

# City of London Corporation Committee Report

<b>Committee(s):</b> Epping Forest and Commons	<b>Dated:</b> 27/11/2025
<b>Subject:</b> Revenue and Capital Budgets – 2026/27 – The Commons	<b>Public report:</b> For Decision
<b>This proposal:</b> <ul style="list-style-type: none"> <li>• <b>delivers Corporate Plan 2024-29 outcomes</b></li> <li>• <b>provides statutory duties</b></li> </ul>	Providing Excellent Services Flourishing Public Spaces
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Executive Director Environment Chamberlain
<b>Report author:</b>	Clem Harcourt, Chamberlain's Department

## Summary

This report presents for approval the revenue and capital budgets for each of the individual Commons charities for 2026/27, for subsequent submission to Finance Committee.

The proposed draft revenue budgets for 2026/27 for each individual charity is as follows:

- Burnham Beeches and Stoke Common – £2.172m net expenditure, an increase of £837k compared with the 2025/26 original budget of £1.335m.
- West Wickham Common and Spring Park Wood and Coulsdon and Other Commons – £2.019m net expenditure, a decrease of (£30k) compared with the 2025/26 original budget of £2.049m.
- Ashtead Common – £772k net expenditure, a decrease of (£166k) compared with the 2025/26 original budget of £938k.

The proposed budget for 2025/26 for each charity has been prepared within the resource envelope allocated to each Chief Officer by Resource Allocation Sub-Committee, including an inflationary increase of 3% as well as contingency funding provided relating to the pay award effective from July 2024 and increases in employer's national insurance.

The resource envelope must be adhered to, as failure to do so will impact Finance Committee's ability to set a balanced budget for the year ahead.

The report also reframes the proposed budget to show net expenditure as grant funding from City's Estate for each charity for 2026/27. In addition, the appendices include a summarised version of the budget for each charity set out in the format of the Statement of Financial Activities (SOFA) in line with best practice for the financial reporting of charities. Further details on proposed Grant Funding Model principles and arrangements are presented to Members for discussion and endorsement in the Natural Environment Charities Review – Grant Funding Model Principles paper.

## **Recommendation(s)**

Members are asked to:

- i) note the latest revenue budget for each of the Commons charities for 2025/26;
- ii) review and approve the proposed draft revenue budget for 2026/27 for Burnham Beeches and Stoke Common charity for submission for approval by the Finance Committee;
- iii) review and approve the proposed draft revenue budget for 2026/27 for West Wickham Common and Spring Park Wood and Coulsdon and Other Commons charities for submission for approval by the Finance Committee;
- iv) review and approve the proposed revenue budget for 2026/27 for Ashtead Common charity for submission for approval by the Finance Committee;
- v) review and approve capital and supplementary revenue project budgets for The Commons for 2026/27 for submission for approval by the Finance Committee; and
- vi) authorise the Chamberlain, in consultation with the Executive Director, Environment to approve amendments for 2025/26 and 2026/27 budgets arising from changes to recharges & support services or for any further implications arising from corporate contracts, energy price increases, changes to the Cyclical Works Programme (CWP) and depreciation during budget setting.

## **Main Report**

### **Introduction**

1. The City of London Corporation owns and manages almost 11,000 acres of historic and natural Open Spaces for public recreation and enjoyment. This includes City Commons, Burnham Beeches and Stoke Common which are registered charities funded from City's Estate. The charities are run at no cost to the communities that they serve and are currently funded principally by the City, together with donations, sponsorship, grants and trading income.
2. This report is segregated into the following sections providing an opportunity for Members to review and scrutinise the budgets of each individual charity:

- **Section A.** Burnham Beeches and Stoke Common (charity registration number: 232987)
  - **Section B.** West Wickham Common and Spring Park Wood and Coulsdon and Other Commons (charity registration numbers: 232988 and 232988-1)
  - **Section C.** Ashtead Common (charity registration number: 1051510).
3. This report sets out the latest budget for 2025/26 and the proposed revenue budget for 2026/27 for the individual Commons charities and under the control of the Executive Director Environment, analysed between:
- **Local Risk Budgets** - these are budgets deemed to be largely within the Chief Officer's control and include budgets managed by the Executive Director Environment as well as by the City Surveyor specifically for repairs and maintenance and the Cyclical Works Programme (CWP);
  - **Central Risk Budgets** – these are budgets comprising specific items where a Chief Officer manages the underlying service, but where the eventual financial outturn can be strongly influenced by external factors outside of his/her control or are budgets of a corporate nature; and
  - **Recharges & Support Services** - these cover budgets for services provided by one activity to another. The control of these costs is exercised at the point where the expenditure or income first arises as local or central risk.
4. Please note that City Corporation reporting convention (see Tables 1, 5 and 9) uses brackets to denote income, decreases in expenditure, or increases in income. However, where charity style reporting has been introduced in this paper (Tables 2, 6 and 10 and Appendices), the convention is to show both income and expenditure without brackets, which are instead used to denote deficits or adverse variances. Only significant variances (generally those greater than £30k) have been commented on and are referenced in the relevant tables in the appendices.
5. For 2026/27, budgets include:
- a 3% uplift for inflation as a cash limit to charity budgets;
  - contingency funding to cover increased costs associated with the pay award to staff effective from July 2024 and increases in national insurance;
  - a clear distinction between local risk, central risk, and recharge budgets; and
  - responsibility for budgetary control placed on departmental Chief Officers.
6. The resulting resource envelope must be adhered to, as failure to do so will impact Finance Committee's ability to set Council Tax rates for the year ahead and the requirement in law for the City to set a balanced budget.
7. The budget has been prepared within the resource envelope allocated to the Executive Director Environment, with the following assumption:

- Support Services budgets reflect the attribution and cost of central departments. All support services are based on time spent or use of services and were reviewed during 2024/25 with the method of apportionment updated to reflect the latest up to date corporate information. However, the full budgets for these departments have not yet been finalised, so further changes to these budgets may be required. Members are asked to agree that the decision as to the changes required to these budgets are delegated to the Chamberlain in consultation with the Executive Director Environment.
8. Members should note that for 2026/27, the format of the budgets for the individual charities have been reviewed. The proposed budgets for 2026/27 have been set out for each charity in the format of a summarised Statement of Financial Activities (SOFA) to enable the charities to comply with the best practice for the financial reporting of charities, reframing the City's funding as grant funding (subject to formal approval of the grant funding principles and arrangements). A copy of the SOFA for each charity can be found in the appendices.

## Section A - Burnham Beeches and Stoke Common (charity registration number: 232987)

9. The overall proposed 2026/27 budget for Burnham Beeches and Stoke Common, which includes the charity's relevant operating budgets (local risk and central risk) and recharges & support services budgets, plus the City Surveyor's CWP and building repairs & maintenance budget is £2.172m net expenditure. This is an increase of £837k when compared with the 2025/26 original budget of £1.335m net expenditure.
10. The latest budget for 2025/26 and provisional original draft budget for 2026/27 for the charity is summarised in Table 1 below and further analysed in the charity's SOFA in Appendix 1.

<b>Table 1 - Burnham Beeches &amp; Stoke Common (City / deficit funding report style)</b>	Original (OR) Total Budget 2025/26 £000	Latest Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Movement 2025/26 OR to 2026/27 OR £000
Local Risk	633	652	672	39
City Surveyors - Repairs & Maintenance	119	119	124	5
Cyclical Works Programme (CWP)	254	370	1,012	758
Central Risk (inc. Depreciation / Investment income)	57	57	67	10
Recharges & Support Services	272	272	297	25
Capital and Projects	0	0	0	0
<b>Total Net Expenditure</b>	<b>1,335</b>	<b>1,470</b>	<b>2,172</b>	<b>837</b>
Depreciation (shown as Funds movement)	(57)	(57)	(55)	2
Investment income (shown as Self-Generated Income)	0	418	3	3
<b>Total Grant Funding</b>	<b>1,392</b>	<b>1,945</b>	<b>2,230</b>	<b>842</b>

<b>Table 2 - Burnham Beeches &amp; Stoke Common (Charity / grant funding report style)</b>	Original (OR) Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Original (OR) Unrestricted Budget 2026/27 £000	Restricted Budget 2026/27 £000	Variance F/(A) 2025/26 OR to 2026/27 £000
Core Grant (Local Risk)	633	672	672	0	39
Additional Grant	645	1,448	1,448	0	803
Capital / Projects	0	0	0	0	0
<b>Total Grant Funding</b>	<b>1,278</b>	<b>2,120</b>	<b>2,120</b>	<b>0</b>	<b>842</b>
Self-Generated Income	418	267	264	3	(151)
<b>Total Income</b>	<b>1,696</b>	<b>2,387</b>	<b>2,384</b>	<b>3</b>	<b>691</b>
Local Risk Expenditure	1,070	1,167	936	231	(97)
Central Risk Expenditure (excl. Depreciation)	0	15	15	0	(15)
City Surveyors - Repairs & Maintenance	119	124	124	0	(5)
Cyclical Works Programme (CWP)	254	1,012	1,012	0	(758)
Recharges & Support Services	272	297	297	0	(25)
<b>Total Expenditure</b>	<b>1,715</b>	<b>2,615</b>	<b>2,384</b>	<b>231</b>	<b>900</b>
<b>Surplus / (Deficit)</b>	<b>(19)</b>	<b>(228)</b>	<b>0</b>	<b>(228)</b>	<b>(209)</b>

## Latest Revenue Budget for 2025/26

11. Overall, the 2025/26 latest budget for Burnham Beeches and Stoke Common is net expenditure of £1.470m, a net increase of £135k compared to the 2025/26 original budget of £1.335m. The reasons for this increase are:

- £116k relating to the re-phasing and backlog of newly agreed works related to projects falling under the CWP; and
- £19k contingency funding relating to additional costs of the July 2024 pay award and increases in employer's national insurance.

## Proposed Revenue budget for 2026/27

12. The proposed 2026/27 budget is net expenditure of £2.172m, an increase of £837k compared to the 2025/26 original budget for the charity of £1.335m.

13. Appendix 1 provides details on budget movements between the 2025/26 original budget and the 2026/27 proposed draft budget. Overall, there is an increase in net expenditure of £837k. The main reasons for this net expenditure increase are:

- £758k increase in budgets for CWP projects managed by the City Surveyor relating to the newly agreed programme for the CWP backlog of works; and

- £99k increase in staffing costs relating to unrestricted reserves as a result of cost of living pay rises to staff and additional costs related to employer's national insurance.

### Staffing Statement

14. Analysis of the movement in staff related costs are shown in Table 3 below:

**Table 3 – Burnham Beeches and Stoke Common – Staffing Statement**

Original Budget 2025/26		Latest Budget 2025/26		Original Budget 2026/27	
Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000
15.17	797	15.17	833	15.17	865

### Cyclical Works Programme

15. Table 4 below details the budgets held and proposed for the City Surveyor's CWP and building repairs & maintenance:

<b>Table 4 – CWP &amp; City Surveyor Local Risk Burnham Beeches and Stoke Common</b>	<b>Original Budget 2025/26 £'000s</b>	<b>Latest Budget 2025/26 £000's</b>	<b>Original Budget 2026/27 £'000</b>
Cyclical Works Programme (CWP)	254	370	1,012
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	116	116	121
Cleaning (City Surveyor Local Risk)	3	3	3
<b>Total CWP and City Surveyor</b>	<b>373</b>	<b>489</b>	<b>1,136</b>

### Grant Funding from City's Estate

16. Please note that as part of the move to the Grant Funding Model effective from 01 April 2026, the charity's total proposed grant funding from City's Estate amounts to £2.120m for 2026/27, an increase of £842k (65.88%) compared with 2025/26. A reconciliation setting out how the grant has been calculated for 2026/27 can be

found in Appendix 2. The grant from City's Estate is comprised of the following elements:

- Core Grant (Local Risk) - £672k – increase of £39k (6.16%)
- Additional Grant (City Surveyor Works) - £1.136m – increase of £763k (204.56%)
- Additional Grant – Recharges and Support Services - £297k – increase of £25k (9.19%)
- Additional Grant (Central Risk) - £15k – increase of £15k.

17. Please note that the grant does not include funding for depreciation as funding for any capital expenditure has previously been provided to the charity relating to the total purchase price of assets in the year that the expenditure took place. Depreciation is however funded from the charity's designated reserve held for tangible fixed assets with the £55k depreciation budgeted for 2026/27 as shown in Appendix 1 being funded from this reserve.



## Section B - West Wickham Common and Spring Park Wood and Coulsdon and Other Commons (charity registration numbers: 232988 and 232988-1)

18. The overall proposed 2026/27 draft budget for West Wickham Common and Spring Park Wood and Coulsdon and Other Commons, which includes the Executive Director Environment's relevant operating budgets (local risk and central risk) and recharges & support services budgets, plus the City Surveyor's CWP and building repairs & maintenance budget is £2.019m net expenditure. This is a decrease of (£30k) when compared with the 2025/26 original budget of £2.049m net expenditure.
19. The latest budget for 2025/26 and provisional original draft budget for 2026/27 for the charities is summarised in Table 5 below and further analysed in the charity's SOFA in Appendix 3.

<b>Table 5 - West Wickham and Coulsdon Common (City / deficit funding report style)</b>	<b>Original (OR) Total Budget 2025/26 £000</b>	<b>Latest Total Budget 2025/26 £000</b>	<b>Original (OR) Total Budget 2026/27 £000</b>	<b>Movement 2025/26 OR to 2026/27 OR £000</b>
Local Risk	722	739	721	(1)
City Surveyors - Repairs & Maintenance	49	49	50	1
Cyclical Works Programme (CWP)	992	1,274	930	(62)
Central Risk (inc. Depreciation / Investment income)	20	20	32	12
Recharges & Support Services	266	266	286	20
Capital and Projects	0	0	0	0
<b>Total Net Expenditure</b>	<b>2,049</b>	<b>2,348</b>	<b>2,019</b>	<b>(30)</b>
Depreciation (shown as Funds movement)	(20)	0	(9)	11
Investment income (shown as Self-Generated Income)	0	0	0	0
<b>Total Grant Funding</b>	<b>2,069</b>	<b>2,348</b>	<b>2,028</b>	<b>(19)</b>

<b>Table 6 - West Wickham and Coulsdon Common (Charity / grant funding report style)</b>	Original (OR) Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Original (OR) Unrestricted Budget 2026/27 £000	Restricted Budget 2026/27 £000	Variance F/(A) 2025/26 OR to 2026/27 £000
Core Grant (Local Risk)	722	721	721	0	(1)
Additional Grant	1,307	1,289	1,289	0	(18)
Capital / Projects	0	0	0	0	0
<b>Total Grant Funding</b>	<b>2,029</b>	<b>2,010</b>	<b>2,010</b>	<b>0</b>	<b>(19)</b>
Self-Generated Income	175	230	230	0	55
<b>Total Income</b>	<b>2,204</b>	<b>2,240</b>	<b>2,240</b>	<b>0</b>	<b>36</b>
Local Risk Expenditure	715	774	774	0	(59)
Central Risk Expenditure (excl. Depreciation)	0	23	23	0	(23)
City Surveyors - Repairs & Maintenance	49	50	50	0	(1)
Cyclical Works Programme (CWP)	992	930	930	0	62
Recharges & Support Services	266	286	286	0	(20)
<b>Total Expenditure</b>	<b>2,022</b>	<b>2,063</b>	<b>2,063</b>	<b>0</b>	<b>41</b>
<b>Surplus / (Deficit)</b>	<b>182</b>	<b>177</b>	<b>177</b>	<b>0</b>	<b>(5)</b>

### Latest Revenue Budget for 2025/26

20. Overall, the 2025/26 latest budget for the charities is net expenditure of £2.348m, a net increase of £299k compared to the 2025/26 original budget of £2.049m net expenditure. The reasons for this budget increase are:

- £282k changes to the newly agreed works falling under the CWP managed by the City Surveyor; and
- £17k contingency funding for additional costs from the July 2024 pay award and increases in employer's national insurance.

### Proposed Revenue budget for 2026/27

21. The proposed 2026/27 budget for the charities is net expenditure of £2.019m, a decrease of (£30k) compared to the 2025/26 original budget of £2.049m. Please note that the 2025/26 budget included £40k one-off additional funding from the Directorate to meet additional grounds maintenance costs. This funding is not being provided in 2026/27 with these costs now funded from an increase in grant income from the Countryside Stewardship Scheme.
22. Appendix 3 provides details on budget movements between the 2025/26 original budget and the 2026/27 proposed budget. Overall, there is a decrease in net expenditure of (£30k). The main reasons for this reduction are:

- (£62k) decrease in budgets for CWP projects managed by the City Surveyor as a result of the rephasing of projects falling under the CWP;
- (£49k) additional income projected to be received from the Countryside Stewardship Scheme;
- £60k additional employment costs as a result of pay rises to staff and increased national insurance contributions; and
- £23k central risk funding relating to audit fees required for the charities.

### Staffing Statement

23. An analysis of the movement in staff related costs are shown in Table 7 below:

**Table 7 – West Wickham Common and Spring Park Wood and Coulsdon and Other Commons – Staffing Statement**

Original Budget 2025/26		Latest Budget 2025/26		Original Budget 2026/27	
Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000
14.40	703	14.40	718	14.25	738

### Cyclical Works Programme

24. Table 8 below details the budgets held and proposed for the City Surveyor's CWP and building repairs & maintenance:

<b>Table 8 – CWP &amp; City Surveyor Local Risk West Wickham Common and Spring Park Wood and Coulsdon and Other Commons</b>	<b>Original Budget 2025/26 £'000s</b>	<b>Latest Budget 2025/26 £000's</b>	<b>Original Budget 2026/27 £'000</b>
Cyclical Works Programme (CWP)	992	1,274	930
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	48	48	49
Cleaning (City Surveyor Local Risk)	1	1	1
<b>Total CWP and City Surveyor</b>	<b>1,041</b>	<b>1,323</b>	<b>980</b>

## **Grant Funding from City's Estate**

25. Please note that as part of the move to the Grant Funding Model effective from 01 April 2026, the charities total proposed grant funding for City's Estate amounts to £2.010m for 2026/27, a decrease of £19k (0.94%) compared with 2025/26. A reconciliation setting out how the grant has been calculated for 2026/27 can be found in Appendix 4. The grant from City's Estate is comprised of the following elements:

- Core Grant (Local Risk) - £721k – decrease of £1k (0.14%)
- Additional Grant (City Surveyor Works) - £980k – decrease of £61k (5.86%)
- Additional Grant – Recharges and Support Services - £286k – increase of £20k (7.52%)
- Additional Grant (Central Risk) - £23k – increase of £23k.

26. Please note that the grant does not include funding for depreciation as funding for any capital expenditure has previously been provided to the charities relating to the total purchase price of assets in the year that the expenditure took place. Depreciation is however funded from the charity's designated reserve held for tangible fixed assets with the £9k depreciation budgeted for 2026/27 as shown in Appendix 3 being funded from this reserve.

## Section C: Ashtead Common (charity registration number: 1051510)

27. The overall proposed 2026/27 budget for Ashtead Common which includes the charity's relevant operating budgets (local risk and central risk) and recharges & support services budgets, plus the City Surveyor's CWP and building repairs & maintenance budget is £772k net expenditure. This is a decrease of (£166k) when compared with the 2025/26 original budget of £938k net expenditure.
28. The latest budget for 2025/26 and provisional original draft budget for 2026/27 for the charity is summarised in Table 9 below and further analysed in the charity's SOFA in Appendix 5.

<b>Table 9 - Ashtead Common (City / deficit funding report style)</b>	<b>Original (OR) Total Budget 2025/26 £000</b>	<b>Latest Total Budget 2025/26 £000</b>	<b>Original (OR) Total Budget 2026/27 £000</b>	<b>Movement 2025/26 OR to 2026/27 OR £000</b>
Local Risk	452	451	465	13
City Surveyors - Repairs & Maintenance	7	7	7	0
Cyclical Works Programme (CWP)	358	439	158	(200)
Central Risk (inc. Depreciation / Investment income)	0	0	4	4
Recharges & Support Services	121	121	138	17
Capital and Projects	0	0	0	0
<b>Total Net Expenditure</b>	<b>938</b>	<b>1,018</b>	<b>772</b>	<b>(166)</b>
Depreciation (shown as Funds movement)	0	0	0	0
Investment income (shown as Self-Generated Income)	0	0	0	0
<b>Total Grant Funding</b>	<b>938</b>	<b>1,018</b>	<b>772</b>	<b>(166)</b>

<b>Table 10 - Ashtead Common (Charity / grant funding report style)</b>	Original (OR) Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Original (OR) Unrestricted Budget 2026/27 £000	Restricted Budget 2026/27 £000	Variance F/(A) 2025/26 OR to 2026/27 £000
Core Grant (Local Risk)	452	465	465	0	13
Additional Grant	486	307	307	0	(179)
Capital / Projects	0	0	0	0	0
<b>Total Grant Funding</b>	<b>938</b>	<b>772</b>	<b>772</b>	<b>0</b>	<b>(166)</b>
Self-Generated Income	56	2	2	0	(54)
<b>Total Income</b>	<b>994</b>	<b>774</b>	<b>774</b>	<b>0</b>	<b>(220)</b>
Local Risk Expenditure	508	572	467	105	(64)
Central Risk Expenditure (excl. Depreciation)	0	4	4	0	(4)
City Surveyors - Repairs & Maintenance	7	7	7	0	0
Cyclical Works Programme (CWP)	358	158	158	0	200
Recharges & Support Services	121	138	138	0	(17)
<b>Total Expenditure</b>	<b>994</b>	<b>879</b>	<b>774</b>	<b>105</b>	<b>(115)</b>
<b>Surplus / (Deficit)</b>	<b>0</b>	<b>(105)</b>	<b>0</b>	<b>(105)</b>	<b>(105)</b>

### Latest Revenue Budget for 2025/26

29. Overall, the 2025/26 latest budget for Ashtead Common is net expenditure of £1.018m, a net increase of £80k compared to the 2025/26 original budget of £938k net expenditure. The reasons for this budget increase are:
- £81k changes to the newly agreed CWP at Ashtead Common managed by the City Surveyor; and
  - (£1k) savings from the corporate mobile phone contract.

### Proposed Revenue budget for 2026/27

30. The proposed 2026/27 draft budget for the charity is net expenditure of £772k, a decrease of (£166k) compared to the 2025/26 original budget of £938k.
31. Appendix 5 provides details on budget movements between the 2025/26 original budget and the 2026/27 proposed draft budget. Overall, there is a decrease in net expenditure of (£166k). The main reason for this net expenditure increase is a (£200k) rephasing of budgets for projects falling under the programme of CWP works managed by the City Surveyor.

### Staffing Statement

32. Analysis of the movement in staff related costs are shown in Table 11 below:

**Table 11 – Ashtead Common – Staffing Statement**

<b>Original Budget 2025/26</b>		<b>Latest Budget 2025/26</b>		<b>Original Budget 2026/27</b>	
<b>Staffing Full-time Equivalent</b>	<b>Estimated Cost £000</b>	<b>Staffing Full-time Equivalent</b>	<b>Estimated Cost £000</b>	<b>Staffing Full-time Equivalent</b>	<b>Estimated Cost £000</b>
<b>6.15</b>	<b>374</b>	<b>6.15</b>	<b>374</b>	<b>6.15</b>	<b>382</b>

### **Cyclical Works Programme**

33. Table 12 below details the budgets held and proposed for the City Surveyor's CWP and building repairs & maintenance:

<b>Table 12 – CWP &amp; City Surveyor Local Risk Ashtead Common</b>	<b>Original Budget 2025/26 £'000s</b>	<b>Latest Budget 2025/26 £000's</b>	<b>Original Budget 2026/27 £'000</b>
Cyclical Works Programme (CWP)	358	439	158
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	7	7	7
<b>Total CWP and City Surveyor</b>	<b>365</b>	<b>446</b>	<b>165</b>

### **Grant Funding from City's Estate**

34. Please note that as part of the move to the Grant Funding Model effective from 01 April 2026, the charity's total proposed grant funding from City's Estate amounts to £772k for 2026/27, a reduction of £166k (17.70%) compared with 2025/26. A reconciliation setting out how the grant has been calculated for 2026/27 can be found in Appendix 6. The grant from City's Estate is comprised of the following elements:

- Core Grant (Local Risk) - £465k – increase of £13k (2.88%)
- Additional Grant (City Surveyor Works) - £165k – decrease of £200k (54.80%)
- Additional Grant – Recharges and Support Services - £138k – increase of 17% (14.05%)
- Additional Grant (Central Risk) - £4k.

### **Draft Capital and Supplementary Revenue Project budgets for 2026/27**

35. The latest estimated costs of the Commons current approved Capital and Supplementary Revenue Projects are summarised below in Table 13 with the listed project relating to activities taking place across the different Commons charities:

**Table 13 - Draft Capital and Supplementary Revenue Project budgets - 2026/27**

Service	Project	Exp. Pre 01/04/25 £'000	2025/26 £'000	2026/27 £'000	2027/28 £'000	Later Years £'000	Total £'000
City Commons	Entry Board Replacement	10	150			-	160

36. The latest Capital and Supplementary Revenue Project forecast expenditure on approved schemes will be presented to the Court of Common Council for formal approval in March 2026.

### **Corporate & Strategic Implications**

Strategic implications – none

Financial implications – none

Resource implications – none

Legal implications – none

Risk implications – none

Equalities implications – none

Climate implications – none

Security implications – none

### **Conclusion**

37. This report presents the proposed draft revenue and capital budgets for 2026/27 for each of the individual Commons charities for Members to consider and approve.

### **Appendices**

- Appendix 1 – Statement of Financial Activities (SOFA) - Burnham Beeches and Stoke Common
- Appendix 2 – Movement between 2025/26 and 2026/27 City's Estate Grant - Burnham Beeches and Stoke Common
- Appendix 3 Statement of Financial Activities (SOFA) - West Wickham Common and Spring Park Wood and Coulsdon and Other Commons
- Appendix 4 – Movement between 2025/26 and 2026/27 City's Estate Grant - West Wickham Common and Spring Park Wood and Coulsdon and Other Commons



- Appendix 5 – Statement of Financial Activities (SOFA) – Ashtead Common
- Appendix 6 – Movement between 2025/26 and 2026/27 City's Estate Grant - Ashtead Common

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