

Wimbledon and Putney Commons Conservators

Confidential Report of the meeting of the Finance Sub-Committee held on Wednesday 25 May 2011 at 2.00pm in the Ranger's Office

Present: Mr Andrew Simon (Chairman)
Mr David Devons (Vice Chairman)
Mr Derek Frampton

Mr Gordon Vincent (Clerk and Ranger, Chief Executive)
Ms Paula Graystone (Deputy Clerk and Ranger)

██████████, Collards

██████████, Charlwood Leigh
██████████, Charlwood Leigh

Charlwood Leigh Ltd

Since meeting in November of last year Charlwood Leigh were pleased to report that the Conservators' funds had increased in value from £██████████ to £██████████ and total withdrawals increasing from £██████████ to £██████████.

They produced three short scans which compared the performance of the Conservators' funds to the IMA Cautious Managed Sector, the Retail Price Index and the FTSE 100.

The analysis looked at the actual fund performance from February 2007 but did not take into account withdrawals made by the Conservators over the period concerned. The scans showed the current asset allocation of the funds along with the performance of the portfolio since inception.

Although the funds were ahead of the benchmarks, both Jupiter and Henderson's quartile ranking had fallen in the short term. Unfortunately, Jupiter had invested in the Japanese Market. Both funds had extremely experienced managers at the helm.

In investment terms the past six months had seen continued volatility with some major setbacks for some of the emerging markets. The UK FTSE 100 had moved between 5400 and just over 6000 and had been trading water over the last 6 months.

A recent correction in the commodities market had had an impact on the funds under management (they were all exposed to commodities). Henderson had an above average exposure to gold.

Looking forward, Charlwood Leigh reported that the fund managers were confident that the market would improve. Leaving assets in cash was currently producing a negative return. There is no doubt that the volatility would continue and that there were still major problems with regards to the amount of debt and unemployment that needed to be addressed by the government over the next few years.

At the last Finance Sub-Committee meeting in November 2010 it had been discussed whether or not the Conservators should alter their attitude to risk and perhaps increase the risk of the portfolio. The looking at the scans, it could be seen that when the markets

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really fell in 2008/09 the Conservators' holdings did not fall at the rate that the IMA Cautious or FTSE 100 fell, therefore being somewhat defensive.

Charwood Leigh would continue to monitor the funds closely and would report to the Conservators' any concerns that they might have.

At the April Board meeting [REDACTED] had queried some of the percentage difference figures on the monthly investment valuation report produced by Charwood Leigh. As no-one could explain how the percentages had been reached at that time of the April meeting it had been agreed that Finance Sub-Committee would try to clarify the matter. Charwood Leigh were unclear as to what the actual query was as a copy of the valuation was not on hand. [REDACTED] agreed to liaise with Charwood directly.

It was agreed that the Finance Sub-Committee would meet with Charwood Leigh representatives and [REDACTED] of Collards at a date to be confirmed in November 2011.

[REDACTED] and [REDACTED] left the meeting

The following recommendations are proposed: -

- i. The present holdings to be retained.**
- ii. Only the actually arising ("natural") dividends to be drawn down as they arise.**
- iii. A comparison of the FTSE 350 as well as the FSTE 100 would be produced on one analytic chart in future.**
- iv. The Deputy Clerk and Ranger was asked to produce and distribute figures of income receipts from the investments as they arise.**

Special Projects Reserve Fund

A was agreed that £[REDACTED] should be transferred into the Special Projects Reserve Fund. The entire amount of £[REDACTED] received from the sale of easements and £[REDACTED] from 3-years back dated reclaimed VAT would be a transferred. The remaining £[REDACTED] would come from the general fund. The aim was to try a build up enough reserves in this fund so that the Conservators would have an entire year's income in reserve.

GWV
26/05/11