



Epping Forest & Commons Committee

Date: THURSDAY, 27 NOVEMBER 2025
Time: 10.00 am
Venue: COMMITTEE ROOMS - 2ND FLOOR WEST WING, GUILDHALL

Members:

Deputy Caroline Haines (Chair)	Alderman Sir Nicholas Lyons
Deputy Benjamin Murphy (Deputy Chairman)	David Sales
George Abrahams	James St John Davis (Ex-Officio Member)
Elizabeth Corrin	Philip Woodhouse
Deputy Jaspreet Hodgson	Verderer Michael Chapman DL
Alderman Vincent Keaveny CBE	Verderer William Kennedy
Gregory Lawrence	Verderer Paul Morris
Charles Edward Lord, OBE JP (Ex-Officio Member)	Verderer Nicholas Munday

Enquiries: Zoe Williams
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Accessing the virtual public meeting

Members of the public can observe all virtual public meetings of the City of London Corporation by following the below link:

<https://www.youtube.com/@CityofLondonCorporation/streams>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one civic year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

Whilst we endeavour to livestream all of our public meetings, this is not always possible due to technical difficulties. In these instances, if possible, a recording will be uploaded following the end of the meeting.

Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

NB: Certain matters for information have been marked * Members are encouraged to submit any questions on these items to the Committee Clerk or the Chair prior to the start of the meeting. The Chair would like members to be aware that if they do not submit questions in advance they may not be taken due to time constraints. These information items have been collated in a supplementary agenda pack and circulated separately.

Agenda

Part 1 - Public Agenda

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the minutes of the previous meeting held on 17 July 2025.

For Decision
(Pages 7 - 18)

4. **CARBON REMOVALS UPDATE**

Officers to present a verbal update.

For Information
(Verbal Report)

Burnham Beeches & The Commons

5. ***ASSISTANT DIRECTOR (SUPERINTENDENT) BURNHAM BEECHES AND THE COMMONS UPDATE (JULY TO OCTOBER)**

Report of the Executive Director, Environment.

For Information

6. **RISK MANAGEMENT UPDATE - BURNHAM BEECHES AND THE COMMONS**

Report of Executive Director, Environment.

For Decision
(Pages 19 - 88)

7. ***REVENUE OUTTURN 2024/25 - BURNHAM BEECHES AND THE COMMONS**

Report of the Chamberlain and Executive Director, Environment.

For Information

8. **REVENUE AND CAPITAL BUDGETS 2026/27 - BURNHAM BEECHES AND THE COMMONS**

Report of the Chamberlain and Executive Director, Environment.

For Decision
(Pages 89 - 118)

9. ***DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - BURNHAM BEECHES AND STOKE COMMON**

Report of the Chamberlain and Executive Director, Environment.

For Information

10. ***DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - ASHTEAD COMMON**

Report of the Chamberlain and Executive Director, Environment.

For Information

11. ***DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - WEST WICKHAM COMMON AND SPRING PARK WOOD AND COULSDON AND OTHER COMMONS**

Report of the Chamberlain and Executive Director, Environment.

For Information

Epping Forest

12. ***ASSISTANT DIRECTOR SUPERINTENDENT'S EPPING FOREST UPDATE JULY TO SEPTEMBER**

Report of the Executive Director, Environment.

For Information

13. **RISK MANAGEMENT UPDATE - EPPING FOREST**

Report of Executive Director, Environment.

For Decision

(Pages 119 - 166)

14. **EPPING FOREST CONSTABLES AND AUTHORISED OFFICERS**

Report of Executive Director, Environment.

For Decision
(Pages 167 - 182)

15. **EPPING FOREST CARE AND MAINTENANCE AGREEMENTS**

Report of Executive Director, Environment.

For Decision
(Pages 183 - 196)

16. ***REVENUE OUTTURN 2024/25 - EPPING FOREST**

Report of the Chamberlain and Executive Director, Environment.

For Information

17. **REVENUE AND CAPITAL BUDGETS 2026/27 - EPPING FOREST**

Report of Chamberlain and Executive Director, Environment.

For Decision
(Pages 197 - 210)

18. ***DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - EPPING FOREST**

Report of Chamberlain and Executive Director, Environment.

For Information

19. ***COMMITTEE DIARY AND UPCOMING EVENTS**

Report of Executive Director, Environment.

For Information

20. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

22. **EXCLUSION OF THE PUBLIC**

MOTION: The following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

For Decision

Part 2 - Non-Public Agenda

23. NON-PUBLIC MINUTES

To agree the non-public minutes of the previous meeting held on 17 July 2025.

For Decision
(Pages 211 - 216)

24. NATURAL ENVIRONMENT CHARITIES REVIEW – GRANT FUNDING MODEL PRINCIPLES PROPOSAL

Report of the Chamberlain and Executive Director, Environment.

For Decision
(Pages 217 - 238)

Burnham Beeches & The Commons

25. UPDATES ON BURNHAM BEECHES & THE COMMONS

Officers of Environment Department to provide any further updates about Burnham Beeches & The Commons.

For Information
(Verbal Report)

Epping Forest

26. UPDATES ON EPPING FOREST

Officers of Environment Department to provide any further updates about Epping Forest.

For Information
(Verbal Report)

27. ENTERING OF PROPERTY AGREEMENT

Report of Executive Director, Environment.

For Decision

(Pages 239 - 256)

28. **REQUEST FOR THE PROVISION OF A DEED OF GRANT EASEMENT**

Report of Executive Director, Environment.

For Decision
(Pages 257 - 310)

29. ***REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information

30. **NON PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

31. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**