



WIMBLEDON AND PUTNEY COMMONS CONSERVATORS

REPORT OF THE CONSERVATORS

AND

**AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 MARCH 2020**

FOR

THE WIMBLEDON AND PUTNEY COMMONS ACT 1871

REGISTERED CHARITY NUMBER: 303167

Kreston Reeves LLP

Chartered Accountants & Statutory Auditor

9 Donnington Park
85 Birdham Road
Chichester
West Sussex
PO20 7AJ

**Wimbledon and Putney Commons
Conservators**

**Reference and Administrative Details
for the Year Ended 31 March 2020**

Conservators	Mrs D Neil Mills (Chairman) – Elected April 2018 Mrs S Gillbe – Re-elected April 2018 Mr D Hince – Elected April 2018 Mr P Hirsch – Elected April 2018 Mrs S-J Holden – Elected April 2018 Mr M Rappolt - Appointed by Ministry of Defence May 2017 Dr R Taylor Appointed by DEFRA April 2013 Mr N Ware - Appointed by Home Office March 2018
Chief Executive	Mr S Lee
Principal address	Ranger's Office Manor Cottage Wimbledon Common London SW19 5NR
Registered charity number	303167
Independent auditors	Kreston Reeves LLP Chartered Accountants and Statutory Auditor 9 Donnington Park 85 Birdham Road Chichester West Sussex PO20 7AJ
Solicitors	Russell-Cooke LLP, 2 Putney Hill London SW15 6AB
Bankers	Barclays Bank plc 8 Alexandra Road Wimbledon London SW19 7JZ

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The following abbreviations are used in this document

WPCC or charity	The Wimbledon and Putney Commons Conservators
1871 Act	Wimbledon and Putney Commons Act 1871
Board	The Board of Conservators of WPCC
NLHF	National Lottery Heritage Fund
GAAP	United Kingdom generally accepted accounting principles
Inquiry Report	The Charity Commission Inquiry Report published on 2 July 2020
LGPS	Local Government Pension Scheme

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CHAIRMAN'S STATEMENT

The human and economic catastrophe that evolved over a few short weeks in response to the COVID-19 pandemic dominates all reflections of the past year. Yet at the same time the crisis has served to reinforce both the fundamental importance of Wimbledon and Putney Commons to the community and the resilience of the organisation.

Although the Commons have always played a key role in the pursuit of outdoor exercise, one of the very few reasons for which the people of this country were permitted to leave the safety of their homes even during national lockdown, the impact of the crisis has also emphasised the critical role of this vast open space in meeting the mental and social needs of the community. In this alien environment in which we are still living, with limited physical and social contact, the collective desire to seek reprieve or perhaps the glimpse of a familiar face is palpable and the Commons remain at the heart of the community to meet these important needs.

The COVID-19 crisis has also tested the strength and resilience of the organisation. The immediate impact of the virus was largely operational in managing the health risks inherent in the deadly pathogen as well as the vast increase in visitor numbers, at times more than double the normal levels. Some of the measures that we implemented to limit transmission of the virus and support the national effort to save lives would have been unimaginable under normal circumstances. The independence afforded to us by our founding legislation, the 1871 Act, ensured that even during times of crisis, we were able to deploy resources in the manner that we believed was most appropriate and exercise our discretion in establishing operating practices and policies to suit our particular circumstances.

Upholding law and order during these difficult times remains of paramount importance and the staff have demonstrated exceptional commitment, competence and selflessness throughout in managing the estate despite the enormous pressure that is upon them. The enforcement of the newly introduced restrictions as well as the regular byelaws under these challenging circumstances was difficult at times and we are grateful to everyone for their understanding and compliance.

Longer term, the damage that the virus has inflicted is so pervasive that many aspects of most organisations will be impacted and WPCC is no exception. In financial terms, whilst we are fortunate in that almost 70 percent of our funding is provided by a Special Levy, the additional income from user fees and voluntary contributions has suffered and is expected to remain depressed due to ongoing health concerns of participants, continuing government restrictions and economic contraction. Contributions made in-kind by long-standing partners such as the golf and cricket clubs to help maintain the estate remain critical though we recognise the risks that confront these organisations as well. Even the Levy itself, indexed by inflation, would suffer in a protracted deflationary environment.

The impact of the virus on the longer-term strategic initiatives remains uncertain. Most longer-term strategic initiatives have been suspended and even once the nation returns to some semblance of normality, our strategic priorities and operational parameters in which we operate may well have shifted.

Reflecting back to the world we once knew pre-pandemic, although significant progress has been made in both strategic and operational areas across the organisation, there are three initiatives of particular importance both in terms of achievement over the past year as well as contribution to the long-term stability of the organisation that I would like to highlight: the masterplan; constitutional reform; and community engagement.

- The Masterplan for the Commons will provide a long-term vision for both the natural and built landscapes as well as the way in which this open space functions to better meet the wide-ranging purposes that it serves. The project, funded by the NLHF, and capably led by the chief executive, has already established a foundation upon which further research will be progressed; it has also demonstrated the strength of the bond between the community and the Commons, reinforcing the value of public consultation and engagement in developing the vision.

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- Delivery of the masterplan will require sustainable financial capacity, operational clarity and effective governance, and the constitutional amendment process, if successful, will provide this resilience. Significant progress has been made to identify the key provisions requiring amendment and the procedure through which any changes could be effected; through meaningful consultation, the level of public support for such change will be tested. Constitutional reform is not about introducing a more permissive regime or diluting the fundamental purposes of the charity, but about enhancing the organisation to achieve its fundamental purpose of preserving, protecting and enhancing the Commons for the purposes of exercise and recreation.
- Whilst strong community support for the Commons has always been a defining characteristic of this unique open space, the launch of the Friends of Wimbledon and Putney Commons in September 2019 brought together all those who share a passion for the Commons for the purposes of fund raising and collective celebration. The group provides a structure for organising future fundraising campaigns and celebrations, including the 150th anniversary of the date on which the 1871 Act received Royal Assent, on the 16 August 2021, and we remain hopeful that plans will prove robust despite the challenges inherent in the current operating environment. The year ahead also marks the triennial elections and through this process, the opportunity for further engagement of Levy-payers with the Commons.

In closing, I would like to thank my fellow Conservators for their support and commitment to enable the achievements of the past year to be delivered. The individual perspectives and diverse range of skills, interests and experience that they bring to the Board allow for thorough and considered deliberation and effective decision-making and I am grateful for their dedication to the role.

On behalf of the Conservators, I would like to thank the external members of our committees: Mrs Francesca Quint and Mr George Laurence QC who serve on the Constitution Working Group and Mrs Sarah Wilton who serves on the Audit and Risk Committee. All have provided WPCCC with invaluable guidance and insights and have shown unstinting commitment and dedication.

I would also like to thank our impressive regiment of volunteers, who through their quiet contribution support the organisation motivated by nothing more than a love of nature and a sense of satisfaction. Their collective contribution is periodically measured in terms of numbers of hours but the value they bring to the organisation is impossible to quantify.

We are also enormously grateful to those who have supported us financially, either in aid of a specific project or more generally, including membership of the Friends. The generosity of all our donors is humbling and we value each and every contribution.

Finally, we thank the chief executive and all the staff for their passion, commitment, dedication and expertise. The trophy cabinet is at capacity and yet there is no sense that the award-winning performance is driven by a desire to accumulate accolades but simply by a pride of workmanship and satisfaction in achieving the highest standards of public open space.

The critical role served by open spaces such as Wimbledon and Putney Commons during these difficult times has been widely recognised and it is an honour to be part of an organisation upon whom the responsibility for providing such an essential service is bestowed. Keeping this unique resource accessible to all is therefore of vital importance and in doing so, our staff continue to put the interests of others ahead of their own and we are sincerely grateful for all that they do.

Thank you.

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CHIEF EXECUTIVE'S FOREWORD

The commitment, dedication and affection shown by all those connected to the Commons, including our partners, staff and volunteers demonstrates the passion people have for their Commons. Substantial progress was made across a number of the Board's priority initiatives during 2019/20, however the impact of COVID-19 over-shadowed much of what had been achieved and the long-term implications for WPCC, like many other charities is uncertain.

At the end of what was already another very busy year, COVID-19 only reinforced what a life-line the Commons is for those seeking outdoor recreation and exercise. The new term of 'social distancing' introduced many challenges not only for our visitors, but also in continuing to provide the essential service of protecting and preserving this unique open space, our staff continued to put the interests of others ahead of their own, ensuring that the Commons remained open and available to visitors throughout the pandemic.

With one of the wettest winters on record and the wettest recorded February of all time, whole areas of the Commons were under water, and with COVID-19 already emerging a decision was taken to reduce substantially the area available for the Rosslyn Park HSBC National Schools 7s event. Ultimately with Government passing The Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 to manage the pandemic, and with the priority on safety and well-being of the participants and spectators, the event was cancelled.

The decision by the Government on Friday 20 March 2020 requiring cafes, pubs, bars and restaurants to close, was followed by an address from the Prime Minister on Monday 23 March 2020 that moved the United Kingdom into lockdown. The immediate operational implications arising from legislation were for all facilities on the Commons to close, including the public car parks and toilets as we could not meet the social distancing requirements that are so important if we as a nation are to limit the transmission of this virus.

However, the Commons remain open for the use of the public within the guidelines on social distancing required by the Government.

The world as we knew it has changed and many of the initiatives which the Board had been progressing have currently been suspended as our focus in the short-term has to be on ensuring the financial sustainability of the charity whilst still maintaining those core services essential to ensure visitor safety and retaining the unique natural aspect of the Commons.

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WHAT WE ACHIEVED DURING THE PAST YEAR

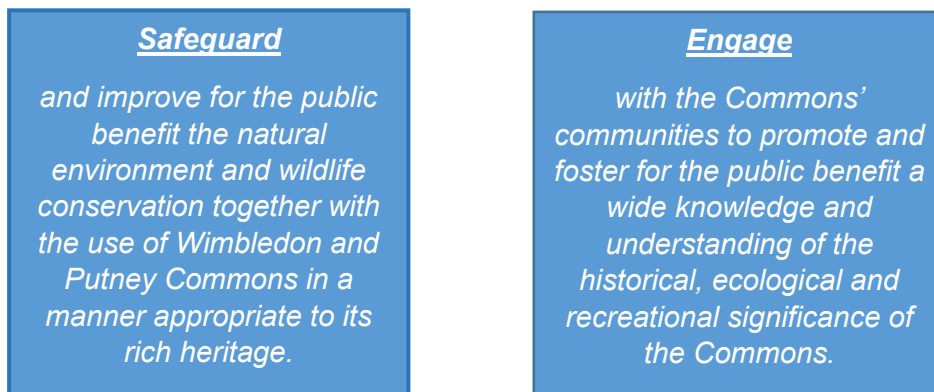
Strategic Context

In June 2017, the Board approved the first ever Strategy ('the Strategy'), following a recommendation from the 2014 Governance Review. The Strategy sets out both the broad vision and specific initiatives for managing the Commons over the ten-year period from 1 April 2018 to 31 March 2028.

Our Vision

“Wimbledon and Putney Commons will be recognised as an exceptional and welcoming natural place for visitors where wildlife thrives”

The Strategy demonstrates the way in which the Board will play its part in making this area of south-west London a great place to live, work and visit, contributing towards a world class city. (A copy of the Strategy can be viewed at <https://bit.ly/3fPF0rT>.) The Strategy identifies two overarching long-term Strategic Objectives, which remain relevant for the purposes of this Conservators' report and are set out in Figure 1 below.



*We will **achieve** these through exemplary organisation and management, delivering services, projects, and attracting more resources to the benefit of the Commons.*

Figure 1 – WPCCC Strategic Objectives

Within the Strategy, five Strategic Themes emerged:

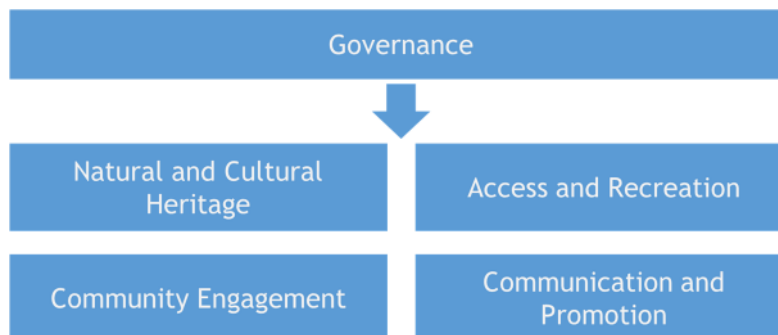


Figure 2 – Strategic Themes

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Achievements and Performance 2019/20

It is within this strategic framework that individual initiatives are progressed through the development of a three-year rolling Business Plan. In April 2019, the Board agreed the plan for the period 2019 through 2022 in which 20 initiatives were agreed; progress on each of these initiatives over the past financial year is set out under each of the five Strategic Themes. Although considerable progress has been made over the past year on all 20 initiatives, the impact of COVID-19 on WPCC's ability to continue to implement a number of the initiatives set out below is difficult to fully assess while the situation in the United Kingdom and around the world is so uncertain at present.

Whilst WPCC is fortunate in having a guaranteed income stream through the Special Levy (adjusted annually by inflation), the additional income derived from the use of its facilities by third parties remains uncertain while the restrictions imposed by the Government remain in force. It is not yet possible to determine the loss of income that might arise as a result of the restrictions but it is likely to be significant.

The Board agreed at its April 2020 meeting to suspend work on the proposed constitutional reforms and development of the proposed Masterplan for the Commons, funded through a grant from the NLHF, is unlikely to be completed before the end of the calendar year. The NLHF have kindly consented to this delay.

Governance

Statutory Inquiry

Bringing the Charity Commission's Statutory Inquiry, which was opened on 18 August 2016, to a close has been WPCC's highest priority and to that end the Conservators have worked with the Charity Commission to support the inquiry throughout. The Conservators therefore welcomed the publication of the Charity Commission's Statement of Results of the Inquiry ('the Inquiry Report') on 2 July 2020.

The inquiry, which was established to investigate the charity's governance arrangements with particular focus on the Putney Lower Common Easement, represents a challenging period in the charity's long and distinguished history. The publication of the report closes an important chapter in these events, enabling the charity to move on and strengthen its focus on the critical work in the delivery of its charitable objectives.

The complexity of the matters under investigation is reflected in both the timescales required to complete the inquiry and the Commission's conclusions:

- The Commission did not make any findings about the decision to grant the easement or the terms of that grant.
- The inquiry found that the decision of trustees in February 2017 not to recover any funds which may have been lost was reasonable and properly taken.
- The inquiry did not find any one individual responsible for any incorrect decision, act or omission.
- The inquiry found the inability of the trustees in post between 2015 and 2018 to manage the dispute resulting from the granting of the easement has been costly to the charity and is evidence of mismanagement.
- The Commission found that the administration, management and governance of the charity has now significantly improved, in particular since the elections of 2018, and the current trustees have demonstrated their ability to act collectively in the best interests of the charity.

In support of the inquiry's underlying objectives, the Conservators recognised the opportunity to provide further resilience in governance related processes and over the course of the past two years have therefore put in place measures to deliver additional clarity, structure and rigour in a number of areas including the Access Framework, Code of Conduct and Enquiries and Complaints Procedure, as detailed later in the report. In addition, the Conservators recognised the value in clarifying certain election procedures, a matter addressed by the Charity Commission as part of the inquiry. As a result, the Conservators are in the process of finalising new Election Guidelines, taking into consideration comments made in the Inquiry Report. Following final approval, the guidelines will be published and put in place in

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advance of the 2021 triennial elections. The Inquiry Report also identified the scope to further clarify certain provisions in WPCC's governing document, the 1871 Act. As described below, Conservators initiated a review of the constitution in 2018 to identify potential changes to the constitution to enable the charity to better achieve its charitable objectives, including further strengthening of governance arrangements.

Potential Constitutional Reform

Planning for the long-term investment in the Commons has been one of the Board's primary considerations and significant resources have been directed towards the work associated with updating the charity's constitutional framework. A key driver in shaping the direction of this initiative is the development of a fully costed Masterplan for the Commons, recognising that its implementation will require sustainable financial capacity, operational clarity and effective governance. With funding secured from the NLHF, the 'Commons for the Next Generation, Green Space for All' project to develop the new Masterplan was officially launched on 1 November 2019 (see Community and Engagement section below).

The exploratory work concerning the potential constitutional amendments has been carried out by the charity's Constitution Working Group, the terms of reference for which provide clarity of scope and purpose:

"The purpose of the Group is to consider amendments necessary to WPCC's constitutional framework that will enhance WPCC's ability to achieve its fundamental purpose of preserving, protecting and enhancing the Commons for the purposes of exercise and recreation as established by the Wimbledon and Putney Commons Act 1871."

"Constitutional reform is not about introducing a more permissive regime or diluting the fundamental purposes of the charity, but about introducing a workable set of rules to enable the organisation to fulfil its core objectives."

The exploratory work helped identify the key areas requiring change and the procedures through which such change could potentially be effected. The Conservators therefore resolved at their Board meeting of 2 December 2019 to commence a phased consultation to understand the views of stakeholders regarding potential amendments to WPCC's constitutional framework in the following three areas:

1. Potential amendment of WPCC's Special Levy, recognising that:
 - i. a founding principle of the 1871 Act is that the Levy is intended to serve as the principal source of funding to maintain the Commons; and
 - ii. the Levy is currently insufficient to meet the long-term maintenance and investment requirements for the Commons;
2. Regularisation and clarification of land and building matters enabling WPCC to resolve a number of operational matters associated with managing the Commons, recognising that there is neither a desire nor intention of diluting or diminishing the very high level of protection that is afforded by the 1871 Act to one of the most unique and precious resources in the country but simply a need to ensure that the Act provides a sound legal basis for future investment in all aspects of the Commons;
3. Modernisation of WPCC's governance arrangements and election procedures recognising the practical challenges of working under legislation dating back to the founding legislation of 1871.

The primary means of effecting changes to WPCC's constitution will be through secondary legislation.

In accordance with Charity Commission guidance, WPCC is required to carry out an appropriate consultation exercise to take into account the views of the charity's stakeholders about the proposals to potentially reform the constitutional framework. The Board agreed that the consultation would be carried out on a phased basis, moving from preliminaries to concepts and principles before starting to formulate specific policies. Through a competitive procurement process, a firm specialising in public consultations was appointed to independently manage the phased consultation process. The first phase of consultation was due to commence in April 2020, but all work on this initiative has been suspended as a result of the impact of COVID-19; it is likely that the processes will not reconvene until the Spring of 2021.

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Remuneration Review

Working with a specialist HR consultancy, a review of the staff remuneration has commenced. The overall aim of the remuneration review is to ensure that WPCC's remuneration framework recognises the contribution and commitment made by each and every member of staff and provides the appropriate opportunities for ongoing achievement, in a fair and non-discriminatory manner. This work is being led on behalf of the Board by the Finance and Investment Committee with assistance from an external consultant. Given the significant operational impact of the COVID-19 pandemic on the Commons, this initiative will not be further progressed until conditions are appropriate to do so.

Investment in IT

WPCC's IT consultants prepared a new roadmap for the organisation setting out a vision that WPCC should have 24/7 unhindered access to all systems allowing for agile working from any location enabling full resilience with immediate recovery and enhanced data protection. This would be achieved by keeping the infrastructure and associated assets fully up-to-date utilising the latest technology.

The key to achieving the vision was an upgrade of WPCC's internet connectivity to full fibre, which required BT to install new cabling and ducting from Parkside to the Ranger's Office, a distance of over 1,000 metres in length and hence a major undertaking. The new fibre infrastructure was installed in late 2019 and has enabled a new higher speed firewall and new centralised server to be installed. All computers have been upgraded or replaced to enable migration to Windows 10 which was completed in March 2020. These works have improved effectiveness and resilience for Disaster Recovery processes.

Access Framework

As mentioned above, one of the Board's earliest priorities was the preparation of an Access Framework to ensure that all requests for access to the Commons are considered in a comprehensive, consistent and structured manner that respects WPCC's duties, powers and prohibitions. Although the framework was agreed 'in-principle' in September 2018, the subsequent review process identified the need for further clarification of technical legal issues relating to easements and wayleaves from the Charity Commission. Following the receipt of feedback from the Charity Commission on these matters, the Board approved the Access Framework at its Board meeting on 6 April 2020 and the document has now been published on the WPCC website at <https://bit.ly/3cEIV8Y>. This represents a very significant piece of work for the Board and provides a detailed a foundation upon which future access requests will be managed.

Regulatory Issues

The Board is firmly committed to the principles of openness and transparency and has over the course of its tenure taken a number of decisions to proactively publish information that it believes is of interest and relevance to the public in relation to its decision making in both governance and operational matters. In further support of this objective, WPCC has implemented an Enquires and Complaints Process in order to establish clear timescales and processes for the handling of enquiries and complaints.

Although WPCC is not considered a public body for the purposes of the Freedom of Information Act 2000 (FOIA), WPCC is considered a public body for the purposes of the Environmental Information Regulations 2004 (EIR) and fully accepts the compliance requirements inherent in that designation. At the same time, data protection legislation has understandably increased the complexity of publishing and releasing information that may be deemed to contain personal information and external legal advice is often required to consider such information requests with the associated cost implications. In accordance with EIR legislation, guidance and processes for the handling of all information requests made under EIR have been implemented and published on WPCC's website.

Over the course of the year, WPCC has received a number of information requests made under EIR from a Levy-Payer in relation to two historic matters: the enforced sale of Mill House in 2006 and the reciprocal agreements between WPCC and the Royal Wimbledon Golf Club (RWGC) agreed in 1979, which provided WPCC with the ability to build a maintenance centre in order to fulfil its duty to maintain the Commons. A third request was received relating to the current constitutional reform process.

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In respect of the enforced sale of Mill House, the Information Commissioner's Office (ICO) issued a Decision Notice on 14 October 2019 largely supporting WPCC's decision in dealing with the information request, a copy of which may be downloaded at <https://bit.ly/2zAUxex>. In response, the Levy-Payer submitted a First-Tier Tribunal appeal of the ICO's decision and in support of the ICO's defence, WPCC has joined the ICO as an interested party. In respect of the RWGC matter, the ICO issued a Decision Notice on 12 May 2020 supporting WPCC's position. A copy of the Decision Notice can be found at <https://bit.ly/3bO9Spr>. The Levy-Payer has also submitted an appeal in respect of the RWGC decision. In late May 2020 two further requests were received from Levy-Payers relating to the agreements with RWGC.

WPCC is not aware of any further developments in relation to the request for information relating to WPCC's constitutional reform process, to which WPCC provided a detailed response.

As explained above, WPCC fully understands the value of openness and transparency and supports the principle of access to information, but it is important to note that the subject requests have consumed a significant amount of WPCC's resources, particularly the time of both officers and Conservators. WPCC is hopeful that the development of the Access Framework will provide members of the public with a better understanding of the legislative framework and process that governs agreements with third parties such as those subject to the above information requests thereby reducing or obviating the need for formal information requests in the future.

Natural and Cultural Heritage

London in Bloom

WPCC was delighted in September 2019 that its work with partners was identified as being integral to it being awarded the prestigious 'London in Bloom Common of the Year 2019' for Wimbledon Common for the second consecutive year. This was in addition to gold awards to each of Putney Lower Common and Wimbledon Common, a reflection of the expertise, dedication and relentless effort of staff and volunteers.

Monitoring Report

For the sixth consecutive year, the Wildlife and Conservation Forum, through the efforts of our dedicated volunteers and staff, have produced an annual Ecological and Environmental Monitoring Report for 2019. A copy of the report can be found at <https://bit.ly/2MLDVEh>.

Land Management Plan

As part of the work on the preparation of a Land Management Plan for the Commons, a consultation was undertaken during the summer and autumn of 2019 to elicit the views of the public on what they feel are the most important and least important attributes of the Commons. Some 500 responses were received and are currently being analysed. The first chapter of the Land Management Plan has also now been prepared and has been submitted to the Wildlife and Conservation Forum for review.

Management Works

Heathlands

Managed under the guidance of a Countryside Stewardship agreement with Natural England, from 1 April 2019 to the 31 March 2020, heathland work on Wimbledon Common and Putney Heath included gorse cutting, heather cutting, the mechanical control of bracken, control of non-native species, maintenance of fire breaks, scrub control and the removal of larger trees on Putney Heath. While all operations requiring machinery were carried out by the Commons' own maintenance team, the ongoing task of cutting back invasive saplings on the heathland was carried out by various groups of the Commons' volunteers. Including groups from local schools and the Commons' regular Saturday morning volunteers, over the past year, an incredible 568 voluntary hours were provided by local people to help protect this valuable part of the Commons.

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In accordance with the Commons Countryside Stewardship agreement, there is a requirement to carry out tree thinning work around a number of areas on the heathland, which will either help to increase the total area of open heathland on the Commons or provide a more natural edge to the surrounding woodland. To meet these requirements, towards the end of 2019, we carried out our largest piece of heathland work during the year where an area of approximately 5,961 square metres of scrub woodland was thinned in order to connect previously fragmented areas of this valuable habitat.

Woodlands

Covering an area of 291 hectares (649 acres), woodland is the largest habitat type found across the whole area of Wimbledon and Putney Commons. To help protect the Commons' woodland, WPCC is currently involved in a five-year woodland management plan that has been agreed by the Forestry Commission and Natural England. From 1 April 2019 to 31 March 2020, woodland management activities included hazel coppicing, cutting back holly regeneration, pond work, chemical treatment of Japanese knotweed, removal of Himalayan balsam, control of non-native invasive species, tree safety work, ensuring the provision of deadwood habitats and providing public information about various woodland and Commons' issues.

While all tree safety operations and chemical work was carried out by the Commons' maintenance team, during the past year, volunteers from the Commons' mid-week volunteer Estate Team have been greatly involved in the ongoing management of the Commons' woodland where they have carried out a mixture of tasks including hazel coppicing, ditch work and cutting back holly regeneration in the woodland to the south west of Wimbledon Common. In accordance with the Commons' Forestry Commission Countryside Stewardship agreement, all of the materials that were cut back during the group's woodland activities were kept on site and allowed to undergo a natural process of decay which is of vital importance to the Commons wide variety of flora and fauna.

Aquatic

Work has continued with the South East Rivers Trust to progress the enhancement of habitats along Beverley Brook. A number of monitoring and litter clearance sessions have taken place.

A revised Memorandum of Understanding is currently being finalised with the London Wildlife Trust for the management of Farm Bog. This will enable a new management plan for this important and rare habitat to be prepared.

Access and Recreation

Enhancement of the Shared-Use Pedestrian and Cycling Path

WPCC was unsuccessful in a bid to Transport for London under their Quietways Scheme for enhancement of shared-use pedestrian and cycling routes across the Commons. However, in October 2019 the Chief Operations Manager submitted a funding bid to South Western Railways for a grant to upgrade the unmade shared-use access path along Beverley Brook. In March 2020, WPCC received confirmation that it had been awarded a grant of £60,000, representing 75% of the costs to create a new surfaced path along the recently improved stretch of the Beverley Brook. It is proposed that the remaining £20,000 will be met from funds raised from the Friends of Wimbledon and Putney Commons during 2019/20.

Richardson Evans Memorial Playing Fields Pavilion

Following the award of the NLHF grant (see Community Engagement below), the Board agreed to extend the brief to better understand the potential expenditure involved in renovating the Richardson Evans Memorial Playing Fields pavilion. Following a competitive tendering exercise, consulting firm IF_DO was appointed to prepare a RIBA Stage 1 Feasibility Study on the pavilion. The initial work in assessing the current situation against comparator facilities has enabled IF_DO to start to draw together strategic opportunities for the future of this important community hub. As a result of COVID-19, it has not been

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possible to progress the Options Appraisal stage, enabling the RIBA Stage 1 Feasibility Study on the pavilion to be completed but this will be completed when circumstances allow.

Maintenance Centre and Richardson Evans Memorial Playing Fields Welfare Facilities

Following a competitive tendering exercise, a contract was awarded to replace the existing asbestos roof on the maintenance centre with a new insulated roof. The Maintenance Team was relocated to a base in the Information Centre whilst the works were undertaken. The opportunity was also taken to upgrade the welfare facilities at the Maintenance Centre, which were in an unacceptable state. The asbestos flooring in the mess room, which was in a very poor state, was replaced and a new kitchen and bathroom facilities were installed.

At the Richardson Evans Memorial Playing Fields workshop, a new internal wall was constructed to help stop the ingress of water and provide improved security. The welfare facilities for the staff have also been refurbished with a new dedicated office, kitchen and storage facilities, which were long overdue. The London Cornish RFU was awarded a grant of £5,000 to undertake improvements to the drainage of the club's first pitch on the playing field which was taken out of play in 2018 as a result of its poor condition.

Community Engagement

Friends of Wimbledon and Putney Commons

In April 2019, the Board agreed the basis for establishing the Friends of Wimbledon and Putney Commons as a Conservator-led, integral part of WPCC. The Friends bring together all of those who are connected by a passion for the Commons for the purposes of collective celebration and fund raising. Over the summer period, considerable work was undertaken to upgrade the WPCC website to facilitate an on-line membership and payment facility. Three categories of members were established:

- Individual Friend (adults over eighteen) £30 per year
- Household friend (two adults plus two children) £40 per year
- Benefactor (two adults plus two children) £250 per year

In September 2019, the Friends of Wimbledon and Putney Commons was launched and on the evening of Friday 20 September 2019, the first Friends of Wimbledon and Putney Commons event was held on Wimbledon Common in front of a gathering of 125 Friends with the Right Honourable Justine Greening MP and Stephen Hammond MP in attendance.

This special evening celebrated the historic links between the Commons and the London Scottish Regiment through words, music, food and wine, commencing with a piper led walk from the windmill through the woods to a recital on the banks of Queensmere. Following the recital, the Friends processed to the London Scottish Golf Club for a reception and a short historic presentation.

Unfortunately, events planned for the balance of the 2020 calendar year have been suspended due to COVID-19 but energies are now focussed on planning a series of events during 2021 to celebrate the 150th anniversary of the date on which the Wimbledon and Putney Commons Act received Royal Assent on 16 August 1871.

Events

WPCC holds two major events each year that are specifically aimed at children and their families: the Easter Egg Hunt and the Halloween Pumpkin Hunt. Both events are simple yet popular, priced to ensure that they are accessible to all (£2 entry fee), and successfully attract families that otherwise may not visit the Commons. The events provide both entertainment and educational opportunities to learn about the Commons. Despite the poor weather conditions during this year's Halloween event, some 1,000 children took part in the events in addition to those who visited the Information Centre to participate in the Colouring Competitions.

The BioBlitz Weekend of Nature has become an annual core event attracting people of all ages. The event is key in terms of encouraging those of the younger generation with a keen interest in nature as well as introducing the Commons' wildlife to those who may not have previously understood its importance. In continuing the annual tradition on the evening of Friday 21 June 2019 the event commenced with a walk along the Beverley Brook, giving staff an opportunity to explain the conservation

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work carried out earlier in the year and to demonstrate the difference that the work had already made to the Brook's biodiversity. Saturday saw the first of the nature walks, the Butterfly and Dragonfly Walk, which was followed by the hugely popular Bat Walk and Moth Evening. Sunday started very early with the opening of small mammal traps, set the previous evening. The Summer Bird walk followed, and then contents of the overnight moth trap were examined, before setting off on the General Nature Walk. The Lunchtime Talk was provided by the SW15 Hedgehogs Group talking about the continuing work that they undertake to help promote the protection of hedgehogs around the local area. It is estimated that approximately 150 people took part in these programmed events over the course of the weekend. In addition, the event provided an opportunity to visit the Base Camp at the Ranger's Office where there was information about the Commons' wildlife, the Quekett Microscopical's display allowing visitors to inspect wildlife at a micro level and the ever popular selection of snakes and reptiles for people to handle, organised by Reptile Events.

Several other nature walks were held during the year for butterfly and dragonflies in addition to six bird walks. These walks were all well-attended with some 20 or so people joining each one. This year also saw the second Birdsong Identification Workshop, which is proving to be a much-anticipated event that sells out within days of being advertised.

Once again, the annual Commons Open Day, held under glorious weather on Sunday 8 September 2019, exceeded all expectations. With over 70 stalls and attractions, it was estimated that some 10,000 visitors attended with the event becoming a firm fixture in the Wimbledon and Putney social calendars. Organised by two members of staff, but with the whole team contributing, the popularity and success of this event is an enormous credit to WPCC's staff.

The annual Windmill Christmas Carol event was held under crisp but clear skies on Saturday 14 December 2019. The occasion continues to go from strength to strength with some 400 visitors enjoying mince pies, hot chocolate, mulled cider and a sing-along to carols played by the Wandle Concert Band.

The calendar year began with WPCC's Winter Talk on Thursday 13 February 2020, which featured a guest speaker from the British Trust for Ornithology discussing the way in which the Garden Birdwatch citizen science scheme assists the trust in monitoring the UK's birdlife. The event also provided an opportunity for Dr Ros Taylor, DEFRA appointed Conservator, to set out WPCC's own plans for launching a citizen science recording scheme on the Commons.

The annual programme of events is increasingly important in terms of providing opportunities for members of the local and wider communities to engage with the Commons for the purposes of education, entertainment and social interaction. The impact of the suspension of these activities in March 2020 due to the pandemic is therefore potentially quite significant and the importance of re-introducing these activities (even on a modified basis) as soon as it is considered safe to do so is recognised.

Volunteer Programme

The development of the volunteer programme has continued and for the year ended 31 March 2020, the volunteers' contribution totalled 3,908 hours, representing almost two additional full-time members of staff. The 'Saturday scrub bashers' have undertaken 376 hours of volunteering, restoring large areas of the heathland. The new estates team, which meets mid-week, has undertaken 189 hours of work. The litter volunteering scheme has delivered over 1,185 hours of volunteering. Other volunteer groups have delivered 1,338 hours of volunteering. Students taking part in the Duke of Edinburgh Awards scheme have undertaken 285 hours volunteering, whilst a work experience placement within the Maintenance Team delivered 56 hours of work. One volunteer supporting the Walking for Health Scheme has delivered 50 hours of volunteering, whilst another volunteer undertook 85 hours work analysing the results of the commercial dog walking survey. Volunteering is now firmly embedded into the work of the charity.

As a result of COVID-19, all volunteering activities have been suspended, including the Walking for Health Scheme. With directly employed staff, WPCC is able to maintain core services and keep the Commons open to the public, promoting the Government's guidance on visitors maintaining social distancing.

Mounted Keepers

Another important role of the Commons' staff is in providing public reassurance and dealing with incidents, particularly those of an anti-social nature. This work is undertaken predominantly by the team of six Mounted Keepers, who undertake daily patrols of the Commons. During the period April 2019 to March 2020, our Mounted Keepers dealt with 1,067 specific incidents.

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In order to mitigate against the risk of having insufficient resources to care for the horses in the event of staff shortages due to illness or self-isolation, and because all the Keepers' resources needed to be directed towards implementing the COVID-19 guidance, the horses were put out to pasture and patrols are therefore currently being carried out either on foot or in vehicles. Patrolling on horses is one of the distinguishing characteristics of Wimbledon and Putney Commons, particularly as this practice has largely been discontinued in other open spaces, and we look forward to a return of the horses when circumstances permit.

Communication and Promotion

Masterplan for the Commons

In May 2019, the NLHF advised that WPCC was unsuccessful with the bid it submitted in February 2019, however, positive feedback from officers at the NLHF encouraged WPCC to submit a revised bid under the new programme. In partnership with the Wimbledon Windmill Museum Trust, this application was submitted at the end of May 2019 and on 6 September 2019, confirmation was received that a grant of £126,100 (80% of the total approved project cost of £157,200) had been awarded.

The grant will enable WPCC to:

- create a Masterplan for the Commons, articulating the way in which the landscape and built assets relate to one another, looking at interpretation, education, volunteering, visitor facilities, perimeter conditions and landscape management;
- create a Conservation Management Plan;
- create an Audience Development Strategy;
- create a Volunteer Development Plan;
- create an Education and Interpretation Plan;
- create a Business Plan;
- develop a fundraising strategy;
- improve leadership capacity and resilience;
- hold an event of appreciation for National Lottery players, stakeholders, consultees, general public and other fund-supported organisations.

The project was launched on 1 November 2019 and Barker Langham, a consulting firm with expertise in this area, was selected through a competitive tendering process in 2019 to manage the project. Considerable resources of the charity have been directed towards helping Barker Langham to prepare a Situational Analysis (incorporating a Landscape and Ecological Assessment and a Visitor Research Report) together with the development of an Options Appraisal, which will set out various options for the future development of the Masterplan of the Commons in terms of the physical asset and the utilisation and engagement with visitors. As a result of COVID-19, it has not been possible to progress the Options Appraisal and work on the project is currently suspended. The NLHF has agreed to extend the completion of this project until the end of 2020.

Barker Langham, as part of the work on the NLHF project, undertook significant visitor engagement, utilising on-site and self-selecting on-line surveys. A total of 239 responses to the on-site surveys were collected in addition to 240 self-selecting on-line surveys. The results demonstrated that the majority of visitors to the Commons live locally and that those who use the Commons do so frequently and regularly. Exercise for both people and dogs came through strongly in the respondents' reasons for visiting the Commons. The Commons were valued for their openness, nature and wildness, and for providing an 'escape' from city life.

A further survey was aimed at gathering data primarily from non-users to redress an imbalance towards feedback from users. Managed by a specialist market research firm, the survey obtained views from 700 respondents, 34% users and 66% non-users. The high-level findings found that respondents, both users and non-users, value the beauty of the natural environment when visiting an open space. There is a clear demand for improved basic facilities such as the toilets and café and making the site more family friendly.

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Awareness that WPCC is a registered charity was relatively low overall with just 39% of respondents aware of this fact. Not surprisingly, there was a stronger sense of stewardship among users and a desire to protect and preserve the Commons.

As part of the work undertaken by Barker Langham, the Board agreed to extend the brief to develop and unify the visual identity of WPCC as part of the wider project in developing the Masterplan to enable a holistic approach to all strands of work. This work is integral to the development of gateway signage and a new interpretative map of the Commons. Barker Langham has developed the vision and potential options for the development of a brand design for WPCC.

Sale of Wood

As part of the charity's wider commitment to the environment, the Conservators considered at length the current policy of selling wood, much of which is presently unseasoned, for burning.

The sale of logs has generated income to support the charity for over two decades and although the Conservators recognise that the collection of wood has become a popular activity, especially for families, it is increasingly recognised that the burning of unseasoned logs contributes towards air pollution, particularly fine particulate matter, if not burned in an approved appliance. Recognising their inability to validate the way in which the wood is ultimately burned or otherwise utilised, the Conservators therefore reached a decision to stop selling unseasoned chopped wood.

What We Want to Achieve in 2020/21

The immediate focus is continuing to deliver core services across the Commons despite the COVID-19 crisis. When the crisis of COVID-19 has passed, there will be a need to consolidate the position of the charity and to further the work on updating the WPCC constitutional framework in order to help secure the long-term future of the Commons. Within this context, there will be particular focus on a number of key initiatives, all of which are integral to WPCC's Business Plan.

- **Governance** - Undertaking a successful triennial election in February 2021 for the five elected Conservators in accordance with WPCC's constitution is an essential process at the heart of the charity's governance structure with the newly constituted Board assuming office in April 2021. In addition, due to the anticipated retirement of the long-standing Conservator appointed by the Secretary of State for the Environment, WPCC's process of supporting the appointment of a replacement Conservator will need to be undertaken during the year.

In May 2020, the first three-year term of the Conservator appointed by the MoD came to an end. The Chairman and Chief Executive requested that the MoD re-appoint him for a further three-year term. The current Secretary of State, while recognising the current MoD-Appointed Conservator has acquitted himself well, has chosen not to re-appoint him for the full three-year term as he has recognised the importance of the link between WPCC and the MoD and as such has decided that the MoD-Appointed Conservator needs to have established links with the MoD. He has however thanked the current MoD-Appointed Conservator for his service and agreed that he may continue in the role until a replacement is appointed. The current MoD Appointed Conservator has therefore agreed to continue to serve the Board until such time as the newly appointed Conservator is able to take on the role, timescales for which remain uncertain given the impact of the COVID-19 pandemic on the MoD's operations.

- **Masterplan** - Completion of the 'Commons for the Next Generation, Green Space for All' project, which is funded by the NLHF, will produce a new Masterplan for the Commons, articulating the long-term vision for the Commons as it approaches the 150th anniversary of the date on which the Wimbledon and Putney Commons Act received Royal Assent in 1871, through which the Commons were brought into public ownership.

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- **Constitutional Reform** - Delivery of the Masterplan will require sustainable financial capacity, operational clarity and effective governance, and the constitutional amendment process, if successful, will provide this resilience. A phased consultation to understand the views of stakeholders regarding potential amendments to WPCC's constitutional framework forms a critical part of the constitutional reform process though due to COVID-19, this process has been delayed until at least the spring of 2021.
- **150th Anniversary Celebration and Fundraising** - Through the Friends of Wimbledon and Putney Commons and building on the success of recent fund-raising initiatives, there is the opportunity to harness the passion and energy of the local community to support the Commons through specific projects and the upcoming celebration of the 150th anniversary will hopefully help galvanise the local community in supporting this effort.
- **Land Management** - Continuation of the preparation of a Land Management Plan setting out the longer-term operational direction for the continued enhancement of the Commons with emphasis on bringing the designated Site of Special Scientific Interest (SSSI) back to favourable condition and maintaining and enhancing habitat opportunities supporting the Special Area of Conservation (SAC) status through the implementation of the heathland and woodland Countryside Stewardship Schemes, forms a key part of WPCC's Business Plan for the year and will be monitored accordingly.

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OUR FINANCIAL POSITION

Financial Review

During the 2019/20 year, the Conservators were again able to achieve a surplus at the operating level. The table below summarises the financial performance and shows that for the year ended 31 March 2020 there was an excess of unrestricted income over expenditure of £35,818 before taking account of the additional charges in respect of the defined benefit pension scheme - such additional charges do not of themselves result in a cash outflow for the charity.

	Year ended 31 March 2020			2019
	Unrestricted funds	Restricted funds	Total funds	Total funds
Total income	1,773,919	100,115	1,874,034	1,744,454
Total expenditure before additional charges in respect of defined benefit pension schemes	(1,738,101)	(76,364)	(1,814,465)	(1,736,936)
Net income before additional charges in respect of defined benefit pension scheme	35,818	23,751	59,569	7,518
Additional charges in respect of defined benefit pension scheme	(348,000)	-	(348,000)	(250,000)
Net expenditure before investment gains	(312,182)	23,751	(288,431)	(242,482)
Net gain/(loss) on investments	(88,706)	-	(88,706)	13,075
Net expenditure before other gains and losses	(400,888)	23,751	(377,137)	(229,407)
Actuarial gains on defined benefit pension scheme	528,000	-	528,000	471,000
Net movement in funds for the year	127,112	23,751	150,863	241,593
Total funds brought forward	357,071	37,818	394,889	153,296
Total funds carried forward	484,183	61,569	545,752	394,889
Comprising:				
Negative pension reserve	(2,533,000)	-	(2,533,000)	(2,713,000)
Other reserves	3,017,183	61,569	3,078,752	3,107,889
Total funds	484,183	61,569	545,752	394,889

The figures for 2019 have been restated as explained below.

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Income

The unrestricted income for the year was £1,773,919 which was 3.3% higher than the previous year with the main increase being £38,593 in respect of the Levy from households in the Levy-Paying area. The Levy accounted for 69% (2019: 69%) of the total unrestricted income received by the charity in the year.

Apart from the Levy, the most significant changes in WPCC's income were as follows:

- Income of £19,776 from the launch of The Friends of Wimbledon and Putney Commons in September 2019;
- A reduction in income from sports facilities as a result of the COVID-19 lockdown in March 2020;
- An increase in rents and wayleaves of £11,746;
- A reduction of £6,953 in log and timber sales, which the charity has now discontinued;
- A grant of £73,233 from the NLHF in respect of the Masterplan project – this was matched by expenditure of an equivalent amount.

In view of the ongoing need to optimise the use of the charity's resources and recognising the requirement to commit investment to the Commons' buildings and infrastructure, the Conservators increased the 2020/21 Levy to its maximum permitted level which will generate an additional £29,589 of income in the year ending 31 March 2021.

Expenditure

Total unrestricted expenditure on charitable activities for the year amounted to £1,738,101 before taking account of the additional charges in respect of the defined benefit pension scheme, which represented an increase of 4.2% over the previous year.

The most significant changes in expenditure during the year were as follows:

- A reduction of £51,430 in the cost of keepers and commons security mainly as a result of a reduced allocation of overhead costs to this category of expenditure;
- A reduction of £58,509 in the cost of commons maintenance primarily because the costs last year included the one-off cost of £56,040 in respect of the restoration of the Inner Windmill Road and £12,500 spent on the horse-rides which was offset this year by an increased allocation of overhead costs to this category of expenditure;
- An increase of £66,234 in playing fields maintenance costs as a result of £20,000 spent on certain improvement works to the buildings at the Richardson Evans Memorial Playing Fields and in increased allocation of overhead costs to this category of expenditure;
- As an adjunct to the NLHF project, the charity is in the process of undertaking a review of the possibilities for redeveloping the pavilion at the Richardson Evans Memorial Playing Fields. Professional fees of £26,795 have been incurred for this work.

Other matters

The impact of COVID-19 on the financial markets during the first quarter of 2020 caused a reduction of the charity's investments of £89,000 during the year ended 31 March 2020.

As part of the work associated with the proposed revision of the charity's constitution, an examination of the financial statements of the charity for the previous 30 years was undertaken. This examination brought to light that a number of buildings had been constructed by the charity and rather than being capitalised as fixed assets, as required by GAAP, had been written off as expenses in the income and expenditure account or charged directly to unrestricted funds in the balance sheet. After discussions with the charity's auditors it was agreed that it was necessary to restate the financial statements for the year ended 31 March 2019 by means of a prior year adjustment in the 2020 financial statements in order to correctly apply the required accounting treatment. Full details of the prior year adjustment will be found in note 19

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to the financial statements but the main impact has been to increase fixed assets by £1,315,730 at 1 April 2018, being the first day of the 2018/19 accounting period.

The overall movement in funds for the year, after taking account of the prior year adjustment referred to above, was an increase in unrestricted funds of £127,112 and an increase in restricted funds of £23,751.

At 31 March 2020 the charity's bank balances amounted to £332,129.

Pension Scheme

The charity is a member of the London Borough of Merton LGPS. The latest triennial actuarial valuation (TAV) of the LGPS was published in March 2020 and sets out the actuarial position of the LGPS as at 31 March 2019 and the contributions required for the three years ending 31 March 2023. It is reassuring to note that at the valuation date the LGPS had assets sufficient to cover 103% of its accrued liabilities and WPCC's share of the LGPS was assessed at 104% of its accrued liabilities. A copy of the 2019 actuarial valuation can be inspected at <https://bit.ly/2zEKepW>.

The TAV is prepared to assess the funding position of the LGPS and to determine the contributions actually payable by participating employers for the ensuing three years. For accounting purposes, a different valuation methodology is used which is intended to aid comparison between different entities with defined benefit pension schemes. The element of the valuation methodology which causes the greatest difference between the two valuations is the discount rate used to compute the liability to pay pensions. The TAV at 31 March 2019 used a discount rate of 4.8% whereas the valuation at 31 March 2020 for accounting purposes used a discount rate of 2.4%. The use of a discount rate that is calculated on a different basis and as a result is much lower than that used in the TAV resulted in WPCC's share of the LGPS recording a deficit of £2,713,000 for accounting purposes whereas the TAV showed a surplus of £276,000.

As at 31 March 2020 WPCC's pension deficit within the LGPS for accounting purposes was £2,533,000, an improvement of £180,000 over the previous year.

GAAP in the United Kingdom requires the inclusion of the deficit on the LGPS in WPCC's accounts. The deficit itself is shown as a liability on the balance sheet with a corresponding amount charged to a negative pension reserve. The movements in the deficit from year to year are charged/credited within the Statement of Financial Activities and the main components for the year ended 31 March 2020 were:

- the current service cost of providing the pension which at £340,000 was £179,000 in excess of the contributions payable to the LGPS by WPCC;
- a past service cost of £99,000 which arose for the first time as a result of the Government's loss of a Court of Appeal Case relating to age discrimination which has impacted all local government pension schemes;
- a notional net interest charge on the defined benefit pension obligation which amounted to £63,000; and
- an actuarial gain of £528,000.

It should be noted that the pension liability included in the balance sheet does not represent a liability which is payable because, as described above, the contributions payable to the LGPS are based on the results of the TAV.

Further details of the LGPS will be found in the notes to the financial statements.

Principal Risks and Uncertainties

Until the COVID-19 pandemic in March 2020, the principal risk to the charity remained the outcome of the Statutory Inquiry by the Charity Commission into the Putney Hospital easement. As described earlier, the Inquiry Report has now been published. One of the main issues to be dealt with by the report was whether the non-conflicted Conservators' decision in February 2017 (the Decision) not to pursue the loss arising from the easement was in the best interests of the charity. The Inquiry Report stated that the

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Decision was a reasonable one and took into account legal advice received. Therefore, the Conservators consider that the result of the Statutory Inquiry no longer represents a risk or uncertainty to the charity.

The impact of the COVID-19 pandemic on the operations of the charity has been described earlier in this report. The imposition of movement restrictions in March 2020 resulted in the cancellation of the Rosslyn Park National Schools Sevens Tournament which was due to take place at the end of the month. The financial consequences of the pandemic for the charity in the financial year 2020/21 are difficult to determine but are related to the length of time that the various facilities on the Commons will have to remain closed and the impact that a continuation of social distancing will have on the playing of sport. The charity has carried out an exercise to estimate the financial impact for the year ended 31 March 2021 if the facilities on the Commons were to remain closed and no sports could be played for the whole financial year. This indicates a reduction in net income of between £300,000 and £350,000. The charity is fortunate that it has a guaranteed source of income from the Levy and a substantial investment portfolio.

Despite various amendments that have been introduced over the years, the administrative provisions of the 1871 Act have not been materially updated since 1871 and this presents a risk that has been acknowledged by the Charity Commission. A Constitution Working Group has been established to review the current arrangements. This is not about introducing a more permissive regime or diluting the fundamental purposes of the charity but introducing a workable set of rules to enable the organisation to fulfil its core objectives in a 21st century working environment. The charity had planned to commence a public consultation process on the potential changes to the constitutional arrangements in April 2020, but the COVID-19 restrictions have meant that this process has had to be postponed for the time being.

The Commons contain a large number of buildings, many of which are over 100 years old. The age of such buildings brings the risk that unforeseen expenditure may be required to maintain the operational capability of such buildings.

Risks to the charity's buildings and other infrastructure are managed by means of routine inspections which are aimed at identifying problems before they arise. However, given the age of such buildings and infrastructure it is inevitable that unforeseen and sometimes costly expenditure will arise from time to time.

Fundraising

The Wimbledon Village Stables have continued with their fundraising activities to improve the equestrian facilities on the Commons. A further £20,408 has been raised during the past year. The funds raised will be used to undertake improvements to the surface of the two training rings and the horse rides, some of which become very waterlogged during periods of inclement weather.

During the summer of 2018 the Board launched a new appeal to raise £20,000 for the creation of a Wildlife Garden in front of the Ranger's Office, near to the Information Centre. The work marks the start of the enhancement of the area to make it more appealing to visitors and to create an education area for our younger visitors to see the wildlife that is attracted to the garden, learn about the flowers and plants or try their hand at pond dipping. As of 31 March 2020, £19,108 had been raised. The exceptionally wet weather during the winter has meant that it was not possible to commence the works to construct the new garden; the works are now planned for the winter of 2020/21. The garden will also provide a living memorial to Mr Dave Wills, a local bird expert, who devoted a lot of his time studying the Commons' bird life and produced the annual Commons Bird Report for over 40 years.

As described earlier in this report, the Friends of Wimbledon and Putney Commons were established during the financial year. At 31 March 2020 there were 247 subscriptions (involving more than 400 individuals) which had generated income of £19,776 including Gift Aid.

Apart from the appeal described above in relation to the Wildlife Garden, the formation of the Friends of Wimbledon and Putney Commons and the voluntary donations scheme at the Windmill car park, the charity did not undertake any significant fundraising activities during the year and it was not subject to an undertaking to be bound by any voluntary scheme for regulating fundraising or any voluntary standard of fundraising. The charity utilised the support of a professional fundraiser to assist with the submission for

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the NLHF grant and the same consultant also provided advice on the formation of the Friends' group. The charity received no complaints about its fundraising activities and makes every effort to ensure that any fundraising it undertakes is not unreasonably intrusive, persistent or pressurised.

Reserves

At 31 March 2020, the charity had unrestricted reserves (excluding the negative pension reserve of £2,533,000) of £3,017,183 and restricted reserves of £61,569.

The charity's free reserves can be analysed as follows:

	£
Unrestricted reserves, excluding negative pension reserve	3,017,183
Deduct:	
Estimated cost of next triennial elections in 2021	(55,000)
Funds required to fund the net book value of tangible fixed assets	<u>(1,499,503)</u>
Free reserves, before negative pension reserve	<u>1,462,680</u>

As noted earlier, the negative pension reserve represents the net liability in respect of the LGPS and is calculated in accordance with the specific requirements of the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The net liability is being funded by regular contributions to the pension scheme out of the charity's annual income at a rate determined by the scheme's actuary.

The Conservators' estimated potential requirements for reserves are set out in the table below:

- | | |
|---|----------------------|
| a. Provision of working capital to cover day to day fluctuations in income and expenditure and meet, in the short term, either unexpected expenses or income shortfalls | £450,000 to £500,000 |
| b. Allowance for potential impact of COVID-19 if the movement and distancing restrictions were to remain in place for the whole of the year ending 31 March 2021 | £300,000 to £350,000 |
| c. Renovation works to estate buildings | £275,000 to £325,000 |
| d. Costs associated with changes to the constitutional arrangements | £85,000 to £100,000 |

This gives a total requirement of between £1,110,000 and £1,275,000. As described above, WPC's free reserves at 31 March 2020 were £1,462,680, which is more than the total requirement in the table above. Therefore, WPC believes it has adequate resources to meet its reserves policy. It should be noted that the charity's estate is a substantial area which has on it a number of buildings which are in excess of 100 years old. Consequently, it is often the case that circumstances arise which involve unforeseen expenditure. Therefore, it is the Conservators' intention to maintain high levels of reserves to cover such unforeseen expenditure.

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The level of income generated by WPCC's activities in their present form are insufficient to enable the Conservators to make any significant investment in the Commons' estate. Accordingly, the Conservators are continuing to investigate ways of broadening their income base.

Investment Management

The charity carried out a review of its investment advisers during the financial year 2018/19 and decided to appoint CCLA Investment Management Limited (CCLA) as its investment adviser with a discretionary mandate. The change of investment manager and transfer of funds took place in the second quarter of 2019 with the funds being invested in the COIF Charity Investment Fund (COIF), a specialist charity fund managed by CCLA.

The mandate given to CCLA sets out the charity's investment objectives as follows:

- A balanced attitude to risk, where the objective is to protect the real values over time but investment risk can be accepted in order to achieve this;
- A long term gross total return target of CPI +5% per annum with an annual income requirement of at least £35,000 per annum; the real value of income is required to rise in line with inflation, as far as possible.

There was a significant decline in financial markets during March 2020 as a result of the onset of the COVID-19 pandemic. In the period between 1 July 2019 and 29 February 2020 the value of the COIF investment had declined by 0.2% while CPI had increased by 0.65%. During March 2020 the value of the COIF investment decreased by 8.8% compared with a decrease in the FTSE All Share Index of 15.4%. At 31 March 2020, the value of the charity's investment in COIF was £1,350,741.

The performance of COIF during the year ended 31 March 2020, which includes part of the first quarter prior to the charity investing, was a positive return of 0.6% against a fund comparator of -6.45%.

The charity realised £100,000 from its investment in COIF in February 2020. The purpose of the realisation was to provide funds for the anticipated expenditure on the proposed constitutional changes and related matters. In the event, this expenditure has had to be deferred and the funds realised will be used to support the charity's cash flow during the COVID-19 lockdown.

Going Concern

The impact of the COVID-19 pandemic will be to put in jeopardy some of the charity's income sources, particularly from sport and recreation, during the period when any restrictions are placed on the charity's activities. The Conservators have considered the charity's forecasts for the next three years and have also modelled the impact of the COVID-19 movement and distance restrictions remaining in place for the whole of the year ending 31 March 2021. On the basis of these forecasts, the Conservators believe that the charity has sufficient funds to continue to operate for the foreseeable future and, accordingly, they continue to adopt the going concern basis in the preparation of the financial statements.

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STRUCTURE, GOVERNANCE AND MANAGEMENT

Objectives and Activities

The 1871 Act, which can be viewed at <https://bit.ly/2Z6NbtO>, incorporated the Wimbledon and Putney Commons Conservators as a body corporate. The 1871 Act set out the Conservators' statutory functions and duties, and it conferred powers on the corporate body. Section 8 of the 1871 Act provides:-

"There shall be a body of Conservators for carrying this Act into execution, the full number of whom shall be eight, and who are hereby incorporated by the name of the Wimbledon and Putney Commons Conservators, and by that name shall be one body corporate, with perpetual succession and a common seal, and with power to take and hold and to dispose of (by grant, demise, or otherwise) land and other property (which body corporate is in this Act referred to as the Conservators)."

The preamble to the 1871 Act requires the Conservators to keep the Commons:

"open and unenclosed and unbuilt on, and to protect... and preserve the same for public and local use, for purposes of exercise and recreation and other purposes".

In addition, the Conservators have duties under the 1871 Act:

- to preserve the natural aspect and state of the Commons;
- to protect and manage trees, heather, gorse and other vegetation;
- not to sell, lease, grant or in any manner dispose of any part of the Commons, except as expressed under the 1871 Act.

On 14 April 1972 the site was registered as a charity with a founding objective:

"to preserve the Commons as open spaces for purposes of exercise and recreation and other purposes."

Under the Wimbledon and Putney Commons (Special Levies) Regulations 1990, as amended by the Wimbledon and Putney Commons (Special Levies) (Amendment) Regulations 1993, WPCC has the power to raise a Levy. This is collected by the boroughs of Wandsworth, Merton and Kingston in a proportion relevant to the number of "D" Band properties in each borough within the Levy-Paying area. The boroughs pass on this Levy by way of an addition to the Council Tax on properties in the area.

Under Section 84 of the 1871 Act, the Conservators have the power to make byelaws to regulate and control the use of the land for which they are responsible.

Governance is prescribed within the separate Commissioners Clauses Act 1847, as amended by the 1871 Act, that deals with the constitution and regulation of the organisation.

The Commons comprise 461 hectares (1,140 acres) and contain a wide variety of landscapes, buildings, infrastructure and visitor facilities. Unlike land that is constituted as parkland, the glory of the Commons is that they are a relic of the former manorial lands.

As stewards of the Commons and through our independent governance structure, Conservators safeguard the natural aspect and condition so that the Commons are safe, available, welcoming and accessible for all.

**Wimbledon and Putney Commons Conservators
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This requires WPCC to:

- conserve, enhance and protect the Commons' natural aspect and wildlife for present and future generations to enjoy;
- demonstrate sound governance and financial discipline by constantly reviewing operational procedures and all aspects of management;
- seek to balance the enjoyment of the majority of users who visit the Commons for informal activity and appreciation of the Commons' quiet natural aspect with the needs of groups who undertake formal and/or more rigorous recreational activities;
- improve the understanding and identity of the Commons and interpret their rich and varied heritage;
- work in partnership with stakeholders to promote and achieve the Vision;
- improve facilities used for organised recreation, sport and events;
- encourage volunteering as a rewarding activity engaging people of all ages and abilities;
- work in an environmentally sustainable manner.

The Commons are a part of the UK series of Sites of Special Scientific Interest (SSSI) reflecting the importance of their grassland and heathland habitats. Under European Conservation Law they are also a Special Area of Conservation (SAC) with importance for beetles and insect diversity. The Commons are also designated as Metropolitan Open Land, which affords the land the same level of protection as the Green Belt, and this designation, together with the defining provisions of the 1871 Act, provide the Commons with a very high level of protection.

Volunteering is increasingly important in the delivery of the charity's activities and there are various opportunities for people to become involved. These range from supporting practical activities, such as heathland and woodland management, estate maintenance as well as litter management. Through the Wildlife and Conservation Forum, there is a group of expert volunteers who undertake monitoring of flora and fauna contributing towards the annual Ecological and Environmental Monitoring Report.

In planning and delivering its activities, the Conservators have referred to the Charity Commission's guidance on public benefit. We confirm that we have complied with our duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Structure

Governance is provided by a board of eight Conservators, five of whom are directly elected every three years by those living within the Levy-area and the remaining three appointed by three government departments. The Levy-area is defined as the area within three-quarters of a mile of Wimbledon Common in addition to the area within the old Parish of Putney. Both the right to vote and to stand as a candidate in the triennial elections is granted to all those living within the Levy-area who meet the relevant criteria. The 1990 Election Byelaws supplement the requirements under the 1871 Act prescribing the timescales and procedures for undertaking the triennial elections.

Responsibility for appointing the three Conservators resides with three central government departments – currently the Department of Environment, Farming and Rural Affairs (DEFRA), the Home Office and the Ministry of Defence. The term of office for the appointed Conservators is also three years.

Conservators also serve as trustees of the charity and are its only members.

Governance

The work of the charity is overseen by the Board, more commonly today referred to as trustees in this context. The Board sets policy and is responsible for the conduct of WPCC's affairs and for ensuring that the charity operates in accordance with its founding legislation, charity law and other statutory requirements and byelaws. The role of the Board is to develop and agree the charity's vision, mission,

Wimbledon and Putney Commons Conservators Report of the Conservators for the Year Ended 31 March 2020

values and strategy. The Board is responsible for implementing and monitoring the Strategy through a three-year rolling Business Plan, which includes a financial plan.

The Chairman is elected from within the Board on an annual basis. The Board meets on a bi-monthly basis or more frequently as required. The Board receives regular reports at its meetings on the financial status of the charity and how progress is being made against approved budgets, the status of its investments, together with reviewing the Top Ten risks. Reports are also brought to the Board on operational and property matters as required.

The Board has established two committees:

- **Audit and Risk Committee**

On behalf of the Board, it is the responsibility of the Audit and Risk Committee (ARC) independently to:

- monitor the integrity of the annual financial statements of WPCC, reviewing significant financial reporting issues and judgements contained in them;
- ensure effective policies and procedures and compliance systems for managing risk are in place and to review their effectiveness;
- make recommendations to the Board in all matters in relation to the external auditor;
- ensure effective procedures and safeguards are in place to monitor the prevention of fraud and corruption;
- prepare and publish an annual report of the work of the ARC; and
- report back to the Board on all matters where decisions are required unless, exceptionally, authority has been delegated to the ARC by the Board in respect of a particular matter.

- **Finance and Investment Committee**

On behalf of the Board it is the responsibility of the Finance and Investment Committee (FIC) to be responsible for:

- Scrutinising and overseeing all financial and investment aspects of WPCC so as to ensure short and long term viability of WPCC;
- Reporting back to the Board on all matters where decisions are required unless specifically delegated by the Board.

Terms of Reference for both the ARC and the FIC have been approved by the Board and placed on the WPCC website.

The Constitution Working Group with Terms of Reference placed on the WPCC website has progressed the process of considering amendments necessary to WPCC's constitutional framework.

The Board has established a Stakeholder Group which is a body of people with knowledge and interest in the Commons, providing views and suggestions to the Board. There are currently 14 members of the Stakeholder Group, representing local organisations. In addition, there is a Conservation and Wildlife Forum with volunteer experts supporting the Commons' staff in their role of protecting the natural environment of the Commons.

Following their election or appointment to the Board, each Conservator receives a briefing pack outlining their role, together with information on WPCC, its founding legislation, its policies, structures and work.

Each new Conservator completes a register of interests which is updated annually and whenever any changes occur. Each Conservator also completes a related party transaction form.

A formal induction process is provided for each new Conservator. All Conservators are offered opportunities to learn more about WPCC's work, through individual meetings with staff and site visits.

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In recognition of the Charity Commission guidance of 20 March 2020 and for the purposes of maintaining good governance during the COVID-19 restrictions, the Board resolved at its April 2020 meeting to convene meetings in accordance with the provisions of the 1871 Act and to conduct such meetings through electronic conference facilities and to be bound by the Resolutions and Recommendations made, so long as every Conservator participating can hear and be heard by all other Conservators.

Summary of the Audit and Risk Committee Annual Report 2019/20

The Audit and Risk Committee (ARC) is a committee of the Board and its Terms of Reference were approved by the Board in May 2018 and re-confirmed in May 2019. The role of the ARC is to review and scrutinise WPCC's corporate governance, financial reporting, internal controls and risk management ensuring that they support the achievement of the charity's objectives. The full ARC report for 2019/20 can be found on the WPCC website (<https://bit.ly/ARC201920>).

During 2019/20 ARC met on three occasions. The members of the Committee are Mr Michael Rappolt, Appointed Conservator (Chair), Mrs Shirley Gillbe, Elected Conservator, Mr Peter Hirsch, Elected Conservator and Mrs Sarah Wilton, co-opted member. A risk based integrated work plan was established covering ARC's business for 2019/20 and beyond and was approved by the Board on 2 December 2019. The work plan is ambitious and it is recognised by the Committee that the plan might not all be achieved in one calendar year particularly in the light of the current COVID-19 emergency.

ARC believes it has fulfilled its main duties as set out in its terms of reference as follows:

Financial. For the year ended 31 March 2020 ARC reviewed and where necessary approved the Audit Plan, compliance with accounting standards and practices, the draft WPCC financial statements, the external Auditor's Annual Letter and the WPCC Annual Report. They recommended the financial statements to the Board subject to a number of amendments. ARC members are satisfied that the external auditors have received the necessary assistance from WPCC when carrying out their audit and no limitations have been placed on the scope of their work.

Internal Control, Risk Management and Compliance. At each meeting ARC reviews tender waivers and write offs, debt write offs, the top ten risks, the full Risk Register (annually) and the actions arising from previous meetings and the progress with them. In addition ARC reviewed expense procedures, compliance with Charity Commission regulations (The Charities Annual Return Regulations 2015 & 2017 and The Charities (Failed Appeal) Regulations 2018), enforcement of WPCC Bye-Laws, GDPR compliance (WPCC's Privacy Policy and WPCC's Data Protection Policy and how they are applied in practice), the role, membership and terms of reference of the Stakeholder Group, authority and approval systems and processes, fraud and corruption controls, consistency of application and resilience to fraud, compliance with Natural England requirements re. Sites of Special Scientific Interest (SSSI), contingency and disaster planning, fire security compliance, the Friends' scheme, the fixed assets register, insurance risk, progress on IT strategy and security and the complaints procedures and actual complaints.

Whistleblowing. At each meeting ARC reviews any whistleblowing reports.

Other. ARC initiated an annual review of Board performance, reviewed the Communication Strategy of WPCC, commenced an assessment of WPCC's governance using the Charity Governance Code and undertook a review of tree hazard management.

Minutes of ARC meetings are received by the Board. At Board meetings the ARC Chair provides a written or an oral report to the Board on significant conclusions, concerns and recommendations arising from the Committee's work. The issues highlighted to the Board this year included that legal services and insurance brokerage service should be re-tendered at an appropriate time, that enforcement of byelaws should be reviewed, that a document archiving policy was required, that contingency and disaster planning is good but needs some detailing and that fire security, whilst good, needs some enhancement.

The ARC believes that it has, to the best of its ability, met its terms of reference. It gratefully acknowledges the excellent support it has received from WPCC staff without which it could not have fulfilled its remit.

**Wimbledon and Putney Commons Conservators
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Management

The day-to-day management of the charity is delegated by the Board to the Chief Executive who has overall responsibility to the Board for the effective planning, performance, management, direction and leadership of Wimbledon and Putney Commons in accordance with policies and budgets set by the Board. The Chief Executive is supported by the Senior Leadership Team consisting of the:

Chief Operations Manager - responsible for direction of all operational staff and day-to-day operations;

Deputy Clerk and Ranger - responsible for finance, administration, HR and election/ appointment of Conservators;

Executive Assistant/Communication Officer – responsible as executive assistant to the Chief Executive, secretariat to the Board, communications (including reception) and filming/events;

Conservation and Engagement Officer – responsible for conservation/ecology and public engagement.

Pay Policy for Senior Staff

The Board considers that the Conservators and Senior Leadership Team comprise the key management personnel of the charity in charge of directing, controlling, running and operating the charity on a day to day basis. All Conservators give of their time freely and the founding 1871 Act prohibits any Conservator receiving remuneration or holding any office of profit.

The pay of staff is reviewed annually by the Board as part of its budget preparation process. The Finance and Investment Committee has a responsibility to consider staff remuneration within their Terms of Reference for the Chief Executive and members of the Senior Leadership Team.

CONSERVATORS' RESPONSIBILITY STATEMENT

The Conservators acknowledge their responsibility for the preparation of the financial statements for each financial year in accordance with Section 2 of the 1871 Act, which are required to give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, surplus or deficit of the charity for that period.

The Conservators are also responsible for preparing the Report of the Conservators and the financial statements in accordance with applicable charity law and United Kingdom Accounting Standards under FRS 102.

The law applicable to charities in England and Wales requires the Conservators to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the Conservators are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity Statement of Recommended Practice (SORP);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures, which should be disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the 1871 Act. The Board is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Wimbledon and Putney Commons Conservators
Report of the Conservators
for the Year Ended 31 March 2020**

Statement as to disclosure to auditors

In so far as the trustees are aware at the time of approving the Conservators' annual report:

- There is no relevant information, being information needed by the auditor in connection with preparing their report, of which the charity's auditor is unaware; and
- The Conservators, having made enquiries of fellow Conservators and the charity's auditor that they ought to have individually taken, have each taken steps that she/he is obliged to take as a Conservator in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the Board of Conservators on

and signed on its behalf by:

Mrs D Neil Mills (Chairman)
Elected Conservator

Wimbledon and Putney Commons Conservators

Independent Auditors' Report to the Members of Wimbledon and Putney Commons Conservators

Opinion

We have audited the financial statements of Wimbledon and Putney Commons Conservators (the 'charity') for the year ended 31 March 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Conservators use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Conservators have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Wimbledon and Putney Commons Conservators

Independent Auditors' Report to the Members of Wimbledon and Putney Commons Conservators (continued)

Other information

The Conservators are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Conservators Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Conservators Responsibilities Statement, the Conservators are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Conservators determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Conservators are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Conservators either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Wimbledon and Putney Commons Conservators

Independent Auditors' Report to the Members of Wimbledon and Putney Commons Conservators (continued)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 Auditors' 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 its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Kreston Reeves LLP

Chartered Accountants
Statutory Auditor
Chichester

Date:

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Wimbledon and Putney Commons Conservators

Statement of financial activities For the Year Ended 31 March 2020

	Note	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	As restated Total funds 2019 £
Income from:					
Donations and legacies	3	71,257	26,882	98,139	90,940
Charitable activities	4	1,653,124	73,233	1,726,357	1,616,525
Investments	5	49,538	-	49,538	36,989
Total income		1,773,919	100,115	1,874,034	1,744,454
Expenditure on:					
Charitable activities	6	2,086,101	76,364	2,162,465	1,986,936
Total expenditure		2,086,101	76,364	2,162,465	1,986,936
Net gains/(losses) on investments		(88,706)	-	(88,706)	13,075
Net movement in funds before other recognised gains		(400,888)	23,751	(377,137)	(229,407)
Other recognised gains:					
Actuarial gains on defined benefit pension scheme		528,000	-	528,000	471,000
Net movement in funds		127,112	23,751	150,863	241,593
Reconciliation of funds:					
Total funds brought forward		357,071	37,818	394,889	153,296
Net movement in funds		127,112	23,751	150,863	241,593
Total funds carried forward		484,183	61,569	545,752	394,889

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 35 to 57 form part of these financial statements.

Wimbledon and Putney Commons Conservators

Balance Sheet As at 31 March 2020

	Note	2020 £	As restated 2019 £
Fixed assets			
Tangible assets	10	1,347,703	1,253,239
Heritage assets	11	151,800	151,800
Investments	12	1,350,740	1,539,446
		<u>2,850,243</u>	<u>2,944,485</u>
Current assets			
Stocks	13	85	85
Debtors	14	148,967	87,694
Cash at bank and in hand		332,129	292,773
		<u>481,181</u>	<u>380,552</u>
Creditors: amounts falling due within one year	15	(154,011)	(121,432)
Net current assets		<u>327,170</u>	<u>259,120</u>
Total assets less current liabilities		<u>3,177,413</u>	<u>3,203,605</u>
Creditors: amounts falling due after more than one year	16	(22,973)	(29,755)
Provisions for liabilities	18	(75,688)	(65,961)
Net assets excluding pension liability		<u>3,078,752</u>	<u>3,107,889</u>
Defined benefit pension scheme liability	25	(2,533,000)	(2,713,000)
Total net assets		<u><u>545,752</u></u>	<u><u>394,889</u></u>
Charity funds			
Restricted funds	20	61,569	37,818
Unrestricted funds	20	484,183	357,071
Total funds		<u><u>545,752</u></u>	<u><u>394,889</u></u>

The financial statements were approved and authorised for issue by the Conservators on
signed on their behalf by:

and

Mrs D Neil Mills
(Chair of Trustees)
Elected Conservator

The notes on pages 35 to 57 form part of these financial statements.

Wimbledon and Putney Commons Conservators

**Statement of Cash Flows
For the Year Ended 31 March 2020**

	Note	2020 £	As restated 2019 £
Cash flows from operating activities			
Net cash provided by operating activities	22	48,670	11,767
Cash flows from investing activities			
Dividends, interests and rents from investments		49,538	36,989
Proceeds from the sale of tangible fixed assets		8,882	3,250
Purchase of tangible fixed assets		(162,249)	(52,275)
Proceeds from sale of investments		1,663,689	-
Purchase of investments		(1,563,689)	-
Net cash used in investing activities		(3,829)	(12,036)
Cash flows from financing activities			
Repayments of borrowing		(5,485)	(4,915)
Net cash used in financing activities		(5,485)	(4,915)
Change in cash and cash equivalents in the year		39,356	(5,184)
Cash and cash equivalents at the beginning of the year		292,773	297,957
Cash and cash equivalents at the end of the year	23	332,129	292,773

The notes on pages 35 to 57 form part of these financial statements

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

1. Accounting policies

1.1 General information and basis of preparation of financial statements

WPCC is a body corporate incorporated under the 1871 Act; it is also a charity registered in England. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activities are included within the Conservators' report.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

WPCC constitutes a public benefit entity as defined by FRS 102.

1.2 Going concern

The financial statements have been prepared on a going-concern basis. The Conservators have prepared detailed cash flow forecasts to ensure the Charity can continue to operate for at least twelve months following the signing date of these financial statements. The majority of the Charity's income is secure, any shortfalls that may be caused by the Covid-19 pandemic will be covered by reserves and cost savings.

1.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donated services or facilities are recognised when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), general volunteer time is not recognised but see pages 4 & 13 of the Conservators' report for more information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the Charity which is the amount it would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

1. Accounting policies (continued)

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity.

1.5 Grants

Grants received in respect of fixed assets are classified as deferred income and recognised in income over the expected useful life of the asset to which they relate.

1.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

1.7 Taxation

The charity is exempt from taxation on its income and gains falling within part 11 of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to its charitable activities.

1.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

1. Accounting policies (continued)

1.8 Tangible fixed assets and depreciation (continued)

Freehold buildings	- 25 - 50 years
Long-term leasehold property	- Life of lease
Plant, machinery and equipment	- 3 - 10 years
Fixtures and fittings	- 15 years
Computer equipment	- 4 years

During the year ended 31 March 2020 the charity has reconsidered the expected useful lives of its assets and has decided that the lives set out above reflect more accurately the periods of time over which the charity will obtain benefit from the assets. The depreciation charge for the year has been computed so as to write off the remaining un-depreciated cost of each asset evenly over its expected remaining useful life. Note 10 gives an estimate of the impact of the revised asset lives on the annual depreciation charge.

Attention is drawn to note 19 which gives details of prior year adjustments which have resulted in the recognition of certain fixed assets acquired in past years together with associated balances.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

1.9 Heritage assets

During the year the charity has reconsidered the definition of heritage assets in FRS102 and has reached the conclusion that while the lands comprising the commons are heritage assets, the buildings, other than the windmill on Wimbledon Common, are not. This represents a change from prior years when both the land and buildings were considered as heritage assets. As more fully explained in note 19, the heritage assets have been recognised in the balance sheet at cost, where it has been possible to determine cost.

Heritage assets are depreciated over their useful economic life. However, because the majority of such assets are land with an indefinite useful economic life, the element of depreciation that would apply to the remainder of the heritage assets is considered immaterial to these financial statements. Heritage assets are reviewed annually at the reporting date for indications of impairment.

1.10 Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the Statement of Financial Activities if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

1.11 Stocks

This represents the stock of publications, maps, postcards, and Christmas cards at the lower figure of either cost or net realisable value at the balance sheet date. No value has been attributed to the stock held of the book 'Wimbledon Common and Putney Heath - A Natural History' as the cost of publication has already been covered by donations and sales. Future sales will be included in income as and when they occur.

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

1. Accounting policies (continued)

1.12 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.13 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.14 Liabilities

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

1.15 Provisions

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

1.16 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.17 Finance leases and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the Charity. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Financial Activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

1. Accounting policies (continued)

1.18 Pensions

The charity operates a defined benefits pension scheme and the pension charge is based on a full actuarial valuation. The latest full actuarial valuation was as at 31 March 2019.

Pension scheme assets are measured at fair value and liabilities are measured on an actuarial basis using the projected unit credit method and discounted at a rate equivalent to the current rate of return on a high quality corporate bond of equivalent term and currency to the liabilities. The actuarial valuations are obtained at least triennially and are updated at each balance sheet date. The amounts charged to operating surplus are the current service costs and the costs of scheme introductions, benefit changes, settlements and curtailments. They are included as part of staff costs as incurred. Net interest on the net defined benefit liability/asset is also recognised in the Statement of financial activities and comprises the interest cost on the defined benefit obligation and interest income on the scheme assets, calculated by multiplying the fair value of the scheme assets at the beginning of the period by the rate used to discount the benefit obligations. The difference between the interest income on the scheme assets and the actual return on the scheme assets is recognised in other recognised gains and losses.

1.19 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Conservator in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Conservator for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2. Critical accounting estimates and areas of judgment

As detailed in note 26 the company operates a defined benefit pension scheme for the benefit of employees. The cost of operating the scheme is determined using actuarial valuations undertaken by the scheme actuary. Their valuation involves making assumptions about discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long term nature of the scheme, such estimates are subject to significant uncertainty.

The annual depreciation charge for fixed assets is sensitive to changes in estimated useful lives and residual values. The useful economic lives and residual values are re-assessed annually and amended as necessary.

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

3. Income from donations and legacies

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Donations				
Golf club contributions	17,569	-	17,569	17,140
Horseshoe appeal	-	20,408	20,408	14,034
Wildlife memorial garden appeal	-	6,474	6,474	12,634
Other donations	53,688	-	53,688	47,132
Subtotal detailed disclosure	71,257	26,882	98,139	90,940
	71,257	26,882	98,139	90,940
Total 2019	64,272	26,668	90,940	

4. Income from charitable activities

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Levy received from councils	1,218,268	-	1,218,268	1,179,675
Countryside stewardship grant	13,283	-	13,283	13,000
Sports facilities	242,573	-	242,573	255,164
Property rent and wayleaves	132,665	-	132,665	120,919
Rent from filming and fairs	32,075	-	32,075	24,987
Logs and timber sales	13,766	-	13,766	20,719
Publication sales	494	-	494	2,061
NLHF grant	-	73,233	73,233	-
Total 2020	1,653,124	73,233	1,726,357	1,616,525
Total 2019	1,616,525	-	1,616,525	

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

5. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Investment income	49,538	49,538	36,989

6. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £	As restated Total funds 2019 £
Charitable activity	1,357,949	804,516	2,162,465	1,986,936
Total 2019 as restated	1,404,361	582,575	1,986,936	

Analysis of direct costs

	Charitable Activities 2020 £	Total funds 2020 £	As restated Total funds 2019 £
Windmill	9,225	9,225	7,927
Keepers and Commons security	490,629	490,629	542,059
Commons maintenance	424,805	424,805	483,314
Playing fields maintenance	254,076	254,076	187,842
Property maintenance and improvements	179,214	179,214	183,219
	1,357,949	1,357,949	1,404,361

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

6. Analysis of expenditure by activities (continued)

Analysis of support costs

	Charitable Activities 2020 £	Total funds 2020 £	As restated Total funds 2019 £
NLHF expenses	73,233	73,233	-
Administration staff salaries	109,951	109,951	109,494
Audit and accountancy	19,247	19,247	13,500
Office expenses	23,552	23,552	13,514
Insurance	33,783	33,783	21,917
Utilities and services	19,188	19,188	18,339
Advertising and printing	16,213	16,213	16,075
Computer and IT support	29,126	29,126	17,271
Events	17,473	17,473	13,494
Council tax	24,466	24,466	22,751
Defined benefit pension cost in excess of contributions paid	285,000	285,000	177,000
Profit on sale of fixed assets	(7,430)	(7,430)	(2,390)
Interest cost on pension liability	63,000	63,000	73,000
Legal fees	22,691	22,691	34,889
Professional fees	53,023	53,023	27,181
Deficit funding contribution to defined benefit pension scheme	22,000	22,000	21,000
Interim manager cost	-	-	5,540
	<u>804,516</u>	<u>804,516</u>	<u>582,575</u>

Included in support costs above are governance costs totalling £41,938 (2019: £53,929). These costs include audit and accountancy, legal fees and interim manager costs.

7. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £9,825 (2019: £9,675) and amounts relating to non audit services of £9,422 (2019: £3,825).

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

8. Staff costs

	2020 £	2019 £
Staff Salaries		
Wages and salaries	863,508	845,573
Social security costs	86,520	89,556
Other pension costs	444,549	330,403
	<u>1,394,577</u>	<u>1,265,532</u>

The average number of persons employed by the Charity during the year was as follows:

	2020 No.	2019 No.
Chief Executive	1	1
Chief Operations Manager	1	1
Deputy Clerk and Ranger	1	1
Administration	1	1
Wildlife and Conservation Officer	1	1
Security	7	7
Maintenance	7	7
Playing Fields	3	3
Property	1	1
	<u>23</u>	<u>23</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2020 No.	2019 No.
In the band £80,001 - £90,000	1	1

The Board considers that the Conservators and Senior Leadership Team comprise the key management personnel of the charity in charge of directing, controlling, running and operating the Charity on a day to day basis. The Senior Leadership team consists of the Chief Executive Officer, Chief Operations Manager, Deputy Clerk and Ranger, Conservation & Engagement Officer and PA to Chief Executive Officer and Communications Officer.

Total key management personnel remuneration for the year was £336,281 (2019: £328,909).

9. Conservator's remuneration and expenses

During the year, no Conservators received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 March 2020, no Conservator expenses have been incurred (2019 - £NIL).

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

10. Tangible fixed assets

	Freehold buildings £	Long-term leasehold property £	Commons plant and machinery £	Playing fields equipment £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation							
At 1 April 2019 (as restated)	1,441,463	129,755	317,010	101,332	93,730	-	2,083,290
Additions	8,986	98,240	34,961	4,034	-	16,028	162,249
Disposals	-	(3,086)	(6,299)	(11,750)	-	-	(21,135)
At 31 March 2020	1,450,449	224,909	345,672	93,616	93,730	16,028	2,224,404
Depreciation							
At 1 April 2019 (as restated)	385,268	88,140	220,046	69,107	67,490	-	830,051
Charge for the year	34,333	4,139	14,817	4,640	6,249	2,154	66,332
On disposals	-	(2,971)	(5,944)	(10,767)	-	-	(19,682)
At 31 March 2020	419,601	89,308	228,919	62,980	73,739	2,154	876,701
Net book value							
At 31 March 2020	1,030,848	135,601	116,753	30,636	19,991	13,874	1,347,703
At 31 March 2019 (as restated)	1,056,195	41,615	96,964	32,225	26,240	-	1,253,239

The impact of the revision of asset lives described in note 1.8 has been to reduce the depreciation charge for the year ended 31 March 2020 by £12,407; it is anticipated that a similar reduction will apply for the following financial year.

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

11. Heritage assets

Assets recognised at cost

	Heritage assets 2020 £
Carrying value at 1 April 2019 (as restated)	151,800
Carrying value at 31 March 2020	151,800

As explained in note 1.9, the charity considers that its heritage assets are the lands that comprise Wimbledon and Putney Commons within the meaning of the 1871 Act, together with the windmill on Wimbledon Common. The majority of the lands were acquired under the provisions of the 1871 Act together with all the buildings thereon in return for an annuity payment to Earl Spencer which terminated in 1958. The purchase price has been treated as the cost of the heritage assets together with amounts paid to third parties to acquire additional small parcels of land subsequent to 1871. Although part of the purchase price would have been attributable to those buildings which are not heritage assets, it is not possible to determine what the appropriate allocation would have been and therefore the whole purchase price has been allocated to the heritage assets.

The Richardson Evans Memorial Playing Fields were acquired in the 1930s but no detailed records exist of their cost to the charity, consequently no amount is included within heritage assets in respect of the playing fields.

There have been no additions to heritage assets since 1 April 2015.

12. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2019	1,539,446
Additions	1,563,689
Disposals	(1,663,689)
Revaluations	(88,706)
At 31 March 2020	1,350,740
Net book value	
At 31 March 2020	1,350,740
<i>At 31 March 2019</i>	<i>1,539,446</i>

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

13. Stocks

	2020 £	2019 £
Finished goods and goods for resale	85	85

14. Debtors

	2020 £	2019 £
Due within one year		
Trade debtors	86,866	39,131
Other debtors	47,033	25,613
Prepayments and accrued income	15,068	22,950
	148,967	87,694

15. Creditors: Amounts falling due within one year

	2020 £	2019 (as restated) £
Trade creditors	72,397	38,683
Obligations under finance lease and hire purchase contracts	5,470	5,470
Other creditors	49,063	46,076
Accruals and deferred income	27,081	31,203
	154,011	121,432

16. Creditors: Amounts falling due after more than one year

	2020 £	2019 £
Net obligations under finance lease and hire purchase contracts	2,216	7,701
Accruals and deferred income	20,757	22,054
	22,973	29,755

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

17. Deferred income

	2020 £	2019 (as restated) £
Deferred income at 1 April 2019 (as restated)	33,351	24,648
Resources deferred during the year	-	10,000
Amounts released from previous periods	(11,297)	(1,297)
Deferred income at 31 March 2020	22,054	33,351

Deferred income at the year end related to the Heritage Lottery Fund grant for the information centre of £22,054. Deferred income at the previous year end related to license fee income received in advance of £10,000 and the Heritage Lottery Fund grant of £23,351.

18. Provisions

The charity occupies a building which it built on land leased from a third party. Under the terms of the lease it has an obligation at the end of the lease to reinstate the land to its original state. A provision is made for this liability and the movements in the provision were as follows:

	Provision for liabilities £
At 1 April 2019 (as restated)	65,961
Change in discount rate	8,775
Interest cost charged to expenditure	952
	75,688

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

19. Prior year adjustments

During the year ended 31 March 2020 the charity undertook a review of its constitutional arrangements and as part of this review it examined the financial statements of the charity from 1990 onwards. This examination brought to light that the charity had constructed a number of buildings in that 30 year period which had not been capitalised as fixed assets in accordance with UK GAAP but had instead treated them as expenses in the income and expenditure account or charged them directly to unrestricted funds in the balance sheet. As a result of this discovery, the review of financial statements was extended back to 1970.

One of the buildings was constructed on leasehold land and under the terms of the lease the charity is required to reinstate the land to its original unbuilt-on state at the end of the lease. A provision has been made for the estimated costs of reinstatement.

The charity has restated the 31 March 2019 figures, which are included within these financial statements as comparatives, and representing the earliest prior period presented. The amended comparatives now reflect the appropriate treatment of fixed assets and the charity has taken the opportunity to record the cost of heritage assets, where such cost can be determined. The cumulative impact of the revised accounting treatment on years prior to the year ended 31 March 2019 has been reflected in the opening balance sheet position as at 1 April 2018, being the start of the first accounting period covered by these financial statements.

Details of the prior year adjustments made are as follows:

	Previously reported	Adjustment	Restated
Balance sheet at 1 April 2018			
Tangible fixed assets	120,603	1,163,930	1,284,533
Heritage assets	-	151,800	151,800
Creditors: amounts due within one year	(206,128)	(1,297)	(207,425)
Provision for liabilities	-	(62,300)	(62,300)
Creditors: amounts due after more than one year	(12,616)	(23,351)	(35,967)
Unrestricted funds	(1,155,526)	1,228,782	73,256
Statement of financial activities year ended 31 March 2019			
Expenditure on charitable activities	1,944,704	42,232	1,986,936
Balance sheet at 31 March 2019			
Tangible fixed assets	129,178	1,124,061	1,253,239
Heritage assets	-	151,800	151,800
Creditors: amounts due within one year	(120,136)	(1,297)	(121,433)
Provision for liabilities	-	(65,960)	(65,960)
Creditors: amounts due after more than one year	(7,701)	(22,054)	(29,755)
Unrestricted funds	(829,479)	1,186,550	357,071

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

20. Statement of funds

Statement of funds - current year

	Balance at 1 April 2019 (as restated) £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
Unrestricted funds						
Designated funds						
Election Sinking Fund	18,336	-	-	18,336	-	36,672
General funds						
General Conservancy Fund	3,051,735	1,773,919	(1,738,101)	(18,336)	(88,706)	2,980,511
Defined Benefit Pension	(2,713,000)	-	(348,000)	-	528,000	(2,533,000)
	<u>338,735</u>	<u>1,773,919</u>	<u>(2,086,101)</u>	<u>(18,336)</u>	<u>439,294</u>	<u>447,511</u>
Total Unrestricted funds	<u>357,071</u>	<u>1,773,919</u>	<u>(2,086,101)</u>	<u>-</u>	<u>439,294</u>	<u>484,183</u>
Restricted funds						
Windmill Restoration Fund	20,624	-	(1,066)	-	-	19,558
Footpath Appeal	1,072	-	(1,072)	-	-	-
Horseshide Appeal	3,488	20,408	-	-	-	23,896
Wildlife Garden Appeal	12,634	6,474	(993)	-	-	18,115
NLHF - Masterplan	-	73,233	(73,233)	-	-	-
	<u>37,818</u>	<u>100,115</u>	<u>(76,364)</u>	<u>-</u>	<u>-</u>	<u>61,569</u>
Total of funds	<u><u>394,889</u></u>	<u><u>1,874,034</u></u>	<u><u>(2,162,465)</u></u>	<u><u>-</u></u>	<u><u>439,294</u></u>	<u><u>545,752</u></u>

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

20. Statement of funds (continued)

Statement of funds - prior year (as restated)

	Balance at 1 April 2018 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2019 £
Unrestricted funds						
Designated funds						
Election Sinking Fund	-	-	-	18,336	-	18,336
Mill House	1,196,255	-	-	(1,196,255)	-	-
	<u>1,196,255</u>	<u>-</u>	<u>-</u>	<u>(1,177,919)</u>	<u>-</u>	<u>18,336</u>
General funds						
General Conservancy Fund	1,811,001	1,717,786	(1,668,046)	1,177,919	13,075	3,051,735
Defined Benefit Pension	(2,934,000)	-	(250,000)	-	471,000	(2,713,000)
	<u>(1,122,999)</u>	<u>1,717,786</u>	<u>(1,918,046)</u>	<u>1,177,919</u>	<u>484,075</u>	<u>338,735</u>
Total Unrestricted funds	<u>73,256</u>	<u>1,717,786</u>	<u>(1,918,046)</u>	<u>-</u>	<u>484,075</u>	<u>357,071</u>
Restricted funds						
Windmill Restoration Fund	20,974	-	(350)	-	-	20,624
Footpath Appeal	57,112	-	(56,040)	-	-	1,072
Horseshide Appeal	1,954	14,034	(12,500)	-	-	3,488
Wildlife Garden Appeal	-	12,634	-	-	-	12,634
	<u>80,040</u>	<u>26,668</u>	<u>(68,890)</u>	<u>-</u>	<u>-</u>	<u>37,818</u>
Total of funds	<u>153,296</u>	<u>1,744,454</u>	<u>(1,986,936)</u>	<u>-</u>	<u>484,075</u>	<u>394,889</u>

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

The Election Sinking fund is maintained to provide for the fees and costs of conducting the triennial election of five Conservators.

The Mill House fund represented the funds remaining out of the proceeds of the enforced sale of Mill House. This amount had been ring fenced by the Conservators to be expended only on land, buildings and investments. However, during the year ended 31 March 2019 the trustees resolved to un-designate this fund and therefore transfer the value to the General Conservancy Fund.

The Windmill Restoration fund represents the fund remaining from a Heritage Lottery Grant received for use restoring the Windmill, on Windmill Road.

The Defined Benefit Pension fund represents the defined benefit pension scheme liability.

The Footpath Appeal fund includes the donated income and related expenditure on the footpath restoration campaign run during the year ended 31 March 2018.

The Horseride Appeal fund includes donated income and related expenditure on the horse ride route restoration campaign started during the year ended 31 March 2018.

The Wildlife Garden Appeal fund includes donated income on the campaign to create a new wildlife garden at the Ranger's Office.

NLHF - Masterplan fund includes the grant income from the NLHF for the new 'masterplan' and its related expenditure.

21. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	1,347,703	-	1,347,703
Fixed asset investments	1,350,740	-	1,350,740
Heritage assets	151,800	-	151,800
Current assets	419,612	61,569	481,181
Creditors due within one year	(154,011)	-	(154,011)
Creditors due in more than one year	(22,973)	-	(22,973)
Provisions for liabilities and charges	(2,608,688)	-	(2,608,688)
Total	484,183	61,569	545,752

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

21. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period (as restated)

	Unrestricted funds 2019 £	Restricted funds 2019 £	Total funds 2019 £
Tangible fixed assets	1,253,239	-	1,253,239
Fixed asset investments	1,539,446	-	1,539,446
Heritage assets	151,800	-	151,800
Current assets	342,734	37,818	380,552
Creditors due within one year	(121,432)	-	(121,432)
Creditors due in more than one year	(29,755)	-	(29,755)
Provisions for liabilities and charges	(2,778,961)	-	(2,778,961)
Total	<u>357,071</u>	<u>37,818</u>	<u>394,889</u>

22. Reconciliation of net movement in funds to net cash flow from operating activities

	2020 £	As restated 2019 £
Net income for the period (as per Statement of Financial Activities)	<u>(377,137)</u>	<u>(229,407)</u>
Adjustments for:		
Depreciation charges	66,332	85,328
(Gains)/losses on investments	88,706	(13,075)
Dividends, interests and rents from investments	(49,538)	(36,989)
Profit on the sale of fixed assets	(7,430)	(2,390)
Decrease in stocks	-	740
Decrease/(increase) in debtors	(61,273)	43,808
Increase/(decrease) in creditors	31,283	(89,909)
Pension fund adjustments	348,000	250,000
Increase to provision	9,727	3,661
Net cash provided by operating activities	<u>48,670</u>	<u>11,767</u>

Wimbledon and Putney Commons Conservators

**Notes to the Financial Statements
For the Year Ended 31 March 2020**

23. Analysis of cash and cash equivalents

	2020	2019
	£	£
Cash in hand	332,129	292,773
Total cash and cash equivalents	332,129	292,773

24. Analysis of Net Funds

	At 1 April 2019	Cash flows	At 31 March 2020
	£	£	£
Cash at bank and in hand	292,773	39,356	332,129
Finance leases	(13,171)	5,485	(7,686)
	279,602	44,841	324,443

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

25. Pension commitments

The Charity operates a defined benefit pension scheme.

Retirement benefits to employees of WPCC are provided by the LGPS which is a defined benefit scheme.

The LGPS is a funded scheme, administered by the London Borough of Merton. Contributions are set every three years as a result of an actuarial valuation of the fund. There are no minimum funding requirements but the contributions are generally set to target a funding level of 100%, using actuarial assumptions.

In general, participating defined benefit schemes mean that the employer is exposed to a number of risks:

- Investment risk
- Interest rate risk
- Inflation risk
- Longevity risk (where members live longer than assumed)

In addition many unrelated employers participate in the London Borough of Merton scheme, and there is a potential orphan liability risk where employers who leave the Fund with insufficient resources to cover their pension obligations, will leave a deficit in the scheme that may fall on the remaining employers. There is however no way of ascertaining the potential loss, should such an event take place.

Principal actuarial assumptions at the Balance Sheet date (expressed as weighted averages):

	At 31 March 2020	At 31 March 2019
	%	%
Discount rate	2.35	2.4
Future salary increases	2.95	3.95
Future pension increases	1.95	2.45

	At 31 March 2020	At 31 March 2019
	Years	Years
Mortality rates (in years)		
- for a male aged 65 now	21.4	23.4
- at 65 for a male aged 45 now	22.8	25
- for a female aged 65 now	24	24.8
- at 65 for a female aged 45 now	25.5	26.6

Wimbledon and Putney Commons Conservators

Notes to the Financial Statements For the Year Ended 31 March 2020

25. Pension commitments (continued)

The Charity's share of the assets in the scheme was:

	At 31 March 2020 £	At 31 March 2019 £
Equities	4,101,000	4,512,000
Gilts	887,000	908,000
Property	241,000	271,000
Cash and other liquid assets	36,000	66,000
Diversified growth	627,000	692,000
Multi asset credit	596,000	733,000
Infrastructure	425,000	-
Total fair value of assets	6,913,000	7,182,000

The actual return on scheme assets was £(310,000) (2019 - £504,000).

The amounts recognised in the Statement of Financial Activities are as follows:

	2020 £	2019 £
Current service cost	(340,000)	(326,000)
Past service cost	(99,000)	-
Interest cost	(63,000)	(73,000)
Administrative expenses	(7,000)	(4,000)
Total amount recognised in the Statement of Financial Activities	(509,000)	(403,000)

The past service cost is a provision for the estimated impact of the Court of Appeal judgement in the McCloud and Sargeant cases related to age discrimination which have impacted all local government pension schemes.

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Notes to the Financial Statements For the Year Ended 31 March 2020

25. Pension commitments (continued)

Movements in the present value of the defined benefit obligation were as follows:

	2020 £
Opening defined benefit obligation	9,895,000
Contributions by scheme participants	61,000
Benefits paid	(252,000)
Service cost	340,000
Past service costs	99,000
Interest expense	235,000
Change in financial assumptions	(888,000)
Change in demographic assumptions	(554,000)
Experience loss on obligation	510,000
Closing defined benefit obligation	9,446,000

Movements in the fair value of the Charity's share of scheme assets were as follows:

	2020 £
Opening fair value of scheme assets	7,182,000
Interest income	172,000
Contributions by employer	161,000
Contributions by scheme participants	61,000
Return on assets	(482,000)
Other actuarial gains	78,000
Benefits paid	(252,000)
Administration expenses	(7,000)
Closing fair value of scheme assets	6,913,000

	2020 £	2019 £
Closing position		
Defined benefit obligation	(9,446,000)	(9,895,000)
Scheme assets	6,913,000	7,182,000
Deficit	(2,533,000)	(2,713,000)

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	2020 £	2019 £
Total actuarial gains on defined benefit pension scheme		
Return on assets	(482,000)	333,000
Other actuarial gains	78,000	-
Change in financial assumptions	888,000	(429,000)
Change in demographic assumptions	554,000	567,000
Experience loss on obligation	(510,000)	-
Total	528,000	471,000

26. Financial instruments

	2020 £	2019 £
Financial assets		
Financial assets measured at fair value through income and expenditure	1,350,740	1,539,446

The fair value of these assets is readily obtainable as there is a ready market for their sale at publicly listed prices.

The loss on these assets during the year was £88,706 (2019: £13,075 gain).

The dividend and interest income generated by these assets during the period was £49,538 (2019: £36,989).

27. Related party transactions

There were no related party transactions for the year ended 31 March 2020 or the year ended 31 March 2019.