



Nina Rickman

13 March 2024

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 19 March 2024 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 19 March 2024. 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
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A G E N D A

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3. **Matters arising**

Date of Meeting Item Raised	Details of Action	Update
7 June 2022	Development of the 5-year SOM maintenance plan to include costing information and provide AC representatives a chance to comment.	<p>21 March 2023 Simon Hoare confirmed that he would reissue the draft once the market has calmed down, within the next three months.</p> <p>27 June 2023 Simon Hoare announced his retirement but still hoped to be able to issue this for comment prior to him leaving.</p> <p>21 November 2023 This work has now been handed over to Nina Rickman who will have this prepared and issued for comment before the March 2024 meeting.</p> <p>13 March 2024 This has been completed and circulated to Committee member via email.</p>
7 June 2022	Adrian Brace to discuss a “maintenance swap” with Southwark Council regarding posts and chains in the village.	<p>21 March 2023 Maintenance would be limited to the posts and chains, not the grassed areas contained within. Adrian Brace is yet to discuss the maintenance swap with the Southwark Council but hoped to do this in conjunction with discussion concerning the relocation of the Skateboard Park.</p> <p>21 November 2023 A meeting with the parks team will be arranged before the end of this year to discuss the possible relocation of the skate park and their proposed business plan.</p>

4. The Scheme of Management Charge 2023/2024 & 2024/2025

SUMMARY OF EXPENDITURE LESS INCOME & RECHARGES

	Actual 9 Month ended Dec 2023 £	Forecast 2 Year Ended March 2024 £	Forecast 1 Year Ended March 2024	Budget Year Ending March 2024 £	Actual Year Ended March 2023 £
NET AMENITY EXPENDITURE - Schedule 2	141,868	211,891	231,910	228,077	267,098
NET BASIC EXPENDITURE - Schedule 3	291,292	398,187	428,038	468,703	361,489
TOTAL MANAGEMENT CHARGE	433,160	610,078	659,948	696,780	628,587

Overall the Total Management Charge shows a reduction from Forecast 1 of £49,870 and a reduction from the original budget of £86,702 which can be attributed to the withdrawal of arbitration and a reduction in tree consultants costs and an increase in Freehold licence income. This equates to an average balancing credit to each freeholder of £21.12.

HEADLINES

Amenity – Dulwich Woods

Forecast 2 expenditure remains broadly in line with forecast 1 with the exception of Other repairs which have increase slightly by approximately £500.00.

Amenity – Other Areas

Expenditure on Other Repairs and Maintenance have reduced by £30,000, this is due to fewer works being instructed in the year than anticipated, there is a programme for repairs to posts and chains that has now been added to the budget for 24/25. There is also a reduction in Tree Works of £10,000. These decreases are partially offset by an increase in Garden Refuse Removal of £10,000.

Amenity – Overall

Expenditure is up by £5,000 due to additional Tree Consultant fees in relation to trees in the amenity areas.

Basic Expenditure

Forecast 2 shows a lower net expenditure than Forecast 1 the significant variances are as follows.

Premises & Office Costs have reduced overall by £200 this is due to a reduction in depreciation costs £1,200, mostly offset by an increase in Telecommunication and Other Office Costs by £500 each.

Professional Fees are down on the previous forecast primarily due to a reduction in Tree Consultants fees of £20,000.

Income from Freehold licences is up by £10,200 on the previous forecast, this is due to an increase in application values.

The Scheme of Management

AMENITY AREA & CERTIFICATION COSTS

	Actual 9 Month ended Dec 2023	Forecast 2 Year Ended March 2024	Forecast 1 Year Ended March 2024	Budget Year Ending March 2024	Actual Year Ended March 2023
	£	£	£	£	£
AMENITY AREA COSTS					
DULWICH WOODS					
Maintenance Contract	6,010	12,000	12,000	12,000	12,679
Tree Works	4,304	12,000	12,000	12,000	16,970
Other Repairs & Maintenance	7,608	8,500	8,000	8,000	3,636
OTHER AMENITY AREAS					
Gardening Contract	56,412	75,000	75,000	80,000	56,740
Tree Works	5,906	20,000	30,000	30,000	69,323
Repairs to Paths & Roads	24,893	27,500	27,500	27,500	27,602
Salting, Sweeping & Gully Cleaning	5,221	8,500	8,000	8,000	4,853
Garden Refuse Removal	27,206	30,000	20,000	12,000	11,813
Other Repairs & Maintenance	10,588	21,000	51,000	51,000	54,607
TOTAL WORKS DONE	148,148	214,500	243,500	240,500	258,223
MANAGEMENT CHARGE - 15% (exc. VAT)	18,518	26,800	30,439	30,063	32,278
OTHER COSTS & FEES					
Public Liability Insurance	5,332	7,200	6,000	6,000	5,275
Tree Consultants	10,800	25,000	20,000	20,000	52,907
Auditor	1,243	2,180	2,180	1,300	1,160
Certification Costs - Share	3,665	4,673	4,722	4,747	4,539
TOTAL AMENITY EXPENDITURE	187,705	280,353	306,841	302,610	354,382
RECHARGED TO THE DULWICH ESTATE	(45,837)	(68,462)	(74,931)	(74,533)	(87,284)
NET AMENITY EXPENDITURE	141,868	211,891	231,910	228,077	267,098
<i>% Recovered from Residents & Tenants</i>	<i>75.58%</i>	<i>75.58%</i>	<i>75.58%</i>	<i>75.37%</i>	<i>75.37%</i>
CERTIFICATION FEES & COSTS					
Staff & Office	5,145	5,150	5,150	5,000	4,515
Surveyor	2,772	3,000	3,000	5,000	2,520
Auditor	1,437	3,160	3,160	2,100	2,134
TOTAL SHARED BETWEEN AMENITY & BASIC	9,354	11,310	11,310	12,100	9,169

The Scheme of Management

BASIC EXPENDITURE

	Actual 9 Month ended Dec 2023	Forecast 2 Year Ended March 2024	Forecast 1 Year Ended March 2024	Budget Year Ending March 2024	Actual Year Ended March 2023
	£	£	£	£	£
STAFF COSTS					
Administrator	180,551	241,450	241,450	241,450	223,241
Heads of Department	12,915	17,500	17,500	17,500	16,065
Other Staff	16,724	22,000	22,000	22,000	19,388
	<u>210,190</u>	<u>280,950</u>	<u>280,950</u>	<u>280,950</u>	<u>258,694</u>
PREMISES & OFFICE COSTS					
Rent & Rates	17,153	22,900	22,900	22,900	23,528
Utilities & Cleaning	6,624	11,500	11,500	15,500	8,582
Telecommunications	3,469	5,000	4,500	5,000	4,769
Printing, Postage & Stationery	9,130	12,000	12,000	9,500	11,751
Office Equipment Depreciation	1,153	1,800	3,000	5,000	1,715
Website & IT Maintenance	1,874	2,500	2,500	3,000	2,499
Other Office Costs	5,624	7,400	6,900	6,600	9,366
	<u>45,028</u>	<u>63,100</u>	<u>63,300</u>	<u>67,500</u>	<u>62,210</u>
PROFESSIONAL FEES					
Solicitors	8,669	10,500	9,000	9,000	13,321
Surveyors & Architects	54,447	70,000	70,000	66,000	64,730
Sustainability	3,480	8,000	8,000	8,000	491
Tree Consultants	37,963	55,000	75,000	75,000	64,228
Auditor	906	2,000	2,000	1,400	1,346
	<u>105,465</u>	<u>145,500</u>	<u>164,000</u>	<u>159,400</u>	<u>144,116</u>
OTHER COSTS & FEES					
Scheme Enforcement	26,385	30,000	16,000	16,000	18,579
Scheme Arbitrations	26,728	35,000	50,000	90,000	23,976
Certification Costs - Share	5,688	6,637	6,588	7,353	4,630
	<u>58,801</u>	<u>71,637</u>	<u>72,588</u>	<u>113,353</u>	<u>47,185</u>
TOTAL BASIC EXPENDITURE	<u>419,484</u>	<u>561,187</u>	<u>580,838</u>	<u>621,203</u>	<u>512,205</u>
INCOME					
Freehold Licences	(125,877)	(160,000)	(150,000)	(150,000)	(147,116)
Registration Fees	(2,314)	(3,000)	(2,800)	(2,500)	(3,600)
	<u>(128,191)</u>	<u>(163,000)</u>	<u>(152,800)</u>	<u>(152,500)</u>	<u>(150,716)</u>
NET BASIC EXPENDITURE	<u>291,292</u>	<u>398,187</u>	<u>428,038</u>	<u>468,703</u>	<u>361,489</u>

SUMMARY OF EXPENDITURE LESS INCOME & RECHARGES

	Budget	Forecast 2	Actual
	Year Ended	Year Ending	Year Ended
	March 2025	March 2024	March 2023
	£	£	£
NET AMENITY EXPENDITURE - Schedule 2	259,217	211,891	267,098
NET BASIC EXPENDITURE - Schedule 3	402,678	398,187	361,489
TOTAL MANAGEMENT CHARGE	661,894	610,078	628,587

The Budget for year ending March 2025 is set at £661,894 this is an increase on the current year forecast of £51,816. It is also a reduction on the prior year budget of £34,886. The equates to an average reduction in the estimated charge to each freeholder of £8.49 when compared to the estimated charge for 2023/24

HEADLINES

Amenity – Dulwich Woods

Expenditure is overall budgeted to be broadly in line with the current year with inflationary increase and an increase in Tree works costs.

Amenity – Other Areas

There is an increase in Tree works of £20,000, this relates to the programme of works and an underspend in the current year of £10,000.

Other Repairs and Maintenance have increased by £50,000 for posts and chains works in the amenity areas, it is important to note there was a reduction in the current year forecast of £30,000 from the original budget.

Basic Expenditure

The increase in salaries is based on the current inflation rates in lieu of the recommendation of the remunerations committee being released. There is also a provision in Other Staff for the recruitment of a member of a Tree and Landscape Officer to take tree consultancy in house, this would enable savings on tree consultancy costs in future periods.

Premises and Offices costs show a decrease of around 25% due to a plan for the Administration staff moving from office-based work to working remotely. Printing, Postage and stationery costs are budgeted to decrease by £3,000 due to a move to digital distributions.

Professional fees see higher Solicitors' costs after an underspend in the current year and a decrease in Tree Consultants costs once these functions are moved to be the responsibility of a new staff member.

Other costs and fees are overall broadly in line with the current forecast. The budget includes 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.

Freehold Licence income is budgeted to remain at the to the prior year budgeted figure.

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

	Budget Year Ended March 2025	Forecast 2 Year Ending March 2024	Actual Year Ended March 2023
	£	£	£
AMENITY AREA COSTS			
DULWICH WOODS			
Maintenance Contract	13,750	12,000	12,679
Tree Works	16,000	12,000	16,970
Other Repairs & Maintenance	13,000	8,500	3,636
OTHER AMENITY AREAS			
Gardening Contract	80,000	75,000	56,740
Tree Works	40,000	20,000	69,323
Repairs to Paths & Roads	25,000	27,500	27,602
Salting, Sweeping & Gully Cleaning	8,300	8,500	4,853
Garden Refuse Removal	25,000	30,000	11,813
Other Repairs & Maintenance	81,000	21,000	54,607
TOTAL WORKS DONE	302,050	214,500	258,223
MANAGEMENT CHARGE - 15% (exc. VAT)	15,000	26,800	32,278
OTHER COSTS & FEES			
Public Liability Insurance	8,000	7,200	5,275
Tree Consultants	10,000	25,000	52,907
Auditor	2,400	2,180	1,160
Certification Costs - Share	5,520	4,673	4,539
TOTAL AMENITY EXPENDITURE	342,970	280,353	354,382
RECHARGED TO THE DULWICH ESTATE	(83,753)	(68,462)	(87,284)
NET AMENITY EXPENDITURE	259,217	211,891	267,098
<i>% Recovered from Residents & Tenants</i>	<i>75.58%</i>	<i>75.58%</i>	<i>75.37%</i>
CERTIFICATION FEES & COSTS			
Staff & Office	5,500	5,150	4,515
Surveyor	3,000	3,000	2,520
Auditor	3,500	3,160	2,134
TOTAL SHARED BETWEEN AMENITY & BASIC	12,000	11,310	9,169

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

	Budget Year Ended March 2025	Forecast 2 Year Ending March 2024	Actual Year Ended March 2023
	£	£	£
STAFF COSTS			
Administrator	253,523	241,450	223,241
Heads of Department	18,375	17,500	16,065
Other Staff	48,100	22,000	19,388
	<u>319,998</u>	<u>280,950</u>	<u>258,694</u>
PREMISES & OFFICE COSTS			
Rent & Rates	17,400	22,900	23,528
Utilities & Cleaning	8,500	11,500	8,582
Telecommunications	5,000	5,000	4,769
Printing, Postage & Stationery	9,000	12,000	11,751
Office Equipment Depreciation	3,000	1,800	1,715
Website & IT Maintenance	3,000	2,500	2,499
Other Office Costs	7,200	7,400	9,366
	<u>53,100</u>	<u>63,100</u>	<u>62,210</u>
PROFESSIONAL FEES			
Solicitors	12,500	10,500	13,321
Surveyors & Architects	68,000	70,000	64,730
Sustainability	8,500	8,000	491
Tree Consultants	40,000	55,000	64,228
Auditor	2,100	2,000	1,346
	<u>131,100</u>	<u>145,500</u>	<u>144,116</u>
OTHER COSTS & FEES			
Scheme Enforcement	25,000	30,000	18,579
Scheme Arbitrations	20,000	35,000	23,976
Certification Costs - Share	6,480	6,637	4,630
	<u>51,480</u>	<u>71,637</u>	<u>47,185</u>
TOTAL BASIC EXPENDITURE	<u>555,678</u>	<u>561,187</u>	<u>512,205</u>
INCOME			
Freehold Licences	(150,000)	(160,000)	(147,116)
Registration Fees	(3,000)	(3,000)	(3,600)
	<u>(153,000)</u>	<u>(163,000)</u>	<u>(150,716)</u>
NET BASIC EXPENDITURE	<u>402,678</u>	<u>398,187</u>	<u>361,489</u>

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

5. **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	Japanese Knotweed			Residents Associations	
		Approved/ Approved in Principle	Still Pending	Refused			Total on Current List	Removed from List since Last Meeting	Added to List Since Last Meeting		Total on List receiving ongoing treatment (as of 5 Nov 2019)	Removed from List since Last Meeting	Added to List since Last Meeting	No. of Meetings held with RA	New RA Registration Applications
10 Mar 2020	52	17	37	2	0	183	20	4	0	14	0	0	14	0	
9 Jun 2020	43	8	35	0	0	185	0	2	0	Please see response in agenda			7	2	
10 Nov 2020	70	42	28	0	0	190	5	10	0	14	0	0	10	0	
9 Mar 2021	87	51	36	0	1	187	10	7	0	14	0	0	4	0	
8 Jun 2021	70	30	39	1	1	177	13	3	0	14	0	0	8	1	
9 Nov 2021	154	103	49	2	0	180	15	5	0	13	1	0	11	1	
8 March 2022	43	20	23	1	0	185	0	5	0	13	1	0	7	1	
7 June 2022	55	26	28	1	2	187	10	12	0	22	0	9	15	0	
8 Nov 2022	83	23	59	1	3	180	15	8	0	23	0	1	18	1	
21 March 2023	48	30	18	0	4	182	5	3	1	23	0	1	15	0	
27 June 2023	31	13	18	0	3	176	6	0	1	23	0	1	17	0	
21 Nov 2023	87	22	64	1	2	169	8	1	1	To be discussed under item 12			18	0	
19 March 2024	67	11	56	0	2	165	11	6	0	(37 total) 4	0	0	18	0	

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

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

Attached as Appendix I and II are the queries raised by the Advisory Committee representatives, for general discussion at the meeting.

7. **Any other business**

8. **Date of next meeting**

Tuesday 9 July 2024

Issues to be raised at the Advisory Committee Meeting on 19 March 2024

The first section picks up on the issues which we raised at the last Advisory Committee meeting:

1. Please provide a general update on the Portal for the Scheme of Management and provide data on registration uptake. What are the plans and timetable for new functionality?

2,854 properties have signed up to the Estate Portal. We are in early discussions regarding taking the application online via the portal.

2. Please provide an update on the status of collection for the September fees.

We have collected 83.2% of the September charge as at the end of February.

3. Please can we have an update on the Scheme of Management Guidelines revisions. Feedback on comments received, process, approval and timetable to publication.

Nina Rickman provided via email to all on 5 March 2023.

4. In particular, for various reasons, please can we discuss the hardstanding policy which has been under pressure recently - pressure from potential parking restrictions, non-compliance, vehicle charging, climate change and vehicle thefts – that make the application of the Guideline all the more important. This should include a discussion on the consistent application of the Guidelines across the Scheme of Management area, including larger new developments.

Happy to discuss this at the meeting.

5. Please provide an update on the status, spend and financial provision on the significant arbitration case.

Please refer to the Accounts item. Andy Irvine can provide any additional clarification required.

6. The progress of climate change is uncertain, with global warming likely, but possibly counterbalanced by the weakening of the Gulf Stream. What consideration is the Dulwich Estate giving to future climate change?

This is not a matter for discussion at the Scheme of Management Advisory Committee meeting. Maria Psaras is the Sustainability Project Co-ordinator and will provide an update on this question and others raised separately by Martyn Deane and will respond to you directly.

7. There is concern about the number of retrospective applications to the Scheme of Management. Please provide data on the number of applications and the proportion approved in 2022–23.

In 2022, there were 9 retrospective applications, all were approved. In 2023, there were 11 retrospective applications, 8 were approved 3 are yet to be resolved.

8. How often has the Dulwich Estate disagreed with Southwark planning applications and approvals in the past 3 years - both objecting publicly to applications or where Local Authority and Scheme of Management approvals differ significantly? What is the process for resolving disputes?

There isn't a procedure in place for recording differences between Scheme of Management decisions and Local Authority decisions. We do not comment on planning applications. Should the Local Authority approve an application that we do not, then it is up to the applicant to revise the application and reapply to Local Authority and vice versa.

Amenity Points:

9. Update on significant enforcement matters.

To be discussed under item 5 in the agenda.

10. What is the Dulwich Estate tree planting policy? We understand that the Dulwich Estate was given a number of free trees to plant and in planting seemed to give little consideration to amenity. Can a record of these planting decisions be supplied? We have a lot of instructions on how to go about tending trees but no information on the Dulwich Estate overall policy, beyond maintaining mature trees. In particular what is the plan for the main stretch of Dulwich Village, once a glorious avenue of chestnuts, but now a ragbag of mainly conifers and chestnuts, which look to be planted too close together for long-term benefit? Would the Dulwich Estate consult, for example, on a more consistent planting scheme, perhaps an avenue of limes that would combat climate change, add scent to the air in season and restore style to the Village?

Please refer to Appendix II.

11. Who is responsible for the planted strip outside the Picture Gallery on College Road? It is in very poor condition, largely dandelions, dead wood and other weeds.

On what side of the road is this? If it's the grass verges in front of 11 to 23 Collage Road (manor Waste areas) then it is Scheme of Management.

12. CPZ – following publication of the proposals for Hunts Slip Road at the end of January, have there been any further discussions with the council(s) on parking on either the private roads or Estate roads with public access

No further discussions have taken place. The Estate will see if there is any displacement onto its private roadways.

13. Please could the Dulwich Estate clarify how the Scheme of Management Guidelines are applied to the Estate's rental and commercial properties beyond the specific section on shopfronts.

The Estate's commercial properties are not subject to the Scheme of Management. Please can you elaborate as to what other guidelines you are referring to in respect of the Estate's commercial units.

Dear Committee,

Please see a response to the query regarding planting on Dulwich Village verges.

Regrettably, several large Chestnut trees have had to be removed from Dulwich Village over the years. These are particularly susceptible to drought, canker and leaf miner infestations which result in decline and extensive decay leading to the eventual need for felling due to their hazardous condition.

Following consultation with the Dulwich Society, replacement trees have been planted as part of the Dulwich Estate's planting programme <https://www.thedulwichestate.org.uk/whats-happening/autumn-tree-planting-for-dulwich>. The Beech and Tulip trees planted as previous replacements have not coped well and the same is true of other mature tree species within the avenue. You can see how the verge is suffering from compacted clay soil and extended periods of drought which are occurring with increasing frequency. This link shows the effect on the same view since 2008.

<https://maps.app.goo.gl/KP9QcfgHb38ieVvX9>





A few semi-mature Chestnuts have been retained, although these are also likely to succumb and will be removed (an example photo is attached).



In the meantime, they provide a 'nursery establishment phase' to the successional planting of young trees such as Cedar, Sweet Chestnut and Pine that are more tolerant to drought and are longer lived. Native species of Lime together with smaller ornamental flowering trees have also been planted to provide value to pollinators. These include fragrant species such as *Tilia x europaea*, *T. cordata* and *T. tomentosa*, that will help ensure the green canopy cover so characteristic of the conservation area is maintained and increased.

The Dulwich Society will be consulted on replacement of future losses so that appropriate locations are identified for Limes. All such planting will take decades to mitigate the loss of mature trees, so it's imperative programmes are included as part of ongoing maintenance. Fortunately, grants are available to help fund this work.

All of the Estate's Scheme of Management trees have now been surveyed and plotted onto a mapping system, so that they can be cared for on a regular basis. This includes an assessment of their physiological condition and monetary valuation.

The Estate's policy towards tree and other planting is guided by good practice and research into how green infrastructure is planned for and maintained. A tree planting palette is attached based on available space and carbon sequestration. Please also see some links below which may be of interest.

- <https://www.thedulwichestate.org.uk/property-on-the-estate/applications-for-tree-works/guidelines-for-tree-care>
- [Urban Tree Manual - Forest Research](#)
- <https://www.tdag.org.uk/tree-species-selection-for-green-infrastructure.html>
- <https://planitgeo.com/library/the-10-20-30-rule-for-tree-diversity/>
- https://www.southwark.gov.uk/assets/attach/2359/Guidance_on_creating_habitat_and_biodiversity_features_for_parks_and_open_spaces.pdf

Regards,

Oliver Stutter
Tree and Landscape Consultant

Minutes of the meeting of the Advisory Committee

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

on Tuesday 19 March 2024

Present: Representatives of the Managers:
Irene Bishop (Chair)

Representatives of The Dulwich Society and Residents Associations:
Martyn Deane (PWCWRRRA)
Lindsay Rosser (Dulwich Village, College Road and Woodyard Lane RA)
Penny Stern (Dulwich Society)
James Thompson (Dulwich Society)

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

1. Apologies for absence

Apologies for absence received from Rosemarie Jones and Caroline Price.

2. Minutes of the meeting held on 21 November 2023

The Minutes of the meeting held on 21 November 2023 were **APPROVED** by the Committee as an accurate record to be **SIGNED** by the Chairman.

3. Matters arising

5 Year Maintenance plan. Irene Bishop thanked Nina Rickman for completing the item which had been outstanding for quite a while.

Posts & Chains, maintenance swap – discussions are ongoing with Southwark.

4. The Scheme of Management Charge 2023/2024 and 2024/2025

Andy Irvine introduced the report circulated with the Agenda and informed the Committee that the formation of a sinking fund for arbitration fees may be controversial with the Auditors and possibly residents. Nina Rickman advised that the proposal of a sinking fund had been developed following feedback from residents.

The Committee **NOTED** the report.

5. Scheme of Management information table

The Committee **NOTED** the report.

6. Matters raised by the Advisory Committee Representatives

The Committee **NOTED** the responses provided within the Agenda attached as Appendix I and II with additional comments and responses provided at the meeting on:

1. Please provide a general update on the Portal for the Scheme of Management and provide data on registration uptake. What are the plans and timetable for new functionality?

Approximately 1/3 of the total number of Freehold properties have signed up to The Estate Portal. Adrian Brace confirmed that there is a project being undertaken to populate additional information on the portal, leases and gardening contracts for example, which should be completed by late Summer and then communications will be sent out leading up to the September Scheme Charge, to encourage further sign up.

4. In particular, for various reasons, please can we discuss the hardstanding policy which has been under pressure recently - pressure from potential parking restrictions, non-compliance, vehicle charging, climate change and vehicle thefts – that make the application of the Guideline all the more important. This should include a discussion on the consistent application of the Guidelines across the Scheme of Management area, including larger new developments.

It would not be possible to refuse hardstandings on roads such Turney Road that comply with the current agreed template for this road. Three of the Advisory Committee representatives wished for the Managers to review their policy of allowing derogations to the guidelines for specific on roads and enforce the guidelines consistently. In particular with respect to the 50% soft planting rule to allow the conversion of front gardens to hardstanding.

8. How often has the Dulwich Estate disagreed with Southwark planning applications and approvals in the past 3 years - both objecting publicly to applications or where Local Authority and Scheme of Management approvals differ significantly? What is the process for resolving disputes?

The Scheme staff do not record when there has been a disagreement with Southwark planning applications and approvals or where local authority and Scheme approvals differ significantly. It was agreed that a date would be added to the website when application status's are updated.

10. What is the Dulwich Estate tree planting policy? We understand that the Dulwich Estate was given a number of free trees to plant and in planting seemed to give little consideration to amenity. Can a record of these planting decisions be supplied? We have a lot of instructions on how to go about tending trees but no information on the Dulwich Estate overall policy, beyond maintaining mature trees. In particular what is the plan for the main stretch of Dulwich Village, once a glorious avenue of chestnuts, but now a ragbag of mainly conifers and chestnuts, which look to be planted too close together for long-term benefit? Would the Dulwich Estate consult, for example, on a more consistent planting scheme, perhaps an avenue of limes that would combat climate change, add scent to the air in season and restore style to the Village?

There is a preference for Limes over the Conifers – Nina Rickman advised she would discuss this with the Tree Consultant and revert back to the Committee at its next meeting. It was noted that the representatives feel strongly that the tree planting in the grass verge in the main part of Dulwich Village is not in keeping with the traditional appearance of the village. Although an avenue of limes would be the preferred outcome, perhaps at least the conifers could be removed as they consider these unsuitable.

11. Who is responsible for the planted strip outside the Picture Gallery on College Road? It is in very poor condition, largely dandelions, dead wood and other weeds.

The Picture Gallery is responsible for this area. The Estate will contact the Picture Gallery to ask for this area to be tidied.

13. Please could the Dulwich Estate clarify how the Scheme of Management Guidelines are applied to the Estate's rental and commercial properties beyond the specific section on shopfronts.

Adrian Brace confirmed that the Estate applies the Scheme of Management Guidelines to all Estate owned property both leasehold and freehold.

7. **Any Other Business**

Following the sad news that previous Advisory Committee member, David Roberts, had passed, Adrian Brace gave the Estates condolences and thanks for his contribution over a number of years.

Lindsay Rosser confirm that she had received approval from the CGS grant application.

The Estate advised that it has no jurisdiction over phone masts.

8. **Date of Next Meeting**

Date of next meeting was confirmed as 9 July 2024 at 10.30am.