

**THE WIMBLEDON AND PUTNEY COMMONS ACT 1871  
THE WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**

Charity No 303167

**ANNUAL REPORT  
AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2008**

**COLLARDS**  
*Chartered Accountants*  
*Registered Auditors*

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
REPORT OF THE CONSERVATORS  
FOR THE YEAR ENDED 31 MARCH 2008**

The Conservators submit their Report and audited Financial Statements for the year ended 31 March 2008

**REFERENCE AND ADMINISTRATIVE INFORMATION**

CHARITY NAME	-	Wimbledon and Putney Commons Conservators
CHARITY REGISTRATION NUMBER	-	303167
REGISTERED ADDRESS	-	Manor Cottage Wimbledon Common London SW19 5NR
CONSERVATORS	-	Mr David Devons (Chairman) Sir Robert Andrew Mrs Pauline Brueseke Mrs Diana de Coverly Veale Mr John Horrocks Mr Norman Plastow Mr Andrew Simon Mrs Una Sutcliffe
CLERK AND RANGER, CHIEF EXECUTIVE DEPUTY CLERK AND RANGER	-	Mr Gordon Vincent Ms Paula Graystone
BANKERS	-	Barclays Bank plc 8 Alexandra Road Wimbledon London SW19 7LA
AUDITORS	-	Collards 2 High Street Kingston upon Thames Surrey KT1 1EY
SOLICITORS	-	Gregsons St Christopher's House Tabor Grove Wimbledon London SW19 4EX

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
REPORT OF THE CONSERVATORS  
FOR THE YEAR ENDED 31 MARCH 2008**

**Structure Governance and Management**

The Conservators have vested in them as Trustees under the Wimbledon and Putney Commons Act 1871 the property and assets of Wimbledon Common (including Wimbledon Green and Putney Heath) and Putney Lower Common and are charged with administering the income and expenditure in accordance with the provisions of the Act. Under the Act the Conservators are prohibited from selling any land or property on the Commons. Five Conservators are individually elected every three years by those who are on the electoral register and live within three-quarters of a mile from the Commons or within the old parish of Putney as at 1871. Three further Conservators are appointees of the Secretary of State for Defence, the Home Secretary and the Secretary of State for the Environment, Food and Rural Affairs.

**Objects and Activities**

The land under the jurisdiction of the Conservators is administered by the Conservators with a view to its preservation as an open space for the purposes of exercise and recreation. This is the principal object set out in the Wimbledon and Putney Commons Act 1871. It includes the management of the land and its flora and fauna.

The management is carried out on a day-to-day basis by the Clerk and Ranger, Chief Executive, who is supported by a staff of 22. The Conservators meet a minimum of 12 times a year, normally on the second Monday of each month, and the public is entitled to attend these meetings to observe the proceedings.

**Achievements and Performance**

The Putney Hospital site remains an eyesore. Building Better Health (the private sector partner) became involved last year and it looked as if matters would move ahead more quickly. However, they decided that, although the exterior design could remain (thereby avoiding the need for a new planning application), the internal design was unsuitable. New internal plans are still awaited. However, agreement has virtually been reached on the land to be given to the Conservators in compensation for the building of an access road on Common land, and discussions on the Section 106 Agreement arising from the planning permission are continuing.

The litigation brought by a Wimbledon resident against the Conservators has finally come to a close. Last May the High Court confirmed the decision of the Adjudicator to the Land Registry that the 1871 Act prevented the Conservators from granting rights of way. Furthermore, since the Conservators were "incompetent grantors", the resident was not entitled to a right of way by prescription under the Prescription Act 1832. The resident then appealed to the Court of Appeal and a two-day hearing was held at the beginning of February this year. The three judges held unanimously that the Conservators did in fact have the power to grant easements, but if they had not, following the precedent of an 1866 House of Lords decision, there could have been no right of way by prescription, even after 40 years' use. Unfortunately, the Conservators have been ordered by the court to pay 75% of the resident's costs in the High Court and the Court of Appeal.

The Conservators had been warned that the proposed amendment to the 1871 Act by a Charity Commission Scheme to give the Conservators the power to grant rights of way would take time, but we never envisaged it would take over two years. Finally in February, the Office of the Third Sector agreed that the amendment could proceed but decided to await the decision of the Court of Appeal. Despite that decision it may be advisable, for the avoidance of any doubt in the future, to complete the amendment procedure and lay the Statutory Instrument before Parliament. Hopefully, the Conservators' ability to grant rights of way will be put beyond any question, so that access rights to the Putney hospital site can be resolved.

## **WIMBLEDON AND PUTNEY COMMONS CONSERVATORS REPORT OF THE CONSERVATORS CONTINUED**

The redevelopment of the old stables block at Manor Cottage into new offices and an archive facility was completed in the latter part of 2007. Conditions have been much improved and there is now a large public reception area with various publications, postcards and maps for sale.

The building of two new keepers cottages at Stag Lane is finally underway. The project was delayed by nine months when surveyors discovered a storm drain under the site and, even though the houses were to be built on supporting piles on either side of the pipe so that it would carry no extra load, Thames Water insisted that the pipe be diverted before building works commenced. This delay also resulted in a significant increase in the initial quotation for these building works.

In an effort to deal with the problems of dog waste and the increasing number of incidents involving ill-disciplined dogs, the Conservators have applied to introduce three new byelaws which will give them the power to designate areas where dog faeces must be picked up, exclude dogs from certain areas and also to give the keepers the power to insist that a person put a dog on a lead if they believe the dog is being a nuisance or may endanger another member of the public. The introduction of these byelaws will bring the Commons in line with other green spaces which are controlled by the Clean Neighbourhood and Environment Act.

After careful consideration the Conservators decided to improve the surface of the windmill car park. A tarmac strip was laid between parking bays for cars to drive along. The parking bays were left in their natural state and the dividing tree lines were undisturbed. The telegraph pole dividers were repainted. Yellow lines and disabled parking bays were also more clearly defined.

It was a sad but memorable occasion when long time member of staff David Haldane (Wildlife Liaison Officer) retired in February 2008. David had carried out 38 years service with the Conservators since leaving the military police in 1970. The occasion was marked with a retirement party held at the London Scottish Golf Club with other members of staff and the Conservators. He has been replaced by his son Peter Haldane who had been working as David's assistant for the past year.

### **Financial Review**

#### **Income**

This year shows a surplus of £76,302 on general activities (2007 £91,249) before net transfers to the Special Projects Fund of £50,000 and £10,000 to the Election Reserve Fund. During 2007 the levy was increased from £828,045 to £858,062. The charity also benefited from £94,175 of income from the Mill House Fund.

#### **Expenditure**

Total expenditure amounted to £1,607,378; of this £319,058 went towards new building works, including the resurfacing of the Windmill car park and came out of the Mill House Fund. There was an additional item for 2007 of £172,925 relating to the unrealised loss in value of part of the Mill House Fund invested in Unit Trusts reflecting the market conditions prevailing at 31 March 2008. Staff salaries remain the largest item of expenditure but are covered by the levy.

A transfer of £10,000 has been made to the Election Reserve Fund so that there will be sufficient funds to cover the costs of the election in 2009.

An amount of £1,791,571 is held in the Mill House Fund representing the balance at the end of the year from monies invested from the proceeds of the enforced sale of Mill House less the building works referred to above.

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
REPORT OF THE CONSERVATORS CONTINUED**

The General Conservancy Fund

This fund is maintained to meet the immediate day-to-day expenses of the Commons.

**Risk Assessment**

The Conservators review regularly an assessment of the risks to which the Charity may be exposed. These risks are wide ranging and involve the organisational structure, employment issues, health and safety, fraud and misappropriation, financial management, impact of government legislation, public perception and legislative compliance. The review process sets out the risks relevant to the Charity and the action taken to ensure these are properly addressed.

**Plans for the Future**

The Conservators plan to continue the activities outlined above in the forthcoming year.

**Conservators' Responsibilities**

The Conservators acknowledge their responsibility for the preparation of the financial statements for each financial year in accordance with section 2 of the Wimbledon and Putney Commons Act 1871, which give a true and fair view of the state of affairs and of the surplus or deficit for the period.

To prepare such financial statements the Conservators should:-

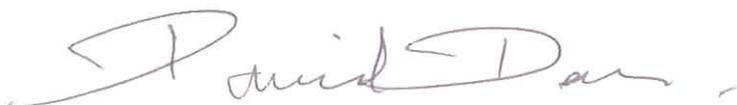
- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going-concern basis.

**Auditors**

Collards were re-appointed as auditors of the Charity during the year and have expressed their willingness to continue in office.

**Annual Open Meeting**

The financial statements and Conservators' report are submitted each year for the approval by the Conservators at the Annual Open Meeting held in June.



**DAVID DEVONS**

**Chairman**

**11 June 2008**

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
REPORT OF THE INDEPENDENT AUDITORS  
TO THE WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**

We have audited the financial statements set out on pages 6 to 14 as required by the Wimbledon and Putney Commons Act 1871. They have been prepared under the historical cost convention and accounting policies set out on page 9.

This report is made solely to the Conservators, as a body, in accordance with Sections 43 and 44 of the Charities Act 1993. Our audit work has been undertaken so that we might state to the Conservators those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the Conservators as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective Responsibilities of the Conservators and the Auditors**

As described on page 4, the Conservators are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to the Conservators.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Charities Act 1993. We also report to you if, in our opinion, the Report of the Conservators is not consistent with the financial statements, if the Charity has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding Conservators' remuneration and transactions with the Charity is not disclosed.

We read the Report of the Conservators and consider the implications for our report if we become aware of any apparent misstatements within it.

**Basis of Opinion**

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland). An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Conservators in the preparation of the financial statements and of whether the accounting policies are appropriate to the circumstances, consistently applied and adequately disclosed.

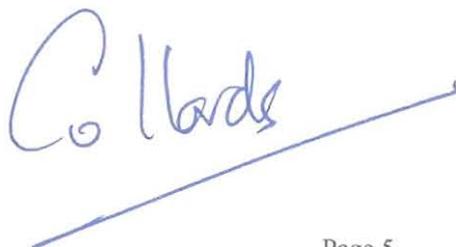
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

**Opinion**

In our opinion the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the charity's affairs as at 31 March 2008 and of its incoming resources and application of resources in the year then ended; and
- have been properly prepared in accordance with the Charities Act 1993.

**2 High Street  
Kingston upon Thames  
Surrey  
KT1 1EY**



**Collards  
Chartered Accountants  
Registered Auditors  
11 June 2008**

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Statement of Financial Activities**  
**For the Year Ended 31 March 2008**

Notes

		2008					2007				
		General Fund	Election Reserve Fund	Special Projects Reserve Fund	Mill House Fund	Total	General Fund	Election Reserve Fund	Special Projects Reserve Fund	Mill House Fund	Total
		£	£	£	£		£	£	£	£	
<b>Incoming Resources from generated funds</b>											
Grants and donations	4	52,785	-	-	-	52,785	29,445	-	-	-	29,445
Sundry sales		19,767	-	-	-	19,767	20,951	-	-	-	20,951
Rents from land and properties		318,352	-	-	-	318,352	338,253	-	-	-	338,253
Bank interest		21,481	-	-	-	21,481	75,845	-	-	-	75,845
Income from Mill House Fund		94,175	-	-	-	94,175	-	-	-	-	-
Funds received from the sale of Mill House		-	-	-	-	-	-	-	-	2,500,000	2,500,000
Incoming resources from charitable activities		506,560	-	-	-	506,560	464,494	-	-	2,500,000	2,964,494
Levy received from Councils	5	858,062	-	-	-	858,062	828,045	-	-	-	828,045
<b>Total incoming resources</b>		<u>1,364,622</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,364,622</u>	<u>1,292,539</u>	<u>-</u>	<u>-</u>	<u>2,500,000</u>	<u>3,792,539</u>
<b>Resources Expended</b>											
Direct charitable expenditure		1,051,103	-	-	-	1,051,103	1,026,469	-	-	-	1,026,469
Governance costs	6	237,217	-	-	-	237,217	174,821	-	-	-	174,821
Property expenditure	6	-	-	-	319,058	319,058	-	-	-	216,446	216,446
		<u>1,288,320</u>	<u>-</u>	<u>-</u>	<u>319,058</u>	<u>1,607,378</u>	<u>1,201,290</u>	<u>-</u>	<u>-</u>	<u>216,446</u>	<u>1,417,736</u>
Surplus/(Deficit) before recognised losses on investments for year		76,302	-	-	(319,058)	(242,756)	91,249	-	-	2,283,554	2,374,803
Unrealised loss on investments	12	-	-	-	(172,925)	(172,925)	-	-	-	-	-
Surplus/(Deficit) after recognised losses on investments for year		<u>76,302</u>	<u>-</u>	<u>-</u>	<u>(491,983)</u>	<u>(415,681)</u>	<u>91,249</u>	<u>-</u>	<u>-</u>	<u>2,283,554</u>	<u>2,374,803</u>
<b>Transfers</b>											
To/from designated funds	15 & 16	(60,000)	10,000	50,000	-	-	(70,000)	10,000	60,000	-	-
		<u>16,302</u>	<u>10,000</u>	<u>50,000</u>	<u>(491,983)</u>	<u>(415,681)</u>	<u>21,249</u>	<u>10,000</u>	<u>60,000</u>	<u>2,283,554</u>	<u>2,374,803</u>
<b>Reserves brought forward</b>		<u>27,194</u>	<u>27,336</u>	<u>142,185</u>	<u>2,283,554</u>	<u>2,480,269</u>	<u>5,945</u>	<u>17,336</u>	<u>82,185</u>	<u>-</u>	<u>105,466</u>
<b>Reserves at Year End</b>		<u>43,496</u>	<u>37,336</u>	<u>192,185</u>	<u>1,791,571</u>	<u>2,064,588</u>	<u>27,194</u>	<u>27,336</u>	<u>142,185</u>	<u>2,283,554</u>	<u>2,480,269</u>

**Note:** The Election Reserve Fund and The Special Projects Reserve Fund are Designated Funds, the purposes of which are set out in the notes on page 14. The Mill House Fund represents the funds remaining from the enforced sale of Mill House less property expenditure and any unrealised loss on investments.

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2008**

	2008		2007	
<b>INCOME</b>	£	£	£	£
<b>Levy received from Councils</b>		858,062		828,045
<b>Rents from land and properties</b>				
Sports facilities	187,352		204,319	
Property rents and wayleaves	88,837		89,199	
Rent from filming and fairs	42,163		44,735	
		318,352		338,253
<b>Other Income</b>				
Grants and donations	52,785		29,445	
Sundry sales	19,767		20,951	
		72,552		50,396
<b>Enforced sale of Mill House</b>		-		2,500,000
<b>Deposit and Investment income</b>				
Income from deposits	21,481		75,845	
Income from investments	94,175		-	
		115,656		75,845
		1,364,622		3,792,539
<b>EXPENDITURE</b>				
<b>Direct Charitable Expenditure</b>				
Windmill	2	529		4,741
Commons security	2	404,300		391,196
Commons maintenance	2	383,395		353,747
Playing fields maintenance	2	157,575		155,537
Property maintenance	2	105,304		121,248
Property expenditure	2	319,058		216,446
		1,370,161		1,242,915
Governance	2	237,217		174,821
<b>TOTAL EXPENDITURE</b>		1,607,378		1,417,736
<b>SURPLUS (DEFICIT) BEFORE RECOGNISED LOSSES</b>		(242,756)		2,374,803
<b>RECOGNISED LOSSES</b>				
Unrealised (loss) on investments		(172,925)		-
<b>(DEFICIT) SURPLUS FOR YEAR AFTER RECOGNISED LOSSES</b>		(415,681)		2,374,803

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
BALANCE SHEET  
AS AT 31 MARCH 2008**

	<i>Notes</i>	<b>2008</b>		<b>2007</b>	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Stock of publications	<i>1(e)</i>		500		500
Debtors	<i>11</i>		26,901		9,537
Mill House Fund Investment	<i>12</i>		1,791,571		2,283,554
Cash on deposit and in hand			<u>317,743</u>		<u>202,397</u>
			<u>2,136,715</u>		<u>2,495,988</u>
<b>CURRENT LIABILITIES</b>					
Creditors: Amounts falling due within one year	<i>13</i>		<u>72,127</u>		<u>15,719</u>
			<u>2,064,588</u>		<u>2,480,269</u>
<b>CONSERVANCY FUND</b>					
General Fund			43,496		27,194
Mill House Fund	<i>14</i>		1,791,571		2,283,554
Designated Funds:					
Election Reserve Fund	<i>15</i>	37,336		27,336	
Special Projects Reserve Fund	<i>16</i>	<u>192,185</u>		<u>142,185</u>	
			<u>229,521</u>		<u>169,521</u>
			<u>2,064,588</u>		<u>2,480,269</u>

*The notes on pages 9 to 13 form part of these financial statements.*

Approved by the Conservators on 11 June 2008 and signed on their behalf by:-



**DAVID DEVONS**  
**Chairman**  
**11 June 2008**

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes to the Financial Statement**  
**For the Year Ended 31 March 2008**

**1 Accounting Policies**

(a) **Basis of Accounting**

The Accounts have been prepared on a going-concern basis and in accordance with relevant Accounting Standards and policies as required by "Statement of Recommended Practice - Accounting by Charities".

The value of the Commons land and buildings and equipment owned by the Conservators has not been included in the balance sheet. The insurance value is £6.2 million agreed with SBJ (UK) Limited on 1 April 2007 being their estimate of the cost of rebuilding all the properties on the Common. Under the 1871 Act none of the properties can be sold and therefore they have no market value. The proceeds of the enforced sale of Mill House in 2007 were transferred to a restricted fund to be invested, but available for major property developments.

(b) **Fund Accounting**

General funds are unrestricted and are available for use at the discretion of the Conservators in furtherance of the objectives of the Charity.

Designated funds are unrestricted funds earmarked by the Conservators for particular purposes.

Restricted funds are subject to restrictions imposed either by the 1871 Act, the Charities Acts 1993 and 2006 or by conditions attached to donation or appeal.

(c) **Incoming resources**

All incoming resources are included in the Statement of Financial Activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy.

(d) **Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and an allocation of salaries of an indirect nature necessary to support them.

Governance costs are those costs associated with meeting the constitutional and statutory requirements of the Charity and include general administrative expenses and professional fees.

All costs are allocated between the expenditure categories of the Statement of Financial Activities (SOFA) on a basis designed to reflect the use of the resource.

Expenditure on equipment is written off in the year in which it is incurred but the costs of major capital equipment is charged to the special projects fund.

(e) **Stock**

This represents stock of publications, postcards, maps, 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 Statement (Continued)**  
**For the Year Ended 31 March 2008**

<b>2</b>	<b>Analysis of Resources Expended</b>	<b>2008</b>	<b>2007</b>
		£	£
(a)	<b>Windmill</b>		
	Repairs	529	4,741
(b)	<b>Commons Security</b>		
	Salaries (Governance)	107,933	95,233
	Keepers' wages	260,244	244,228
	Horses and stable upkeep	24,223	28,018
	Radios	3,307	6,029
	Other expenses	8,593	17,688
		<u>404,300</u>	<u>391,196</u>
(c)	<b>Commons Maintenance</b>		
	Salaries (Governance)	11,918	10,516
	Wages	238,491	220,354
	Materials and other expenses	110,109	63,112
	Plant and equipment	22,877	59,765
		<u>383,395</u>	<u>353,747</u>
(d)	<b>Playing Fields Maintenance</b>		
	Salaries (Governance)	10,104	8,915
	Wages	106,784	105,772
	Materials and other expenses	32,314	30,863
	Services	8,373	9,987
		<u>157,575</u>	<u>155,537</u>
(e)	<b>Property Maintenance</b>		
	Salaries (Governance)	9,601	8,472
	Wages	35,325	33,803
	Memorial restoration	-	7,479
	Materials and other expenses	60,378	71,494
		<u>105,304</u>	<u>121,248</u>
(f)	<b>Property expenditure</b>		
	Stable redevelopment	154,379	130,228
	New cottages	127,968	41,064
	Car park	35,705	-
	Manor Cottage extension	1,006	45,154
		<u>319,058</u>	<u>216,446</u>
(g)	<b>Governance</b>		
	Salaries	69,643	61,448
	Services	19,613	14,665
	Council tax	16,051	16,781
	Office expenses	31,854	36,562
	Auditors remuneration	2,185	2,100
	Accountancy charges	5,417	5,307
	Surveyors fees	4,700	6,136
	Land consultants fees	2,290	3,376
	Legal fees	25,432	28,270
	Court costs provision	60,000	-
	Bank charges	32	176
		<u>237,217</u>	<u>174,821</u>
	Total	<u>1,607,378</u>	<u>1,417,736</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes to the Financial Statement (Continued)**  
**For the Year Ended 31 March 2008**

**3 Total Resources Expended**

	<b>Staff Costs £</b>	<b>Other Costs £</b>	<b>Total 2008 £</b>	<b>Total 2007 £</b>
Windmill	-	529	529	4,741
Commons security	260,244	144,056	404,300	391,196
Commons maintenance	238,491	144,904	383,395	353,747
Playing fields maintenance	106,784	50,791	157,575	155,537
Property maintenance	35,325	69,979	105,304	121,248
Property expenditure	-	319,058	319,058	216,446
	<u>640,844</u>	<u>729,317</u>	<u>1,370,161</u>	<u>1,242,915</u>
Governance	69,643	167,574	237,217	174,821
	<u>710,487</u>	<u>896,891</u>	<u>1,607,378</u>	<u>1,417,736</u>

**4 Grants and Donations**

	<b>2008 £</b>	<b>2007 £</b>
Golf clubs and donations	20,145	15,528
DEFRA	31,362	13,917
Natural England	1,278	-
	<u>52,785</u>	<u>29,445</u>

**5 Incoming Resources from activities to further the Charity's Objects**

	<b>2008 £</b>	<b>2007 £</b>
Levies received from Councils	<u>858,062</u>	<u>828,045</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes to the Financial Statement (Continued)**  
**For the Year Ended 31 March 2008**

**6 TOTAL RESOURCES EXPENDED**

	Windmill	Security	Maintenance	Playing fields	Property maintenance	Property expenditure	Total charitable expenditure	Governance	2008 - Total	2007 - Total
	£	£	£	£	£	£	£	£	£	£
<b>Costs directly allocated to activities</b>										
Staff costs	-	260,244	238,491	106,784	35,325	-	640,844	-	640,844	604,157
Horse and stable upkeep	-	24,223	-	-	-	-	24,223	-	24,223	28,018
Radios	-	3,307	-	-	-	-	3,307	-	3,307	6,029
Other expenses	-	8,593	-	-	-	-	8,593	-	8,593	12,595
Materials	-	-	110,109	32,314	60,378	-	202,801	-	202,801	70,135
Contract labour	-	-	-	-	-	-	-	-	0	10,616
Plant and equipment	-	-	22,877	-	-	-	22,877	-	22,877	71,329
Memorial restoration	-	-	-	-	-	-	-	-	0	7,479
Services	-	-	-	8,373	-	-	8,373	-	8,373	47,297
Insurance	-	-	-	-	-	-	-	-	0	37,049
Repairs	529	-	-	-	-	-	529	-	529	8,632
Stable redevelopment	-	-	-	-	-	154,379	154,379	-	154,379	130,228
New cottages	-	-	-	-	-	127,968	127,968	-	127,968	41,064
Windmill car park resurfacing	-	-	-	-	-	35,705	35,705	-	35,705	-
Manor cottage extension	-	-	-	-	-	1,006	1,006	-	1,006	45,154
	529	296,367	371,477	147,471	95,703	319,058	1,230,605	-	1,230,605	1,119,782
<b>Support costs allocated to activities</b>										
Administrative staff costs	-	107,933	11,918	10,104	9,601	-	139,556	69,643	209,199	166,762
Services	-	-	-	-	-	-	-	19,613	19,613	26,139
Office expenses	-	-	-	-	-	-	-	31,854	31,854	42,907
Council Tax	-	-	-	-	-	-	-	16,051	16,051	16,781
Election Expenses	-	-	-	-	-	-	-	-	-	-
Auditors remuneration	-	-	-	-	-	-	-	2,185	2,185	2,100
Accountancy charges	-	-	-	-	-	-	-	5,417	5,417	5,307
Surveyors fees	-	-	-	-	-	-	-	4,700	4,700	6,136
Land consultants fees	-	-	-	-	-	-	-	2,290	2,290	3,376
Legal fees	-	-	-	-	-	-	-	25,432	25,432	28,270
Court costs provision	-	-	-	-	-	-	-	60,000	60,000	-
Bank charges	-	-	-	-	-	-	-	32	32	176
		107,933	11,918	10,104	9,601		139,556	237,217	376,773	297,954
	<u>529</u>	<u>404,300</u>	<u>383,395</u>	<u>157,575</u>	<u>105,304</u>	<u>319,058</u>	<u>1,370,161</u>	<u>237,217</u>	<u>1,607,378</u>	<u>1,417,736</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes To The Financial Statements (Continued)**  
**For The Year Ended 31 March 2008**

**7 Analysis of Net Assets between funds**

	<b>General Funds £</b>	<b>Designated Funds £</b>	<b>Mill House Fund £</b>	<b>Total Funds £</b>
Current assets	115,624	229,521	1,791,571	2,136,716
Current liabilities	(72,127)			(72,127)
Net Assets at 31 March 2008	<u>43,497</u>	<u>229,521</u>	<u>1,791,571</u>	<u>2,064,589</u>

**8 Staff Costs are analysed as follows**

	<b>2008 £</b>	<b>2007 £</b>
Gross wages and salaries	649,130	603,141
Social Security costs	51,419	47,585
Pensions	<u>149,494</u>	<u>138,013</u>
	<u>850,043</u>	<u>788,740</u>

The average number of employees during the year calculated on the basis of full-time equivalents was as follows:

	<b>2008 number</b>	<b>2007 number</b>
Clerk and Ranger, Chief Executive	1	1
Deputy Clerk and Ranger	1	1
Administration	1	1
Wildlife & Conservation Officer	1	1
Security	7	7
Maintenance	8	8
Playing Fields	3	3
Property	<u>1</u>	<u>1</u>
	<u>23</u>	<u>23</u>

Certain employees are required to live in accommodation owned by the Conservators. In respect of these properties the Conservators pay the Council Tax and telephone line rental.

**9 Conservators' remuneration and related party transactions**

None of the Conservators receives any remuneration or expenses nor do they or any person related to the Charity have any personal interest in any transaction or contract entered into by the Charity during the year (2007 - Nil)

**10 Taxation**

As a Charity, Wimbledon and Putney Commons Conservators are exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes To The Financial Statements (Continued)**  
**For The Year Ended 31 March 2008 - DRAFT**

		2008	2007	
		£	£	
<b>11 Debtors</b>				
Sundry debtors and prepayments		<u>26,901</u>	<u>9,537</u>	
<b>12 Mill House Fund</b>				
	unit trusts		deposits	total
At original cost	1,500,000		500,000	2,000,000
less initial charges	<u>(15,000)</u>			<u>(15,000)</u>
Net cost	1,485,000		500,000	1,985,000
add income	66,126		28,049	94,175
less draw down in year	<u>(73,433)</u>		<u>(56,246)</u>	<u>(129,679)</u>
Cost at 31 March 2008	<u>1,477,693</u>		<u>471,803</u>	<u>1,949,496</u>
Market value at 31 March 2008	1,319,768		471,803	<u>1,791,571</u>
Unrealised (loss) on investment	<u>(157,925)</u>		0	<u>(157,925)</u>
Unrealised (loss) on investment including initial charges	<u>(172,925)</u>		0	<u>(172,925)</u>

		2008	2007	
		£	£	
<b>13 Creditors: amounts falling due within one year</b>				
Creditors and accruals		<u>72,127</u>	<u>15,719</u>	
		<u>72,127</u>	<u>15,719</u>	

**14 Mill House Fund**

This represents the funds remaining out of the proceeds of the enforced sale of Mill House. This amount has been ring fenced by the Conservators to be expended only on land, buildings and investments.

**15 Election Reserve Fund**

The Election Reserve Fund is maintained to provide for the fees and costs of conducting the triennial election of five Conservators. The next election will be held in February 2009. A transfer to this fund of £10,000 has been made in these accounts and the balance now stands at £37,336.

**16 Special Projects Reserve Fund**

It is the intention of the Conservators to build up a fund to provide sufficient resources for working capital, special projects and unexpected expenditure.

**17 Capital Commitments**

There were capital commitments relating to the building of the two new cottages of approximately £342,000 as at 31 March 2008 (2007 - £365,000).

**18 Pension Scheme**

Wimbledon and Putney Commons Conservators' employees are eligible to be members of the London Borough of Merton Superannuation Fund. The most recent actuarial valuation was at 31 March 2006.

The contributions for the year ended 31 March 2008 were at 25.3%. Based on the March 2006 actuarial valuation, the contributions in the year commencing 1 April 2008 will reduce to 25.0%.

The pension charge for the year was £149,494 (2007 - £138,013).