



THE MANAGEMENT CHARGE

for the Accounting Period from 1 April 2020 to 31 March 2021

SUMMARY OF EXPENDITURE & INCOME

	Year Ended March 2021 £	Year Ended March 2020 £
AMENITY EXPENDITURE		
From Schedule 1	212,476	193,464
BASIC EXPENDITURE		
From Schedule 2	<u>249,636</u>	<u>290,926</u>
TOTAL	462,112	484,390
BASIS OF APPORTIONMENT		
From Schedule 1	<u>9,774</u>	<u>11,512</u>
TOTAL EXPENDITURE	<u>471,886</u>	<u>495,902</u>
AMENITY EXPENDITURE		
From above	212,476	193,464
Add Basis of Apportionment costs - pro rata	<u>4,494</u>	<u>4,598</u>
AMENITY EXPENDITURE : TOTAL	<u>216,970</u>	<u>198,062</u>
BASIC EXPENDITURE		
From above	249,636	290,926
Add Basis of Apportionment costs - pro rata	<u>5,280</u>	<u>6,914</u>
BASIC EXPENDITURE : TOTAL	<u>254,916</u>	<u>297,840</u>
THE MANAGEMENT CHARGE : TOTAL	<u>471,886</u>	<u>495,902</u>

31 August 2021

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 16 November 2016 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

31 August 2021

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

	Year Ended March 2021 £	Year Ended March 2020 £
DULWICH WOODS		
Maintenance Contract	10,056	9,141
Tree Works	8,821	6,067
Repairs	13,697	5,255
Other	4,650	666
OTHER AREAS		
Gardening Contract	54,432	51,043
Tree Works	10,386	12,870
Repairs to Paths & Roads	9,410	41,700
Sweeping & Gully Cleaning	4,933	4,324
Garden Refuse Removal	4,897	12,285
Road Salting	0	3,567
Repairs - General	55,919	14,815
Electricity	450	0
Other	484	928
TOTAL WORKS DONE	178,135	162,661
COST OF MANAGEMENT		
15% on total excluding VAT	22,268	20,334
Public Liability Insurance	4,081	3,332
Tree Consultant's Fees	6,751	6,457
Auditors' Fees	1,241	680
AMENITY EXPENDITURE	212,476	193,464
<u>BASIS OF APPORTIONMENT</u>		
Staff & Office Costs	3,650	3,920
Surveyors Fees	3,840	6,340
Auditors Fees	2,284	1,252
TOTAL	9,774	11,512

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

	Year Ended March 2021 £	Year Ended March 2020 £
Staff Costs	<u>173,381</u>	<u>175,997</u>
Premises Costs		
Notional Rent	22,000	22,903
Electricity & Gas	(3,077)	2,940
Rates	0	695
Cleaning	9,186	4,533
TOTAL	<u>28,109</u>	<u>31,071</u>
Office Costs		
Telephone & Fax	7,616	2,191
Photocopying	209	1,726
Postage	4,253	5,019
Printing and Stationery	387	3,007
Office Equipment Depreciation	8,068	7,020
Website	2,499	6,550
Repairs	4,200	4,330
Catering Supplies	0	350
Banking Costs	65	127
Sundry Expenses	567	1,360
TOTAL	<u>27,864</u>	<u>31,680</u>
Professional Fees		
Solicitors - General Advice	16,418	17,890
Architect's Fees	82,596	61,875
Tree Consultant's Fees	41,309	47,223
Auditors' Fees	1,218	789
TOTAL	<u>141,541</u>	<u>127,777</u>
Scheme Enforcement	<u>0</u>	<u>16,626</u>
TOTAL EXPENDITURE	<u>370,895</u>	<u>383,151</u>
Less: INCOME		
Freehold Licences	(118,956)	(89,033)
Registration Fees	(2,303)	(3,192)
TOTAL	<u>(121,259)</u>	<u>(92,225)</u>
TOTAL BASIC EXPENDITURE	<u><u>249,636</u></u>	<u><u>290,926</u></u>