

Scheme of Management



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THE *Dulwich*
ESTATE

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THE *Dulwich*
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about the
DULWICH
SCHEME OF MANAGEMENT

What is the Scheme of Management?

The Scheme is a planning system which is designed to protect the special character of Dulwich for which it is renowned. It has helped to make Dulwich the much-loved neighbourhood it is today.

Just over 4,000 Dulwich properties are in the Scheme.



Why do Schemes of Management exist?

They were introduced as part of the Leasehold Reform Act in 1967, which enabled homeowners to buy their property freehold.

A Scheme places responsibilities on freeholders to help retain the original character of homes. In Dulwich it aims to preserve the amenity of Dulwich for the common benefit, by regulating the development, use and appearance of properties.

The Scheme grants licences for development work, which ensures the overall integrity of the area. The Scheme also ensures that properties are well maintained.

A full set of development guidelines and a copy of The Scheme of Management document is available on The Dulwich Estate website.



How does the Scheme work with The Dulwich Estate?

The Scheme is a non-charitable part of The Dulwich Estate. Scheme charges are entirely separate from The Dulwich Estate charity income.

However The Dulwich Estate manages the Scheme on a day to day basis. It is administered by a team of five, and overseen by a committee comprised of Trustees of The Dulwich Estate. The Scheme and its guidelines apply to Estate-owned property and this is also subject to the management charge.



About your annual charge

Every September, properties incur an annual Scheme of Management charge which is calculated according to property council tax bands.

The charge works out at between £6.62 and £19.87 monthly. It covers the cost of the Scheme only, it does not contribute in any way towards Estate charity funds.

This covers:

- The maintenance of 28 Scheme of Management Amenity areas (see Scheme document). This includes the largest common amenity space, Dulwich Woods.
- Work to maintain these areas. This includes gardening, tree works, repairs to roads and paths.

This keeps the area as it is today and ensures:

- High architectural standards
- High maintenance standards
- Protection of trees and heritage woodland

What does The Dulwich Estate do?

The Dulwich Estate is a charity, and the income generated from the management of land and property on the Estate is used to fund some specific objectives, set by founder Edward Alleyn. It supports students in seven schools, through means-tested bursaries and via a range of educational support packages. It is the major donor to the Dulwich Almshouse which provides accommodation for older low-income residents. The Estate also ensures the upkeep of Christ's Chapel of God's Gift, as a historic building, a community asset and active place of worship.



Find out more

Visit thedulwichestate.org.uk/property-on-the-estate/residential-freehold

Email: som@thedulwichestate.org.uk

For a full list of amenity areas go to: thedulwichestate.org.uk/property-on-the-estate/residential-freehold/the-scheme-of-management or scan the QR code.