MITCHAM COMMON CONSERVATORS

REPORT OF THE CONSERVATORS
AND AUDITED FINANCIAL STATEMENTS

for the year ended
31ST MARCH 2025

Barnes Noble Ltd
Chartered Accountants
Statutory Auditors

MITCHAM COMMON CONSERVATORS

FINANCIAL STATEMENTS
for the year ended 31st MARCH 2025

Contents

Membership

The Members of the Board for the year and their attendance at the 4 Board meetings were:

Mr John Cheetham	(4/4)
Ms Alison Dines	(2/4)
Councillor Richard Clifton	(2/4)
Ms Anne Fairweather (Vice-Chair)	(4/4)
Councillor Jenifer Gould	(2/4)
Councillor Matt Griffiths	(2/4)
Councillor Joan Henry	(2/4)
Councillor Mark Johnson	(2/4)
Councillor Dan Johnston	(2/4)
Mr Norman Jones	(3/4)
Councillor Dave Tchil	(3/4)
Councillor Martin Whelton (Chair)	(3/4)
Councillor Fatima Zaman	(0/4)

Governance

The Board of Conservators is made up of representatives of the three London Boroughs of Merton, Sutton and Croydon. Each sends four representatives. The City of London sends a single representative. Together, they form the Board of the Mitcham Common Conservators. Four Committee meetings are held each year. The Agenda and Minutes are placed in the public domain on our website. www.mitchamcommon.org The Board also hold two site inspections every year.

Much work is delegated to the Chair and Vice Chair to ensure the smooth running of the Board's work programme between meetings.

Management

Merton Council act as the Board's agent and employ a manager and warden to undertake the maintenance of the Common in accordance with the adopted management plan.

Budget

Mitcham Common is run extremely frugally. The Conservators monitor the budget at every meeting to ensure that we remain within agreed estimates or take corrective action.

This financial year the funding from Merton Council was £24,105. Croydon and Sutton Councils no longer provide any funding towards the maintenance of the Common.

Unallocated Financial Reserves

During this financial year, the Board resolved to allocated some of its cash Reserves to increase its Investment Portfolio.

Page 6 of the Financial Statements shows that as at 31st March 2025 a total of £405,771 was held in two current bank accounts and a further £250,000 in a deposit account. Of this, £274,454 covers Current Liabilities and of the remaining £381,317, £209,587 is allocated to the Equipment Replacement and Capital Projects funds leaving £171,730 unallocated.

Management Issues

The following highlights some of the wide range of issues the Conservators had to consider over the year in review:

1. Discussions with Hackbridge and Cricket Green Safer Neighbourhood Teams regarding antisocial behaviour (motorbikes activity) on the Gunsite. Local Police agreed to patrol the area more frequently.

2. Presentation on Virtual Orienteering (now called Explore Outdoors) project, funded by Merton Council. Board agreed that a trail could be established on the Common. Project likely to be implemented in 2026.

3. Consultant appointed to carry out 7-yearly review of Mitcham Golf Club Licence.

4. Public consultation of the selective removal of scrub on the edge of Arthur's Pond. Project was approved and the first phase of the work completed over the winter months.

5. Continuing dialogue with Merton and Sutton Councils regarding improvements to the Goat Road/London Road junction. In principle approval of a shared path to facilitate cyclists travelling from Goat Road junction to Drake Road.

6. Re-surfacing footpaths on Bidder's Sub-Site of the Common.

7. New 5-year Environmental Stewardship agreement known as Sustainable Farming Incentive agreed with Rural Payments Agency.

8. Dialogue with Merton regarding establishing a weekly Park Run on the Common.

9. Funding provided by Mitcham Common Environmental Trust, Friends of Mitcham Common and individual donations from members of the public, generated sufficient income to purchase and install 4 replacement benches on the Common.

Martin Whelton, 1/6/26

Councillor Martin Whelton
Chair, Mitcham Common Conservators

The members are responsible for preparing the Report of the Members and the financial statements in accordance with applicable law and regulations.

The members prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' as amended for their needs. Under legislation applicable to the members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the common and of the profit or loss of the common for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting 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 the going concern basis unless it is inappropriate to presume that the common will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the common's transactions and disclose with reasonable accuracy at any time the financial position of the common. They are also responsible for safeguarding the assets of the common and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITORS' REPORT
TO
MITCHAM COMMON CONSERVATORS

Opinion

We have audited the financial statements of Mitcham Common Conservators (the 'entity') for the year ended 31st March 2025 which comprise the Statement of Financial Position, Income Statement and Notes to the Financial Statements, 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 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) as amended and adopted by the members.

In our opinion the financial statements:

- give a true and fair view of the state of the entity's affairs as at 31st March 2025 and of its surplus for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice as applicable to the entity.

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 financial statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC'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 ISAs (UK) require us to report to you where:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members' have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the entity'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.

Other Information

The members are responsible for the other information. The other information comprises the information in the Report of the Members, but does not include the financial statements and our Report of the Auditors 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 financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. 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 regards to this.

Opinion on the other matters

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Members for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Members has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the entity and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Members.

We have nothing to report in respect of the following matters, if in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

INDEPENDENT AUDITORS' REPORT
TO
MITCHAM COMMON CONSERVATORS

Responsibilities of members

As explained more fully in the Statement of Member's Responsibilities set out on the page three, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine 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 members are responsible for assessing the entity'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 members either intend to liquidate the entity or cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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 a Report of the Auditors 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.

Extent to which the audit was considered capable of detecting irregularities, including fraud.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;

- Reviewing minutes of meetings of those charged with governance;

- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;

- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;

- Performing audit work over the risk of management bias and override of controls, including testing of journals entries and other adjustments for appropriateness, evaluating the business rationate of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher that for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, mispresentations, or the override of internal control.

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

INDEPENDENT AUDITORS' REPORT
TO
MITCHAM COMMON CONSERVATORS

Use of our report

This report is made solely to the entity's members, as a body. Our audit work has been undertaken so that we might state to the entity's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the entity and the entity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Romit Basu FCA (Senior Statutory Auditor) Date: 10. Juni 2026
for and on behalf of:
Barnes Noble Ltd
Chartered Accountants and Statutory Auditors
Unitec House
2 Albert Place
London
N3 1QB

STATEMENT OF FINANCIAL POSITION
as at 31st March 2025

		2025		2024	
		£	£	£	£
QUOTED INVESTMENTS at Market Value			1,670,291		1,363,923
CURRENT ASSETS					
SUNDRY DEBTORS AND PREPAYMENTS					
Insurance in advance		594		457	
Due from brokers		-		-	
Unity trust deposit		250,000		250,000	
			250,594		250,457
TAILORED ACCOUNT	Unity Trust Bank	14,984		13,705	
RESERVE ACCOUNT	Unity Trust Bank	390,522		613,796	
DEPOSIT ACCOUNT	Redmayne Bentley	265		-	
			405,771		627,501
			2,326,656		2,241,881
Deduct: CURRENT LIABILITIES					
CREDITORS AND ACCRUALS					
Maintenance of Common		270,314		232,196	
Due to brokers		-		88	
Audit and Accountancy fees		4,140		4,140	
			(274,454)		(236,424)
NET ASSETS			2,052,202		£ 2,005,457
REPRESENTED BY:					
GENERAL ACCUMULATED FUND					
Balance as at 1st April 2024		1,795,871		1,700,095	
Add: Excess of income over expenditure		46,744		95,776	
Less: Movement in the year		-		-	
			1,842,615		1,795,871
EQUIPMENT REPLACEMENT FUND					
Balance as at 1st April 2024		20,109		20,109	
			20,109		20,109
CAPITAL PROJECTS FUND					
Balance as at 1st April 2024		189,478		189,478	
Add: Movement in the year		-		-	
			189,478		189,478
			2,052,202		£ 2,005,457

INCOME STATEMENT
for the year ended 31st MARCH 2025

	2025		2024	
	£	£	£	£
INCOME				
Corporation Grants				
London Borough of Merton	24,104		24,104	
Rural Payments Agency	19,047		6,333	
MC Educational Trust	29		412	
		43,180		30,849
Licence Fees				
M Hammond	12,272		21,928	
Mitchell and Butlers	12,700		12,700	
Cricket green school	100		100	
London Borough Sutton	-		-	
		25,072		34,728
Miscellaneous receipts				
Scot gas network	62,511		33,073	
Tilbury Goddard	-		4,260	
S Long	-		1,500	
Donation	241		-	
World of clowns	-		5,375	
Friends of Mit Common	802		887	
Film unit	-		28,505	
London Borough of Merton (consultancy fees)	12,328		14,395	
London Colleges	550		550	
Book sales	14		770	
J.Shrimpton	880		-	
M. Nunzet	20		-	
		77,346		89,315
Mitcham Golf Club Trustees		78,922		78,922
Dividends and Interest on Investments		72,364		62,505
Wayleaves		374		375
Interest		35,265		21,199
		332,523		317,893
EXPENDITURE				
Fees- Incl fees to Clerk to the Conservators	900		1,387	
Maintenance of Common	270,314		232,196	
Audit Fee and Accountancy	4,020		4,990	
Insurance	1,088		834	
Circus deposit refund	-		1,000	
Bank Charges	114		107	
Sundry Expenses	1,496		411	
Fair refundable deposit	500		1,000	
Cross country refundable deposit	200		-	
Overseas custody charge	100		-	
Management fees	480		-	
SLBI	1,500		-	
Rustic Oak	2,780		-	
Springate Limited	5,124		-	
		288,616		241,925
Surplus before sale of investments		43,906		75,967
Net Profit/(Loss) on sales of investments		25,160		(5,165)
Change in Market value of Investments		(22,322)		24,974
BALANCE TRANSFERRED (FROM)/TO GENERAL ACCUMULATED FUND		£ 46,744		£ 95,776

The financial statements were approved by the Board of Conservators on and were signed on its behalf by:

M Whelton . 10/6/26

M.Whelton
Chairman

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31st MARCH 2025

1 OBJECTS OF THE SCHEME

The scheme with respect to Mitcham Common and Beddington Corner was confirmed by The Metropolitan Commons (Mitcham) Supplemental Act 1891 and requires the Conservators to regulate and manage the Commons as a place of public resort (other lands included in the scheme were removed from it under the provisions of the Mitcham Urban District Council Act 1923).

2 ACCOUNTING POLICIES

Accounting Convention

These financial statements have been prepared in accordance with Financial Reporting Standard 102 1A for small companies "The Financial Reporting Standard applicable in the UK and Republic of Ireland" as amended and adopted by the members.

Currency

The financial statements are prepared in sterling which is also the functional currency of the company and rounded to the nearest pound.

Quoted Investments

Quoted Investments are stated at Market Value.

Dividends and Interest on Investments

Interest and dividends are accounted for on an accruals basis.

Other Income

Other Income is included in the period to which it relates.

Expenses

Expenses are recorded in the Financial Statements in the period in which they are incurred.

Going concern

The financial statements have been prepared on a going concern basis, which the conservators consider appropriate. The Committee of Management have reviewed management accounts, projections and forecasts for a period of at least twelve months from the date of approval of the financial statements. On the basis of this review the committee believe it appropriate to prepare the financial statements on a going concern basis.

3 APB ETHICAL STANDARD- PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our small size and nature we use our auditors to assist with the preparation of the financial statements.

4 RELATED PARTY DISCLOSURE

Mitcham Common Conservators as at 31st March 2025 recharged expenses of £270,315 to Merton Council.

MAINTENANCE OF THE COMMON
Year ended 31st March 2025

	2025 £		2024 £	
EXPENDITURE				
Employees				
Salaries- Manager and Warden	126,486		122,967	
Other duties	-		-	
Estate Workers	-		-	
Transport				
Other duties	160		131	
Petrol, Derv and Oil	790		1,232	
Repairs and Maintenance of Vehicles	3,173		3,834	
Transport SLA/Rech-Dir Non Std	2,151		2,329	
Plant Hire for Leisure	3,950		3,685	
Car/ Cycle Allowance- payroll	461		376	
Supplies and Services				
Tree Work	19,386		16,035	
Removal Rubbish/ Spoil	7,066		4,400	
Electricity	629		760	
Gas (Inc. Butane)	1,539		1,669	
Use of Water (Metered)	347		526	
Maintenance of grounds	18,577		30,617	
Nature Conservation	36,655		27,930	
Internal Printing	170		237	
Print room costs	134		397	
Roadside Fly-tipping	-		-	
Consultancy	258		404	
Building cleaning	608		791	
Miscellaneous expenses	1,411		701	
Telephones- General	2,582		2,236	
Telephones- Payroll	189		252	
Telephones- Mobile	143		686	
Tree Surgery Works	-		-	
Supplies and Services	-		-	
Fly-tip and Litter Disposal	-		-	
Accountancy and Administration- LBM	10,000		10,000	
Support Services (LB Merton)	-		-	
Minutes Secretary Fee and Board expenses	-		-	
Legal and Consultancy fees	-		-	
Website Design & Maintenance	-		-	
Capital Expenditure				
Grounds Maintenance - Capital	13,450		-	
Tree Works - Capital	20,000		-	
Total Expenditure		270,315		232,195
Miscellaneous Charges		-		-
TOTAL INCOME		-		-
Net Expenditure				
Mitcham Common Education Trust		-		-
Mitcham Common Enviornment Trust		-		-
Net Expenditure recharged by London Borough of Merton		£ 270,315		£ 232,195

This page does not form part of the audited financial statements.