

**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 2009**

**COLLARDS  
*Chartered Accountants  
Registered Auditors***

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
REPORT OF THE CONSERVATORS  
FOR THE YEAR ENDED 31 MARCH 2009**

The Conservators submit their Report and audited Financial Statements for the year ended 31 March 2009.

**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 Ms Pauline Brueseke (until December 2008) Mrs Diana de Coverly Veale Mr Derek Frampton Dr Stephen Frank Mr John Horrocks Mr Norman Plastow MBE Mr Andrew Simon (Vice Chairman) Mrs Una Sutcliffe (until January 2009)
CLERK AND RANGER, CEO	-	Mr Gordon Vincent
DEPUTY CLERK AND RANGER	-	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 2009**

**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 21. 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 at Putney Lower Common is still an eyesore. Agreement was reached with the Wandsworth Primary Care Trust (WPCT) to erect a hoarding on Common land around the site whilst the Putney Hospital buildings are demolished and the new development is built. The agreement, which includes a nominal licence fee and special provisions for the protection of the trees, is for 3 1/2 years; thereafter, the licence fee increases substantially. The Section 106 Agreement, to which the Conservators are a party, has still not been signed and until it is demolition of the buildings on the site cannot begin. A transfer document is also in the course of preparation; this will transfer the land at the rear of the site to the Conservators in compensation for the new access road to be built on the Common. Putney Hospital was closed in 1999 and it is amazing that it has taken so long for the development to begin; direct discussions with the WPCT have continued since 2002.

The building of two new keepers' cottages at Stag Lane was completed just before Christmas, and the keepers and their families moved in shortly afterwards. This brings the number of new keepers' "lodges" built since 1871 to six, the maximum allowed under the 1871 Act. All the keepers now live on the Commons. This helps with security since the keepers can be summoned immediately a problem arises.

The conflict with EDF over the transformer chamber on Putney Lower Common was finally settled after a great deal of wrangling. EDF tried to claim Common land by adverse possession, but eventually gave up under the pressure of documentary evidence produced by the Conservators. It was rather a storm in a teacup, since the development of the Putney Hospital site envisages the transformer chamber being moved onto that site.

All the Conservators, and many users of Wimbledon Common, were relieved when Robert Napper was convicted last December of the brutal murder of Rachel Nickel 16 years earlier, and Colin Stagg's innocence was put beyond any doubt. Safety on the Commons is a top priority, and the mounted keepers are well trained to deal with most eventualities.

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

In 2008 the Court of Appeal held that the Conservators did have the power to grant easements, particularly rights of way. What is a fair and reasonable price to charge owners around the Common for a right of way is still under discussion, bearing in mind the Conservators' obligations under the Charities Act to obtain "the best that can reasonably be obtained for the charity". When a scheme acceptable to the Charity Commission has been devised, owners of properties around the Wimbledon Village end of Wimbledon Common will be offered the opportunity to purchase an easement, although there will be no obligation on them to do so.

The triennial election for the five elected Conservators took place in February. The five elected Conservators stood for re-election with two other candidates, both from Wimbledon. All five Conservators were re-elected. The total electorate balloted was over 66,000, but the turnout was only 22.4%. Although this was 1.3% up on the 2006 election, it was still disappointingly low, bearing in mind that the average turnout for local government elections is about 35%.

The Home Secretary furthermore appointed Mr Derek Frampton as a Conservator from 5 January 2009. He replaced Mrs Pauline Bruseke who had served as a Conservator for nearly 10 years. Also in January 2009 Mrs Una Sutcliffe, an experienced ecologist felt that it was an appropriate time to stand down. Her replacement, Dr Stephen Frank, was appointed by the Secretary of State on 18 March. Sir Robert Andrew, appointed by the Secretary of State for Defence would retire in April after 36 years. He would be replaced by Sir Ian Andrews, formerly of the Ministry of Defence.

The part-time archivist, financed by a generous donation, has completed the first stage of sorting and cataloguing the Conservators' records. He is currently in the process of fully sorting and listing documents. The work is expected to last until the end of 2009.

The Conservators have now agreed with Natural England that the required two mowings of The Plain alongside Windmill Road can take place at the beginning of March and at the end of September. Hopefully, this will not only improve the scarce acid grassland, but also provide a welcome nesting site for ground-nesting birds, such as the Skylark. We shall be relying on the recently introduced dog Bye-laws to prevent dogs from encroaching on this area during the nesting season. Similarly, dog-walkers will be asked to keep their dogs on leads around Queensmere, and out of the water, so as to protect the nesting water birds. Nesting sites have been prepared to encourage a pair of swans that have been seen there recently.

Agreement has finally been reached with the Environment Agency for the construction of a "scallop" on Beverley Brook by the Scout field near the Richardson Evans Memorial Playing Fields to provide a sanctuary for river life.

### **Financial Review**

#### **Income**

This year shows a surplus of £190,534 on general activities (2008 £76,302) before net transfers to the Special Projects Reserve Fund of £175,000, and £12,000 to the Election Reserve Fund. During 2008 the levy was increased from £858,062 to £891,939.

#### **Expenditure**

Total expenditure in the year amounted to £1,744,273; of this £467,872 went towards the completion of two new staff cottages. Staff salaries remains the largest single item of expenditure, but are well covered by the levy. Owing to a change in accounting policy during the year, expenditure of £45,706 on plant and equipment was capitalised rather than written off as had been the policy in the past. In future such capital items will be subject to depreciation. Again the unfavourable financial market conditions caused an unrealised loss of £270,670 to be recorded for the year for the Mill House investments. This represents a fall in value of about 20% over the year.

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

A transfer of £12,000 has been made to the Election Reserve Fund so that there will be sufficient funds to cover the costs of the election in 2012.

An amount of £1,059,732 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 capital building works carried out in 2008-09.

### **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 their Annual Open Meeting held in June.



**DAVID DEVONS**  
**Chairman**  
**10 June 2009**

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

We have audited the financial statements of the Wimbledon and Putney Commons Conservators for the year ended 31 March 2009 as required by the Wimbledon and Putney Commons Act 1871; these financial statements comprise the Statement of Financial Activities, the Income and Expenditure Account, the Balance Sheet and related notes.

This report is made solely to the Conservators, as a body, in accordance with Section 43 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 Conservators as a body and as a charity 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 in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to the Conservators.

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.

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**

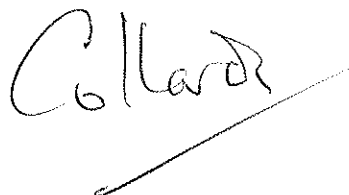
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements.

**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 2009 and of its incoming resources and application of resources in the year then ended;
- 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  
10 June 2009**

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
Statement of Financial Activities  
For the Year Ended 31 March 2009

	Notes	2009					2008						
		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	59,406	-	-	-	59,406	-	-	-	39,303	-	-	39,303
Golf clubs		6,587	-	-	-	6,587	-	-	-	13,482	-	-	13,482
Sundry sales		32,677	-	-	-	32,677	-	-	-	19,767	-	-	19,767
Rents from land and properties		337,311	-	-	-	337,311	-	-	-	318,352	-	-	318,352
Bank interest		29,211	-	-	-	29,211	-	-	-	21,481	-	-	21,481
Income from Mill House Fund		74,996	-	-	-	74,996	-	-	-	94,175	-	-	94,175
Incoming resources from charitable activities		540,188	-	-	-	540,188	-	-	-	506,560	-	-	506,560
Levy received from Councils	5	891,939	-	-	-	891,939	-	-	-	858,062	-	-	858,062
<b>Total incoming resources</b>		<b>1,432,127</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,432,127</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,364,622</b>	<b>-</b>	<b>-</b>	<b>1,364,622</b>
<b>Resources Expended</b>													
Direct charitable expenditure		1,062,270	-	-	-	1,062,270	-	-	-	1,051,103	-	-	1,051,103
Governance costs	6	179,323	34,808	-	-	214,131	-	-	-	237,217	-	-	237,217
Property expenditure	6	-	-	-	467,872	467,872	-	-	-	-	319,058	-	319,058
		1,241,593	34,808	-	467,872	1,744,273	-	-	-	1,288,320	-	-	1,607,378
<b>Surplus/(Deficit) before recognised losses on investments for year</b>		<b>190,534</b>	<b>(34,808)</b>	<b>-</b>	<b>(467,872)</b>	<b>(312,146)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76,302</b>	<b>-</b>	<b>(319,058)</b>	<b>(242,756)</b>
Unrealised loss on investments	12	-	-	-	(270,670)	(270,670)	-	-	-	-	-	(172,925)	(172,925)
<b>Surplus/(Deficit) after recognised losses on investments for year</b>		<b>190,534</b>	<b>(34,808)</b>	<b>-</b>	<b>(738,542)</b>	<b>(582,816)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76,302</b>	<b>-</b>	<b>(491,983)</b>	<b>(415,681)</b>
<b>Transfers</b>													
To/from designated funds	15 & 16	(187,000)	12,000	175,000	-	-	10,000	50,000	-	(60,000)	10,000	50,000	-
		3,534	(22,808)	175,000	(738,542)	(582,816)	10,000	50,000	(491,983)	16,302	10,000	(491,983)	(415,681)
<b>Reserves brought forward</b>		<b>43,496</b>	<b>37,336</b>	<b>192,185</b>	<b>1,791,571</b>	<b>2,064,588</b>	<b>27,194</b>	<b>142,185</b>	<b>2,283,554</b>	<b>27,194</b>	<b>27,336</b>	<b>142,185</b>	<b>2,480,269</b>
<b>Reserves at Year End</b>		<b>47,030</b>	<b>14,528</b>	<b>367,185</b>	<b>1,053,029</b>	<b>1,481,772</b>	<b>43,496</b>	<b>192,185</b>	<b>1,791,571</b>	<b>43,496</b>	<b>37,336</b>	<b>192,185</b>	<b>2,064,588</b>

**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 2009**

	<i>notes</i>	<b>2009</b>		<b>2008</b>	
<b><u>INCOME</u></b>		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Levy received from Councils</b>			891,939		858,062
<b>Rents from land and properties</b>					
Sports facilities		219,747		187,352	
Property rents and wayleaves		85,114		88,837	
Rent from filming and fairs		<u>32,450</u>		<u>42,163</u>	
			337,311		318,352
<b>Other Income</b>					
Grants and donations	4	59,406		39,303	
Golf clubs		6,587		13,482	
Sundry sales		<u>32,677</u>		<u>19,767</u>	
			98,670		72,552
<b>Deposit and Investment income</b>					
Income from deposits		29,211		21,481	
Income from investments		<u>74,996</u>		<u>94,175</u>	
			104,207		115,656
			<u>1,432,127</u>		<u>1,364,622</u>
 <b><u>EXPENDITURE</u></b>					
<b>Direct Charitable Expenditure</b>					
Windmill	2	9,835		529	
Commons security	2	406,466		404,300	
Commons maintenance	2	360,861		383,395	
Playing fields maintenance	2	181,453		157,575	
Property maintenance	2	103,655		105,304	
Property expenditure	2	<u>467,872</u>		<u>319,058</u>	
			1,530,142		1,370,161
Governance	2		214,131		237,217
<b>TOTAL EXPENDITURE</b>			<u>1,744,273</u>		<u>1,607,378</u>
 <b>SURPLUS (DEFICIT) BEFORE RECOGNISED LOSSES</b>	1(a)		(312,146)		(242,756)
 <b>RECOGNISED LOSSES</b>					
Unrealised (loss) on investments	12		(270,670)		(172,925)
 <b>(DEFICIT) SURPLUS FOR YEAR AFTER RECOGNISED LOSSES</b>			<u>(582,816)</u>		<u>(415,681)</u>



**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
BALANCE SHEET  
AS AT 31 MARCH 2009**

	<i>notes</i>	<b>2009</b>		<b>2008</b>	
		£	£	£	£
<b>FIXED ASSETS</b>	1(a)		45,706		-
<b>CURRENT ASSETS</b>					
Stock of publications	1(e)		150		500
Debtors	11		8,859		26,901
Mill House Fund Investments	12		1,053,030		1,791,571
Cash on deposit and in hand			406,621		317,743
			<u>1,468,660</u>		<u>2,136,715</u>
<b>CURRENT LIABILITIES</b>					
Less Creditors: Amounts falling due within one year	13		32,594		72,127
<b>NET ASSETS</b>			<u>1,481,772</u>		<u>2,064,588</u>
<b>CONSERVANCY FUND</b>					
General Fund			47,030		43,496
Mill House Fund	14		1,053,029		1,791,571
Designated Funds:					
Election Reserve Fund	15	14,528		37,336	
Special Projects Reserve Fund	16	<u>367,185</u>		<u>192,185</u>	
			<u>381,713</u>		<u>229,521</u>
			<u>1,481,772</u>		<u>2,064,588</u>

*The notes on pages 9 to 14 form part of these financial statements.*

Approved by the Conservators on 10 June 2009 and signed on their behalf by:-



**DAVID DEVONS**  
Chairman  
10 June 2009

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS  
NOTES TO THE FINANCIAL STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2009**

**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 owned by the Conservators has not been included in the balance sheet. The insurance value is £6.6 million agreed with SBJ (UK) Limited on 1 April 2008 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 in the Conservators' hands. For this reason no depreciation on land or buildings is shown.

In March 2009, some major plant and equipment for use on the Commons was purchased - rather than leased as had been the practice in the past; in accordance with generally accepted accounting practice, the costs of such equipment have been capitalized and treated as fixed assets. In subsequent years this equipment will be depreciated at a rate of 25% on the reducing balance system.

**(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 a 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 the repair of equipment is written off in the year in which it is incurred.

**(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 2009**

<b>2 Analysis of Resources Expended</b>	<b>2009</b>	<b>2008</b>
	£	£
(a) <b>Windmill</b>		
Repairs	<u>9,835</u>	<u>529</u>
(b) <b>Commons Security</b>		
Staff costs (Governance)	111,771	107,933
Staff costs (Operational)	253,758	260,244
Horses and stable upkeep	27,041	24,223
Radios	4,546	3,307
Other expenses	<u>9,350</u>	<u>8,593</u>
	<u>406,466</u>	<u>404,300</u>
(c) <b>Commons Maintenance</b>		
Staff costs (Governance)	12,342	11,918
Staff costs (Operational)	229,245	238,491
Materials and other expenses	66,341	110,109
Plant and equipment leasing/repairs	52,933	22,877
Plant and equipment purchased	45,706	-
Plant and equipment capitalised	<u>(45,706)</u>	<u>-</u>
	<u>360,861</u>	<u>383,395</u>
(d) <b>Playing Fields Maintenance</b>		
Staff costs (Governance)	10,463	10,104
Staff costs (Operational)	114,353	106,784
Materials and other expenses	35,522	32,314
Utilities and other services	<u>21,115</u>	<u>8,373</u>
	<u>181,453</u>	<u>157,575</u>
(e) <b>Property Maintenance</b>		
Staff costs (Governance)	9,943	9,601
Staff costs (Operational)	38,112	35,325
Materials and other expenses	<u>55,600</u>	<u>60,378</u>
	<u>103,655</u>	<u>105,304</u>
(f) <b>Property expenditure</b>		
Stable redevelopment	-	154,379
New cottages and retentions	467,872	127,968
Car park	-	35,705
Manor Cottage extension	<u>-</u>	<u>1,006</u>
	<u>467,872</u>	<u>319,058</u>
(g) <b>Governance</b>		
Staff costs (Governance)	72,119	69,643
Utilities and services	9,474	19,613
Office expenses	45,731	31,854
Archivist fees	9,796	-
Council tax	17,663	16,051
Election expenses	34,808	-
Auditors' remuneration	2,275	2,185
Accounting	5,812	5,417
Surveyors' fees	23,500	4,700
Land consultants' fees	1,701	2,290
Legal fees	51,155	25,432
Court costs provision	(60,000)	60,000
Bank charges	<u>97</u>	<u>32</u>
	<u>214,131</u>	<u>237,217</u>
<b>Total</b>	<u>1,744,273</u>	<u>1,607,378</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes to the Financial Statement (Continued)**  
**For the Year Ended 31 March 2009**

**3 Total Resources Expended**

	<b>Staff Costs £</b>	<b>Other Costs £</b>	<b>Total 2009 £</b>	<b>Total 2008 £</b>
Windmill	-	9,835	9,835	529
Commons security	365,529	40,937	406,466	404,300
Commons maintenance	241,587	119,274	360,861	383,395
Playing fields maintenance	124,816	56,637	181,453	157,575
Property maintenance	48,055	55,600	103,655	105,304
Property expenditure	-	467,872	467,872	319,058
	<u>779,987</u>	<u>750,155</u>	<u>1,530,142</u>	<u>1,370,161</u>
Governance	72,119	142,012	214,131	237,217
	<u>852,106</u>	<u>892,167</u>	<u>1,744,273</u>	<u>1,607,378</u>

**4 Grants and Donations**

	<b>2009 £</b>	<b>2008 £</b>
Donations	15,743	6,663
DEFRA	43,663	31,362
Natural England	-	1,278 *
	<u>59,406</u>	<u>39,303</u>

\* In 2008-09 payments due from Natural England were made on its behalf by DEFRA.

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

	<b>2009 £</b>	<b>2008 £</b>
Levies received from Councils	<u>891,939</u>	<u>858,062</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
Notes to the Financial Statement (Continued)  
For the Year Ended 31 March 2009

**6 TOTAL RESOURCES EXPENDED**

	£	£	£	£	£	£	£	£	£	£	£	£
	Windmill	Security	Maintenance	Playing fields	Property maintenance	Property expenditure	Total charitable expenditure	Governance	2009 - Total	2008 - Total		
	£	£	£	£	£	£	£	£	£	£	£	£
<b>Costs directly allocated to activities</b>												
Staff costs	-	253,758	229,245	114,353	38,112	-	635,468	-	635,468	640,844		
Horse and stable upkeep	-	27,041	-	-	-	-	27,041	-	27,041	24,223		
Radios	-	4,546	-	-	-	-	4,546	-	4,546	3,307		
Other expenses	-	6,420	6,141	165	6	-	12,732	-	12,732	4,851		
Materials	-	-	6,297	9,998	15,329	-	31,624	-	31,624	60,178		
Fuel costs	-	-	10,323	3,549	-	-	13,872	-	13,872	10,022		
Cleaning, litter disposal etc	-	-	19,269	5,062	-	-	24,331	-	24,331	21,640		
Contract work	-	-	13,753	3,372	28,968	-	46,093	-	46,093	54,393		
Plant and equipment leased	-	-	19,450	22,488	-	-	41,938	-	41,938	17,429		
Plant and equipment purchased	-	-	45,706	-	-	-	45,706	-	45,706	19,907		
Plant and equipment capitalised	-	-	(45,706)	-	-	-	(45,706)	-	(45,706)	-		
Utilities and services	-	930	3,910	5,466	-	-	10,306	-	10,306	6,704		
Insurance	-	2,000	6,648	3,500	5,000	-	17,148	-	17,148	16,818		
Repairs and spares	9,835	-	33,483	3,037	-	-	46,355	-	46,355	31,231		
Stable redevelopment	-	-	-	-	-	-	-	-	-	154,379		
New cottages	-	-	-	-	-	-	-	-	-	127,968		
Windmill car park resurfacing	-	-	-	-	-	-	-	-	-	35,705		
Manor cottage extension	-	-	-	-	-	-	-	-	-	1,006		
Garage renewal	-	-	-	-	-	-	6,297	-	6,297	-		
	9,835	294,695	348,519	170,990	93,712	467,872	1,385,623	-	1,385,623	1,230,605		
<b>Support costs allocated to activities</b>												
Administrative staff costs	-	111,771	12,342	10,463	9,943	-	144,519	72,119	216,638	209,199		
Utilities and services	-	-	-	-	-	-	-	9,474	9,474	19,613		
Office expenses	-	-	-	-	-	-	-	45,731	45,731	31,854		
Archivist fees	-	-	-	-	-	-	-	9,796	9,796	-		
Council Tax	-	-	-	-	-	-	-	17,663	17,663	16,051		
Election Expenses	-	-	-	-	-	-	-	34,808	34,808	-		
Auditor's remuneration	-	-	-	-	-	-	-	2,275	2,275	2,185		
Accounting	-	-	-	-	-	-	-	5,812	5,812	5,417		
Surveyors fees	-	-	-	-	-	-	-	23,500	23,500	4,700		
Land consultants fees	-	-	-	-	-	-	-	1,701	1,701	2,290		
Legal fees	-	-	-	-	-	-	-	51,155	51,155	25,432		
Court costs provision	-	-	-	-	-	-	-	(60,000)	(60,000)	60,000		
Bank charges	-	-	-	-	-	-	-	97	97	32		
	-	111,771	12,342	10,463	9,943	-	144,519	214,131	358,650	376,773		
	<b>9,835</b>	<b>406,466</b>	<b>360,861</b>	<b>181,453</b>	<b>103,655</b>	<b>467,872</b>	<b>1,530,142</b>	<b>214,131</b>	<b>1,744,273</b>	<b>1,607,378</b>		

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes To The Financial Statements (Continued)**  
**For The Year Ended 31 March 2009**

**7 Analysis of Net Assets between funds**

	General Funds £	Designated Funds £	Mill House Fund £	Total Funds £
Fixed assets	45,706			45,706
Current assets	115,215	306,713	1,046,732	1,468,660
Current liabilities	(32,594)			(32,594)
Net Assets at 31 March 2009	<u>128,327</u>	<u>306,713</u>	<u>1,046,732</u>	<u>1,481,772</u>

**8 Staff Costs are analysed as follows**

	2009 £	2008 £
Gross wages and salaries	657,036	649,130
Social Security costs	52,123	51,419
Pensions	142,948	149,494
	<u>852,106</u>	<u>850,043</u>

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

	2009 number	2008 number
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	7	8
Playing Fields	3	3
Property	1	1
	<u>22</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, water rates 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 (2008 - 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.

**11 Debtors**

	2009 £	2008 £
Sundry debtors and prepayments	<u>8,859</u>	<u>26,901</u>

**WIMBLEDON AND PUTNEY COMMONS CONSERVATORS**  
**Notes To The Financial Statements (Continued)**  
**For The Year Ended 31 March 2009**

<b>12 Mill House Fund</b>	unit trusts	deposits	total
At market value 31 March 2008	1,319,768	471,803	1,791,571
add notional income	74,996	33,401	108,397
less draw down in year	(74,996)	(150,000)	(224,996)
less transfer of funds to bank in year	0	(351,272)	(351,272)
Book value at 31 March 2009	<u>1,319,768</u>	<u>3,932</u>	<u>1,323,700</u>
Unrealised (loss) on investment for this year	(270,670)	0	(270,670)
Market value at 31 March 2009	<u><u>1,049,098</u></u>	<u><u>3,932</u></u>	<u><u>1,053,030</u></u>

<b>13 Creditors: amounts falling due within one year</b>	<b>2009</b>	<b>2008</b>
	<b>£</b>	<b>£</b>
Creditors and accruals	<u>32,594</u>	<u>72,127</u>
	<u><u>32,594</u></u>	<u><u>72,127</u></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 2012. A transfer to this fund of £12,000 has been made in these accounts and the balance now stands at £14,528.

**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 no capital commitments at the year end. Capital commitments relating to the completion of the two new staff cottages and the replacement of the garages amounted to £461,581 in 2008.

**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 March 2007.

The contributions for the year ended 31 March 2009 for employers were at 25%. Based on the March 2007 actuarial valuation, the contributions in the year commencing 1 April 2009 will continue to be 25%.

The pension charge for the year was £142,948, (2008 - £149,494).