scheme.

The objective of our engagement was to perform such procedures on a sample basis as to obtain information and explanations which we consider necessary in order to provide us with sufficient appropriate evidence to express a positive conclusion on the Certificate.

### **Inherent limitations**

Our audit work on the financial statements of The Dulwich Estate is carried out in accordance with our statutory obligations and is subject to separate terms and conditions. This engagement will not be treated as having any effect on our separate duties and responsibilities as The Dulwich Estate's external auditor. Our report on the financial statements is made solely to the Charity's Trustees, as a body, in accordance with the Charities Act 2011. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

### **Conclusion**

In our opinion, the calculation and apportionment of the Management Charge, as set out in the Managers' Certificate, has been made in accordance with clause 10A of the Scheme of Management, approved by the Leasehold Valuation Tribunal in October 1997.

*Moore Kingston Smith LLP*

Moore Kingston Smith LLP  
London, United Kingdom

29 August 2025

*The Scheme of Management***AMENITY AREAS & BASIS OF APPORTIONMENT**

	Year Ended March 2025 £	Year Ended March 2024 £
<b>DULWICH WOODS</b>		
Maintenance Contract	14,308	9,878
Tree Works	23,403	17,047
Repairs	10,438	6,996
Pest Control	0	56
Other	12,378	11,536
<b>OTHER AREAS</b>		
Gardening Contract	81,381	75,268
Tree Works	21,870	37,146
Repairs to Paths & Roads	21,442	42,368
Sweeping & Gully Cleaning	6,278	10,222
Garden Refuse Removal	29,446	37,480
Road Salting	3,365	0
Repairs - General	75,904	12,346
Other	6,913	1,120
<b>TOTAL WORKS DONE</b>	<b>307,125</b>	<b>261,464</b>
<b>COST OF MANAGEMENT</b>		
15% on total excluding VAT	12,106	32,683
Public Liability Insurance	6,738	7,109
Tree Consultant's Fees	5,187	24,135
Auditors' Fees	1,816	1,592
<b>AMENITY EXPENDITURE</b>	<b>332,972</b>	<b>326,983</b>
<b><u>BASIS OF APPORTIONMENT</u></b>		
Staff & Office Costs	5,390	5,145
Surveyors Fees	4,190	2,772
Auditors Fees	3,341	2,078
<b>TOTAL</b>	<b>12,921</b>	<b>9,995</b>

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

	Year Ended March 2025 £	Year Ended March 2024 £
<b>Staff Costs</b>	<b><u>320,407</u></b>	<b><u>277,780</u></b>
<b>Premises Costs</b>		
Notional Rent	22,000	22,000
Electricity & Gas	2,998	3,075
Rates	864	869
Cleaning	5,498	4,560
<b>TOTAL</b>	<b><u>31,361</u></b>	<b><u>30,504</u></b>
<b>Office Costs</b>		
Telephone & Fax	5,627	4,667
Photocopying	1,000	1,000
Postage	3,396	6,178
Printing and Stationery	2,926	3,504
Office Equipment Depreciation	1,190	1,538
Website	4,072	2,499
Repairs	4,200	4,200
Catering Supplies	754	624
Banking Costs	35	33
Sundry Expenses	135	1,982
<b>TOTAL</b>	<b><u>23,336</u></b>	<b><u>26,224</u></b>
<b>Professional Fees</b>		
Solicitors - General Advice	31,835	14,161
Surveyors - General Advice	7,008	5,216
Architect's Fees	107,418	64,857
Sustainability	2,640	3,480
Tree Consultant's Fees	25,000	42,840
Auditors' Fees	2,106	1,310
<b>TOTAL</b>	<b><u>176,007</u></b>	<b><u>131,865</u></b>
<b>Scheme Arbitrations</b>	<b>0</b>	<b>28,749</b>
<b>Scheme Enforcement</b>	<b>4,098</b>	<b>29,594</b>
<b>TOTAL EXPENDITURE</b>	<b><u>555,208</u></b>	<b><u>524,716</u></b>
<b>Less: INCOME</b>		
Freehold Licences	(215,804)	(190,976)
Registration Fees	(2,257)	(3,145)
<b>TOTAL</b>	<b><u>(218,061)</u></b>	<b><u>(194,121)</u></b>
<b>TOTAL BASIC EXPENDITURE</b>	<b><u>337,147</u></b>	<b><u>330,595</u></b>