

Wormwood Scrubs Charitable Trust Committee

Agenda

Wednesday 24 June 2015
7.00 pm
Board Room
Old Oak Housing Association
43-45 Erconwold Street

MEMBERSHIP

Administration:	Opposition	Co-optees
Councillor Elaine Chumney Councillor Wesley Harcourt	Councillor Joe Carlebach	

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Date Issued: 16 June 2015

Wormwood Scrubs Charitable Trust Committee Agenda

24 June 2015

<u>Item</u>	<u>Pages</u>
1. APPOINTMENT OF A CHAIR AND A VICE-CHAIR The committee is asked to appoint a Chair and a Vice-Chair for the 2015-16 Municipal Year.	
2. APPOINTMENT OF CO-OPTED MEMBERS The committee is asked to approve the appointment of two non-voting co-opted members.	1 - 3
3. DECLARATIONS OF INTEREST If a Councillor has any prejudicial or personal interest in a particular item they should declare the existence and nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent. At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a prejudicial interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken unless a dispensation has been obtained from the Standards Committee. Where Members of the public are not allowed to be in attendance, then the Councillor with a prejudicial interest should withdraw from the meeting whilst the matter is under consideration unless the disability has been removed by the Standards Committee.	
4. APOLOGIES FOR ABSENCE Apologies for absence have been received from Councillor Joe Carlebach and Ian Ross, Leisure Services Manager	
5. MINUTES OF THE LAST MEETING To approve as an accurate record, and the Chair to sign, the minutes of the meeting held on 4 th March 2015.	4 - 10
6. OLD OAK AND PARK ROYAL OPPORTUNITY AREA PLANNING FRAMEWORK BRIEFING To receive a presentation updating the committee on the Old Oak and Park Royal Opportunity Area Planning Framework	11 - 15

7. MANAGER'S REPORT

16 - 24

To receive a report from the Director of Safer Neighbourhood and the Director of Finance and Resources, ELRS, updating the committee on recent management activity.

8. DATES OF THE NEXT MEETINGS

The dates of the next meetings:

24th September 2015

8th December 2015

15th March 2016

Agenda Item 2

	London Borough of Hammersmith & Fulham WORMWOOD SCRUBS CHARITABLE TRUST COMMITTEE 12TH June 2015
APPOINTMENT OF CO-OPTees	
Report of the Director of Law	
Open Report	
Classification: For Decision Key Decision: No	
Wards Affected: All	
Accountable Executive Director: Tasnim Shawkat, Director of Law	
Report Author: Fern Aldous, Assistant Committee Coordinator	Contact Details: Tel: 020 8753 0150 E-mail: fern.aldous@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 This report sets out the appointment of the Committee's co-opted members.

2. RECOMMENDATIONS

- 2.1 The Committee is asked to agree the appointment of the following non-voting co-opted members:

David Jeffreys – Friends of Wormwood Scrubs Representative
Miriam Shea – Friends of Wormwood Scrubs Representative

3. INTRODUCTION

- 3.1 Local authorities have a general power under the Local Government Act 1972 to co-opt persons from outside their membership to any committee appointed under the Act other than those established to regulate or control finance.
- 3.2 The terms of reference of the Wormwood Scrubs Charitable Trust Committee, as approved by Full Council on the 29th May 2013, make provision for the co-option of non-voting members to its committee.

- 3.3 As an appreciation for their commitment to supporting the work of the Trust it is proposed that the Committee appoints two non-voting co-opted members from representatives from the Friends of Wormwood Scrubs (“the friends”).
- 3.4 The Friends are an association of users of Wormwood Scrubs Park (“the Scrubs”). They are recognised as a charity by HMRC and have over 3,000 supporters. The objects of the Friends according to their constitution includes the protection and conservation of the Scrubs for the exercise, recreation and enjoyment of the public in accordance with the Wormwood Scrubs Act 1879 (“the 1879 Act”) and the resistance of encroachments and other inappropriate activity affecting the lawful use and enjoyment of the Scrubs by the public.
- 3.5 An application has been received from The Friends of Wormwood Scrubs for David Jeffreys to be appointed as one of its representatives. David is an active member of the Friends and is frequently in attendance at meetings of the Trust. David was Treasurer of the Friends from 2005 to 2012 and was re-appointed to the committee in 2014. David’s background as a lawyer allowed him to draft the first written constitution of the Friends which was approved in January 2005. David has been involved in many petitions and consultations during his time with the Friends, creating the Friends’ (ultimately successful) objection in 2011 to the removal of Linford Christie Stadium from MOL, as well as supporting the Friends’ responses to consultations on “Old Oak – A Vision for the Future”, Further Alterations to the London Plan, TFL’s proposals for an Overground link to HS2, LBHF’s Draft Local Plan, the OPDC boundary and OAPF and petitions against the HS2 Bill (in relation to Overground and wetland on the Scrubs).

David has been appointed a Roll B Parliamentary Agent for the purposes of the HS2 Bill.

- 3.6 An application has been received from The Friends of Wormwood Scrubs for Miriam Shea to be appointed as one of its representatives. Miriam’s use of the Scrubs as a place of recreation has developed into a much wider interest in the surrounding neighbourhood and the aspirations of the local residents, in particular in relation to the proposed development of Old Oak.

Over the last couple of years, she has been an extremely active member of the Friends of Wormwood Scrubs and has played a meaningful role within this group in its interactions and discussions with the GLA, Transport for London, HS2, the Local Authority and the Trust as well as other local stakeholders. She has had an active and positive influence over proposals, most notably in the encouragement of alternatives to the proposed railway viaduct which was a significant factor in the development of the two station solution to the issue of connectivity around Old Oak. Miriam is currently the Secretary of the Friends of the Scrubs and is

committed to the preservation of the Scrubs as a unique wilderness space for the recreation and enjoyment of all Londoners.

4. TERMS OF OFFICE

- 4.1 The non-voting co-opted roles of the Friends of Wormwood Scrubs have been nominated by the Trust. The co-opted members' period of office will expire at the end of the municipal year and the Committee will then decide whether these positions will be reappointed for a further year.

5. LEGAL IMPLICATIONS

- 5.1 The legal implications for this report are contained in the body of the report.

Implications completed by: Fern Aldous, Assistant Committee Co-ordinator
020 8753 0150

6. FINANCIAL AND RESOURCES IMPLICATIONS

- 6.1 The financial implications for this report are contained in the body of the report.

Implications completed by: Fern Aldous, Assistant Committee Co-ordinator
020 8753 0150

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Terms of Reference for Wormwood Scrubs Charitable Trust	http://lbh-vmw-p-mgov1:9070/documents/s31440/Appendix%201.pdf	Committee Services



London Borough of Hammersmith & Fulham

Wormwood Scrubs Charitable Trust Committee Minutes

Wednesday 4 March 2015

PRESENT

Committee members: Councillors Joe Carlebach, Elaine Chumnerly and Wesley Harcourt (Chair)

Officers: Mark Jones (Director of Finance and Resources, ELRS), Jem Kale (Events Manager), Ian Ross (Leisure Services Manager), Jackie Simkins (Principle Planning Projects Officer)

In Attendance: David Jeffreys and Miriam Shea from the Friends of Wormwood Scrubs

18. MINUTES OF THE LAST MEETING

RESOLVED -

That the minutes of the meeting held on the 9th December be approved as an accurate record subject to the following changes:

The chair requested that the Friends of Wormwood Scrubs attendance at the previous meeting be recognised in the attendance list of the previous minutes.

Page 4, Paragraph 2, Line 1

“The Friends notified Members that they had encountered many people who were not in favour of keeping the Scrubs as it was”

to become:

“The Friends notified Members that they had encountered some people who were not in favour of keeping the scrubs as it was”

Matters Arising

In response to the action to seek legal advice on the HS2 mitigation proposals officers reported that the only route open to the trust was petitioning against the HS2 Bill.

Councillor Harcourt confirmed he had sent information regarding the meeting with Victoria Hills, Director of the MDC to the group.

Officers updated the trust that an area of open space is proposed by the MDC north of the canal in addition to the existing nature reserve south of the canal.

Officers reported that the price for the installation of the barrier had been quoted as £27,300, which would not include maintenance. Members requested that more quotes needed to be sought for the decision to be signed off by a Cabinet Member.

The Friends of Wormwood Scrubs notified members that the memorial bench plaque had been installed and was due for inauguration on the 7th March at 10am. This was to be followed by the Friends of Wormwood Scrubs AGM at 11am, to which all members were invited.

In response to the request in the previous meeting the director of finance explained that as the £200,000 was being treated as a reduction on the arrears it would not be possible to split the £200,000 payment from the car park to allow the trust to report a budgetary surplus. Members asked that enquires were made to the hospital to see whether there was any scope to reduce the total cost of the works on the car park and therefore the cost to WSCT.

Action: Mark Jones

19. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Dave Page, Director for Safer Neighbourhoods.

Apologies for lateness had been received from Cllr Carlebach and Ian Ross.

20. DECLARATIONS OF INTEREST

There were no declarations of interest.

21. MANAGER'S REPORT

The committee received a report from the Director for Finance and Resources updating the trust on management activity carried out since the last meeting.

The report covered the following areas:

Opposition to the Wetland Mitigation Area Proposed in HS2 Bill

Officers updated the trust on a meeting that had taken place between Cllr Harcourt, the Friends and HS2 on the 4th February on Wormwood Scrubs, in which the removal of the artillery wall had been highlighted as the desired mitigation. HS2

had given more detail regarding the lost habitat that it is seeking to replace, explaining that 21 hectares of railway sidings was being lost and the mitigation area had to be equivalent to what was being removed. The wall's removal would not meet these requirements. The mound had also been proposed to HS2 as a mitigation option, but this had been rejected due to its isolation.

Officers reported however that the wall had been officially designated as a "dangerous structure" by the council. This would involve its removal using council funds. A contamination study had also been carried out on the adjoining mound and a formal report would be available soon.

Councillor Chumnerly questioned the timings of the report into the Artillery Wall removal. It was reported that Mike Cosgrave would be handling the project and that the money would not be coming out of trust funds.

Members queried whether the trust could ask HS2 to seek mitigation for their scheme elsewhere. Officers reported that HS2 were willing to work with the trust to find mitigation that would enhance the scrubs and its ecology. A meeting had taken place between ecology experts on both sides and potential areas for improvement were being identified. Both experts would draw up a map of what was acceptable to them and these would then be compared. HS2 had accepted that the trust did not want the Wetland proposal to be progressed.

The friends questioned whether it was likely that the issue would be resolved prior to the select committee hearing. Officers updated the committee on the plans of the Select Committee to visit the Scrubs and meet those connected to it. Cllr Harcourt reported that he had not received an invite to this event and Cllr Carlebach raised it as a serious breach of etiquette by the committee. Officers noted that the invitation for the meeting was unexpected as the Select Committee were considering the Old Oak Common Area earlier than expected. Both Jackie Simkins and Chris Bainbridge had been invited and would be taking forward ten petitioning points to the meeting. It was felt that a letter from the Chair expressing his disappointment should be delivered to the Select Committee, raising the lack of invitation as a serious concern.

TfL's proposed Overground Station at Old Oak Common

Officers reported that TfL had now publically announced they were supporting Option C for the new Overground station. The trust expressed their happiness at hearing the news.

Old Oak Mayoral Development Corporation

It was confirmed that the Assembly had not voted against the creation of the MDC on the 17th December 2014. The MDC would now be in place by the 1st April 2015. It was noted that the inclusion of the Scrubs had formed a major part of the conversation at the London Assembly meeting; this was thought to be in part down to the Chair's letter that had been sent as well as the Leader of the Council's efforts contacting all Assembly members. The MDC had been clear that they would work with the trust and within the Wormwood Scrubs Act. The Friends were concerned about the discussion that took place at the London Assembly in

particular the speech made by Eddie Lister who had described the Scrubs as an amenity space for the development.

The make-up of the MDC board was discussed. The Friends had applied to take up one of the 6 community representatives seats but had not been successful. Interviews were currently taking place. Although no names had been confirmed the breakdown of the positions on the board was available and officers agreed to circulate to the trust members.

Action: Jackie Simkins

The potential of updating the Act to strengthen it against some of the perceived threats to the scrubs was discussed. Officers agreed to look into the costs of getting legal advice on the issue.

Action: Mark Jones

A draft response was being prepared on behalf of the Trust to the Old Oak and Park Royal Opportunity Area Planning Framework. The document is currently undergoing public consultation with the deadline for responses Tuesday 14 April. The planning framework includes a section on Wormwood Scrubs.

Filming and Events Update

It was reported that LiveNation had backed away from holding an event on the Scrubs in the near future, but that they would be reassessing the possibility once the tubes ran 24 hours, as this would increase accessibility.

Another reason behind LiveNation pulling out were reported to be infrastructure; it was questioned whether this could have been avoided if the scrubs had had better permanent infrastructure in place. Officer reported that the main issues had been around access and emergency exits, whether they would be temporary or permanent. It was asked whether Hyde Park had installed any permanent infrastructure that had enabled it to host large events. It was reported that permanent installation of wiring or structures was not permitted in Hyde Park. Jem Kale advised that he was in contact with the Royal Parks for advice on making their venue attractive to potential events.

There had been no issues with the continuing use of the Red Gra area by Olympia, apart from an incident where support staff were staying in the area, and the rain had caused a quantity of mud. A discount had been offered to them as a result and work was being done on the feasibility of improvements to the area that would make it more useable in future. Water and electricity could be installed to reduce noise and increase resident satisfaction.

Councillor Carlebach notified the committee on the potential of a horse parade at the time of the Olympia horse show. The trust agreed this would be positive.

It was confirmed that plans for the next Race for Life event were underway following the previous year's successful event.

It was noted that rent increase would be coming into effect for the MPS' use of the Scrubs for the Carnival.

Officers updated the trust on the position of AEG, a large events company, who had shown interest in using the scrubs for an event. The chair asked that the events team proceed with caution, as events the size AEG were hoping for would begin to have a major impact on local residents. It was confirmed that no commitments were being made. In response to a query by members it was confirmed the earliest a large event would be taking place on the scrubs was 2017, although it was hoped there would be a smaller event prior to that date. It was reported that the organisers of a private show jump event were already making enquiries.

Sports Facilities

Officers reported that there was around £30,000 of Section 106 funding left from the Du Cane Housing development. It was proposed that a bid should be submitted for the creation of a children's gym, and possibly the adult's outdoor gym close to the Linford Christie stadium. Officers explained that as the adult gym contained only fixed, non-moving equipment it would be cheaper to refurbish. Members felt however that the lack of moving equipment could be discouraging women from using the gym and asked that the installation of different equipment be investigated. It was thought that the children's gym may be difficult to realise as there was currently no British standard for gym equipment for children. Members recommended looking at American standards. It was thought public health funding could also be sought for these projects.

Action: Dave Page

It was confirmed that the improvements made to the Linford Christie stadium for the Kensington Dragons Football Club would be available for use by all when games were not on.

Property Issues

It was confirmed Little Wormwood Scrubs was not within the control of the Trust; a nominal fee of £20,000 was paid annually by the Council to RBKC for its upkeep.

It was thought that the works being undertaken by London Power Network would affect Pavilion Terrace. Cllr Harcourt expressed concern about the volume of work that had affected the residents of that road. Rent would be taken from the company for use of the roads.

Community Safety Update

There had been no crimes between September and January, although there had been a number of incidents. Officers updated the trust on an incident that had occurred subsequent to the report, involving a family that were almost hit by a model aircraft. Measures to prevent such occurrences were discussed, including repainting the poles, updating the signage and renegotiation with the flying club. It was felt this would become an increasingly important issue with the increased use of drones on the scrubs.

Ground Maintenance Update

An update was given on the walk-about that had occurred on the 10th January. Issues had been identified that would become part of the ten year management plan. This plan would hopefully also include any work done by HS2 to enhance the habitat.

It was reported that Hammersmith Community Gardens were helping some of the grounds maintenance of the scrubs. Members asked if the potential for people on community service orders to help clear rubbish on the scrubs be investigated.

Action: Ian Ross

Officers confirmed that the short term issues that had been identified from the walk about were being actioned and agreed to investigate if the picnic bench had indeed been installed.

Action: Ian Ross

It was reported that the green flag award could be applied for once the 10 year plan had been completed.

Fundraising Possibilities

The Director of Finance updated the trust on the possibility of obtaining Section 106 funding. It was felt that there would be competition from other bids especially around the White City Estate infrastructure. Officers asked the Committee for suggestions on what works they should bid for. Ideas included improvements on the mound if it were to be kept, improvements to the slip road, and fencing off the Red-Gra area. It was thought that the money may also be spent on taking out the road humps on Woodman's Mews, which were noisy for residents. It was raised however that an increased use or widening of the road would not be beneficial to residents. It was agreed that taking out the Artillery Wall would free up parking spaces, and it was thought that work on this area to make it attractive to users would be beneficial.

The best route for school buses was discussed and it was felt that Artillery Way had many advantages, including the increased use of the Stadium. Officer agreed to look into the possibility of a feasibility study to be undertaken by Highways.

Action: Dave Page with
Mark Jones

It was confirmed that a meeting had been arranged with SOBUS to identify grant making trusts, as per the recommendation of Sue Spiller.

Financial Forecast

The forecast predicted a £21,500 deficit for the current financial year.

The larger forecast deficit in 2015/16 was due to the lack of a significant one-off payment, which the Trust had seen in the previous two financial years it was hoped that substantial events in the future would help to improve the trust's financial

position. Officers agreed to check the amount of inflation on the Quadrant contract in response to a query by members.

Action: Mark Jones

At the current rate of loss it was reported that the reserve of £230,000 would be exhausted by 2018/19. It was noted that the Linford Christie stadium was contributing to the loss making and there was a discussion over what could be done to make better use and earn extra money from the facility. It was asked that officers be creative in their approach to potential revenue for the stadium and it was suggested that Olympia Events Company could be contacted for advice. Officers were asked to report back with ideas.

Action: Ian Ross, Jem Kale

Members suggested it may be beneficial for the trust to hire a part time bid-writer to encourage the use of the scrubs as a venue and to seek potential investment.

Resolved:

That the 2015/16 budget be approved.

Any Other Business

The process for co-opting members on to the Trust was discussed, as there was a desire to formalise the contribution of the Friends of Wormwood Scrubs to the trust and its meetings. Officers agreed to investigate the process.

Action: Mark Jones

22. DATES OF THE NEXT MEETING

29th June 2015
21st September 2015
8th December 2015

Meeting started: 19:00
Meeting ended: 20:20

Chair

Contact officer: Fern Aldous
Assistant Committee Co-ordinator
Governance and Scrutiny
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Minutes are subject to confirmation at the next meeting as a correct record of the proceedings and any amendments arising will be recorded in the minutes of that subsequent meeting.

Agenda Item 6

Wormwood Scrubs Charitable Trust
First Floor
77 Glenthorne Road
London W6 0LJ

Registered Charity Number 1033705
Contact: Mark Jones, mark.jones@lbhf.gov.uk , 020 8753 6700

13 April 2015

Boris Johnson
Mayor of London
(Draft Old Oak & Park Royal Opportunity Area Planning Framework)
Greater London Authority
Post Point 18
City Hall
Queens Walk
London SE1 2AA

Dear Mr Johnson,

Wormwood Scrubs Charitable Trust Comments in response to Old Oak and Park Royal Opportunity Area Planning Framework (OAPF) – Draft for Public Consultation

Please find below the comments from the Wormwood Scrubs Charitable Trust on the draft Old Oak and Park Royal Opportunity Area Planning Framework.

The Wormwood Scrubs Charitable Trust is responsible for the Wormwood Scrubs Common in west London, having been created by the Wormwood Scrubs Act 1879. The London Borough of Hammersmith and Fulham is the sole corporate trustee of the Trust and when acting in that capacity must act in the interests of the Trust. The Act and Trust's objectives are to protect the Scrubs for 'perpetual use for exercise and recreation of the inhabitants of the metropolis'.

The Trust consider that this OAPF has been rushed and it would have been better to develop the Local Plan for the OPDC area with a detailed evidence base first. We have serious concern regarding the impact on the Scrubs of the proposed 24,000 new homes and 55,000 jobs and that a proper analysis has not been undertaken to consider this impact or to consider the need for an adequate amount of new open space within the regeneration area.

The Trust is responsible for the management of the Scrubs and would therefore need to ensure any proposals in this OAPF would not have unacceptable revenue implications to the Trust or an adverse impact on the nature of the Scrubs.

Comments on the OAPF

- Page 16 Objectives 4. Consolidate – Wording regarding Wormwood Scrubs should be strengthened from safeguarding the nearby amenity asset to protecting existing natural heritage value.
- Page 17 Figure 6 – Access to Wormwood Scrubs is presented as part of the green grid however the Trust do not support the southern access from the HS2 station onto the Scrubs in this location.
- Page 22 L3 Wormwood Scrubs – The Trust welcomes the statement “agreed with Wormwood Scrubs Charitable Trust”.
- Page 27 Figure 14 – Access to Wormwood Scrubs is presented as part of the green grid however the Trust do not support the southern access from the HS2 station onto the Scrubs in this location.
- Page 28 D3 b – The Trust are very concerned regarding taller buildings and higher densities proposed at stations and the negative impact this would have on views from the Scrubs. This is contradicted by London Plan policy in 4.2 which seeks to “reduce densities to respond to the sensitivities of existing residential communities, heritage assets and public open spaces.
- Page 33 Figure 18 – The large blob representing “Focus on town centre uses” comes far too close to the Scrubs and should be pulled further away to the north.
- Page 36 5.19 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.
- Page 37 Figure 20 – The Trust do not support a southern access from the HS2 station onto the Scrubs in this location depicted in the Illustrative master plan.
- Page 38 002 Public amenity Space – It is important to include minimum sizes for the proposed public amenity spaces. This is really important to avoid developers through negotiations reducing the size of proposed amenity areas which could place unwelcome additional usage and stress on the Scrubs.
- Page 39 Figure 23 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.
- Page 42 Table – Wormwood Scrubs is described in the table as a sensitive area so buildings adjacent should deliver “Lower” heights. In terms of building height what does “lower” represent? Old Oak Common Station and local vicinity however proposes the “Highest” buildings. In terms of building height what does “higher” represent? The Trust are very concerned regarding the negative view from the Scrubs of the

highest buildings proposed. Also how can this transition from “Lower” to” Highest” be effectively delivered?

Page 44 Question 6 – There should be an additional view from the Scrubs near the northern edge looking north at the station site.

Page 50 5.36 – A minimum size for the new green amenity space north of the canal should be inserted here.

Page 52 Key objectives 9 – “Development should provide an edge and new access points onto Wormwood Scrubs whilst respecting its character and ecological value”. The Trust would want to be consulted on the proposals for the IEP Depot site and its interface with the Scrubs as well as any new access points to the Scrubs.

Page 53 Figure 34 – Wormwood Scrubs should be identified on the plan as it needs to make it clear that the proposed road along the northern edge of the Scrub is not actually on the Scrubs.

The proposed east/west road north of the Scrubs is identified on the plan as a secondary street which should be reiterated. We would not want this road to become a busy road as this would impact negatively on the Scrubs. Also the road would need to be shielded from the Scrubs to prevent any adverse impact from traffic using the road and to protect views from the Scrubs.

Page 54 5.39 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.

Page 56 Key Objective 1 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.

Page 58 Key Objective 1 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.

Page 80 7.2 – More emphasis should be given to nature conservation. LBHF has designated the Scrubs as a nature conservation area of Borough-wide Grade 1 importance and the Trust would encourage the OPDC to replicate this designation in the emerging local plan for the OPDC Area.

Page 80 7.3 – The Trust is concerned regarding the scale of development planned at Old Oak and the negative impact this increase in users could have on the Scrubs. This is further impacted by the current lack of new public open spaces proposed in the OPDC area to serve the additional 24,000 homes and 55,000 jobs. Heavy reliance on the Scrubs to provide recreational space for intensified development would adversely affect the character and amenity of the Scrubs. The OAPF should therefore set out minimum standards for new open space north of the Grand Union Canal.


- Page 81 Figure 53 - It should be made clear in the plan that the proposed road along the northern edge of the Scrub is not actually on the Scrubs.
- Figure 53 - The plan identifies a number of existing paths on the Scrubs but the majority of these are not formalised routes and should be removed.
- Page 109 9.25 – The Trust support the statement here that “Wormwood Scrubs has considerable existing ecological value which will need to be maintained, and enhanced where possible. Consequently the green infrastructure within the core development site itself should be designed to accommodate as much as the day to day recreational demand as possible.”
- Page 118 10.18 - The Trust do not support a southern access from the HS2 station onto the Scrubs in this location.
- Page 119 Figure 70 – There are three connections shown on the plan onto the Scrubs that require further detailed discussion with the Trust.
- Page 122 10.39 – This section mentions that “affordable sports provision will be secured through CIL or Section 106 agreements.” The Linford Christie Stadium although outside the OPDC area could accommodate new sports facilities subject to discussions with the Trust and agreement around ongoing revenue.
- Page 122 10.41- This section mentions that play space for older children formal and informal play will be secured within public open spaces. The Trust has concern that as new areas of open space within this OPDC area are limited that the Scrubs would be expected to full this shortfall which would need place undue pressure on the Scrubs.
- Page 123 Figure 72 – The “All through school” is located on the IEP Depot site close to the Scrubs. The Trust would be concerned if the Scrubs was expected to provide playing field requirements for the school as well as other requirement which could lead to over usage.

Yours sincerely,



Cllr. Wesley Harcourt
Chair Wormwood Scrubs Charitable Trust Committee
The London Borough of Hammersmith and Fulham

Agenda Item 7

	London Borough of Hammersmith & Fulham WORMWOOD SCRUBS CHARITABLE TRUST COMMITTEE 24 JUNE 2015
MANAGER'S REPORT	
Report of the Director for Safer Neighbourhoods and the Director for Finance and Resources, ELRS	
Open Report	
Classification: For decision and for noting. Key Decision: No	
Wards Affected: College Park and Old Oak	
Accountable Executive Director: Lyn Carpenter, Executive Director for ELRS	
Report Authors: Mark Jones, Director for Finance and Resources David Page, Director for Safer Neighbourhoods	Contact Details: Tel: 020 8753 6700 E-mail: mark.jones@lbhf.gov.uk

1. Executive Summary and Decisions Sought

- 1.1. The Committee is asked to note all matters in this report. There are no formal decisions requested at this meeting.

2. Opposition to the Wetland Mitigation Area Proposed in HS2 Bill

- 2.1 The HS2 Bill identifies the 22 hectares in the south of the Scrubs for compensatory wetland habitat as mitigation for lost habitat elsewhere along the HS2 route. The land is liable to compulsory acquisition by HS2 if agreement cannot be sought to the alternative mitigation package put forward to HS2 or if we are unsuccessful at Select Committee.
- 2.2 Leanne Brisland (ELRS RBKC) met with HS2's Ecology representative David Collins on the Scrubs to discuss a package of alternative works to the Scrubs to replace HS2's proposals in the HS2 Bill for the creation of a wetland habitat area on the Scrubs. These proposals were detailed on a series of plans and submitted to HS2 on 23 March. They involved protecting existing habitats that are of good quality, enhancing the quality of those habitats which are of lower ecological value and increasing and creating habitat. Key elements of the alternative mitigation package sent to HS2 are detailed below;

- Japanese knotweed – An area of approximately 14,000 – 17,000 m² of Japanese Knotweed is present on the northern embankment which needs eradication and replacement with new habitat that will improve this area of the Local Nature Reserve.
- Traditional British Native Hedge – It is proposed that Native Hedgerows could be introduced along the peripherals of some of the rough grassland areas and along woodland corridors.
- Scrape area - Creation of a small scrape area of elongated channels where water naturally accumulates could provide important feeding areas for birds.
- Species Enriched Grassland – Several areas of grassland could be transformed into species rich grassland.
- Chats Paddock – Currently a good spot for birds that should be protected but with improved management.
- Heathland type planting – Created on a small area that has undergone a natural change of soil type.
- Tree Compartments – A programme of selective thinning and felling as well as a programme of restocking and planting native tree species.

2.3 HS2 have agreed in principle to this alternative mitigation package submitted to them subject to their Board's approval. Their intention is that HS2 would enter into a contract with LBHF to deliver the works. HS2 have requested that we provide them with an indicative cost to deliver the works necessary for them to seek formal approval from their Board. Following this they will produce a draft assurance/undertaking for discussion. If the assurance/undertaking is considered acceptable LBHF will not appear at Select Committee on this item. If agreement cannot be reached LBHF will provide evidence at Select Committee on this item. LBHF's attendance at Select Committee is indicatively programmed for week beginning 29 June 2015.

2.4 As requested at the last meeting a letter was sent from the Chair to HS2 expressing disappointment that WSCT were not invited to attend the Select Committees visit to the Scrubs. An email response was received from Kalia Baker-Underhill, Petition Advisor – London Met | HS2 Ltd apologising to Trust if they feel they were excluded from the Select Committee site visit. They advised that out of courtesy they mailed those who petitioned, such as LBHF and Friends of Wormwood Scrubs, in the area alerting them of the Select Committee's announcement to visit Old Oak Common and referred them to the Select Committee website for further details and to contact the Committee Clerk if they had any questions.

Committee to Note.

3. TfL's proposed Overground Station at Old Oak Common

3.1. The OPDC came into existence with full planning powers over the entire site (including Wormwood Scrubs) on 1 April 2015. The OPDC Board members are listed below;

- Boris Johnson, Mayor of London (Chairman of OPDC)
- Sir Edward Lister, Deputy Mayor for Planning (Deputy Chair of OPDC)
- William McKee, Chair of Outer London Commission
- Cllr Muhammed Butt, Leader of Brent Council
- Cllr Julian Bell, Leader of Ealing Council
- Cllr Stephen Cowan, Leader of Hammersmith and Fulham Council
- David Prout, Director General High Speed 2, Department for Transport
- David Biggs, Managing Director, Network Rail
- Sir Peter Hendy CBE, Commissioner, Transport for London
- Simon Kirby, Chief Executive, High Speed 2
- Matthew Pencharz, Senior Advisor for Environment and Energy, Greater London Authority
- Rahul Gokhale, Chair of the Park Royal Business Group
- Eric Sorensen, Former Chief Executive of London Docklands Development Corporation and the Millennium Commission
- Amanda Souter, local resident and Chair of Wells House Road Residents Association
- Professor Debra Humphris, Vice Provost Education at Imperial College London

3.2. **Draft Old Oak Common and Park Royal Opportunity Area Planning Framework** - The OPDC consulted on the Draft Old Oak Common and Park Royal Opportunity Area Planning Framework from 27 February to 14 April 2015. The Trust sent a formal response on 13 April 2015 in response to the draft consultation with key concerns listed below;

- Concern regarding a southern access from the HS2 station directly onto the Scrubs.
- Concern regarding taller buildings and higher densities proposed at stations and the negative effect this would have on views from the Scrubs.
- The OAPF should state minimum sizes for areas of new public open space to the north of the Grand Union Canal to avoid over reliance on Wormwood Scrubs.
- Concern that the proposed east/west road north of the Scrubs should be identified as a secondary road and should be effectively shielded from the Scrubs.
- Concern that there will be pressure to locate play space for older children and school playing field requirements on the Scrubs.

The OPDC received a total of 3,516 responses to the consultation (of which 3,414 were from supporters of QPR Football Club in the form of a standardised response).

It is intended that the Planning Framework will become Supplementary Planning Guidance to the London Plan and will guide development until the OPDC puts in place a Local Plan for the MDC area.

Prior to the adoption of the OAPF the GLA have advised they would undertake the following;

- Prepare a report setting out how consultation comments have been addressed by GLA officers in the final version.
- Seek approval of the Deputy Mayor for Planning of the final version of the OAPF to the next available Mayor's Planning Meeting.
- Prepare Mayor's report for adoption of the OAPF as Supplementary Planning Guidance to the London Plan.

The report setting out how consultation comments have been addressed will be reported to the OPDC Planning Committee and the OPDC board will receive a report on the finalised OAPF in late summer.

- 3.3. **OPDC Preparation of Local Plan** – The OPDC are currently preparing the evidence base for the Local Plan that will cover the OPDC area. They intend to commence public consultation (Reg 18) in September 2015.

4. Amending the Wormwood Scrubs Act

- 4.1. The Committee asked what it would take to seek amendments to the Act that would increase the protection to the Scrubs from development in the area. The views of the legal firm Sharpe Pritchard were sought. In summary they suggest that:

- If the Bill were unopposed by Petition, and reached Royal Assent, we would estimate a total expenditure of £55,000 + VAT based on an estimate of £25,000 for our fees.
- For a Bill which attracted a medium amount of opposition (say from an unrepresented petitioner and an MP on the floor of the House) and reached Royal Assent, we would estimate total costs at between £65,000 and £90,000.
- If the Bill were strongly opposed by Petition in both Houses and considered by a Select Committee in both and reached Royal Assent, the total costs could rise into six figures, although unlikely to exceed £130,000 for a single issue Bill such as this.

Committee to Note.

5. Filming and Events Update

- 5.1. It is confirmed that Live Nation have pulled out of discussions about holding an event in 2016. It is understood that they are concerned about the infrastructure costs they would need to incur. The Council's events team is in talks with the Live Nation team to see whether an "invest to save" business model might be viable.
- 5.2. Hire of the Red Gra area has continued to be successful. Some hirers have requested provision of mains water and three-phase power supplies in the area. Quotations will be sought as a next step.
- 5.3. The Olympia Horse Show team has asked to use Red Gra again this year, but during the last year's hire drainage was an issue. The Events team are

examining how this problem can be mitigated. The tarmac access point needs re-surfacing as well. This work would secure the December 2015 booking, but with the booking in doubt if we cannot do the works. As a next step quotations will be sought, and we will need to decide whether the outlay is justified by the income (about £14,000 per year).

- 5.4. Regular annual events in the Scrubs are expected to carry on during the 2015-16 financial year including the Race for Life event.

Committee to Note.

6. Sports Facilities

Linford Christie Outdoor Sports Centre

- 6.1. After an approach from representatives of Thames Valley Harriers Athletics Club (TVHAC) there have been preliminary discussions between Officers and the club concerning the future of the Linford Christie Outdoor Sports Centre. A second meeting at the facility is scheduled for early June.
- 6.2. TVHAC have recently employed a consultant to produce a report which will look into the possibility of developing the site to secure its future. This could include a tennis centre, removal of the artillery firing wall, new changing rooms, a fitness centre, studios and improvements to site access.
- 6.3. Once this exercise is completed the club are eager to show the report's findings at a future Trustees meeting and get initial feedback from members. In addition, the club are confident that they could secure major funding in order to finance any agreed development to the facility and its environs.

Committee to Note.

7. Property Issues

Demolition of Firing Butt

- 7.1. We have now received the proposal and likely feasibility costs from EC Harris. The scheme will cost around £500k for both demolition, landscaping of mound and providing a new fence line. The Council is proposing to meet the costs from its own budgets. Though the land heap is contaminated with lead, it is still feasible to landscape it to screen the hospital car park as far as possible and it will be capped with top soil to use for any features deemed fit. The works will be passed to Amey to take further. There is a project meeting with them on the 4th June to discuss the works.

The road access to the Linford Christie Stadium cannot improve until the wall has been removed along with the poplar trees. This would then allow

the hospital car park to be opened up into that area which would in turn allow for road widening without any loss of space and therefore income.

Energy Enhancement Proposal

- 7.2. After a review of potential sites for energy savings initiatives, the Linford Christie Stadium would be a viable option for the government RE:FIT project as a pilot site. It was found that changing the flood lighting to LED, and enhancing insulation to the walls and ceilings could provide benefits in energy conservation, potentially saving almost 80,000 kWh per year which equates to about £7.5k annually in energy bills. The £80k cost is currently identified within the Council's planned maintenance budget. The annual saving will reduce the deficit on the operation of LCS which is currently shared between the Council and the Trust.

The RE:FIT project is the Mayor of London's scheme to reduce carbon emissions in Greater London. It is a programme designed to help public sector organisations achieve substantial financial savings, improve the energy performance of their buildings and reduce their CO₂ footprint. RE:FIT savings are also guaranteed as a minimum savings

Boiler replacement and water management renewal

- 7.3. Amey are currently reviewing the old diesel fired boiler at Linford Christie Stadium to examine the viability of replacing it with a gas fired alternative. This would further enhance energy savings and running costs for the Stadium. This programme also includes a review of the water system.

Committee to Note.

8. Community Safety Update

- 8.1. For the period 1st January 2015 until 30th March 2015, 120 Parks Police patrols of Wormwood scrubs have been carried out. One crime has been reported during this period to the parks police service and 24 incidents have been dealt with.

	Incidents	Crimes	Patrols
January 2015	9	0	48
February 2015	6	0	38
March 2015	9	1	34

- 8.2. There have been no particular trends recorded and the majority of incidents have involved breaches of byelaws, incidents involving dogs and vehicle related offences.
- 8.3. Young persons on (usually stolen) mopeds continue to be a problem but a number of recent arrests in conjunction with the Metropolitan Police have helped in reducing the level of incidents.

Committee to Note.

9. Grounds Maintenance update

- 9.1. Officers continue to monitor the Scrubs on a regular basis carrying out scheduled inspections with our contractor, Quadron Services, and unannounced visits. Some small scale improvements have been made and these will be ongoing during the coming months,
- 9.2. One area of concern for Officers, and this was picked up during January's site walkabout, is the litter in the vicinity of Braybrook Street. There are a number of street litterbins on the edge of the Scrubs here and Officers are of the opinion that these are ones of the causes of some of the litter issues on this area of the Scrubs as inspections show they generate a large amount of dumped domestic rubbish. With the Committee's approval Officers would like to discuss with Street Cleansing colleagues to possibility of a trial removal of these bins to see whether this improves the situation.
- 9.3. There have recently been corporate volunteer groups working on the Scrubs. One of these undertook some litter picking in the Braybrook Street area of the site which was supported by Quadron Services. Other groups have undertaken woodland management.
- 9.4. Officers have suspended the drafting of the 10 years site management plan pending the outcome of ongoing discussions with HS2. The outcome of these discussions could greatly influence what is achievable over the next 10 years and if an agreement is reached any existing plan would need amending so it seems sensible to avoid any abortive work at this stage.

Committee to Note.

10. Fundraising Possibilities

- 10.1. Section 106 funds are being sought for the outdoor gym equipment.
- 10.2. Mark Jones met with Shad Haibatan, Head of Organisational Development at the Sobus organisation about identifying grant making trusts. Sobus is the successor organisation to CAVSA H&F and has access to the Grantfinder database which can help match charities seeking grants with grant-giving trusts.
- 10.3. The key points that came out of the discussion were:
 - Options for funding may be limited if WSCT is perceived to be a statutory body or a statutory responsibility.
 - A review of current assets, the financial situation and future commitments for the trust, show that WSCT is not yet financially secure, needing to address a deficit of some £70 - £100k per annum.
 - Opportunities for any gain from potential HS2 developments are too long term to address the current situation.

- Possible solutions include increasing income raising activities, perhaps large music events and fundraising.
- WSCT has very little information on the numbers of people using or visiting the Scrubs. This is key evidence required by any potential funder.
- WSCT should consider developing a funding strategy.

10.4. Shad Haibatan agreed to:

- forward an example of a funding strategy (now received);
- talk to funders;
- look into options for carrying out survey on usage of Scrubs including use of social media; and
- meet the Committee, if that would be helpful.

Committee to Note.

11. 2015/16 Financial Forecast

11.1. The latest financial forecast of Wormwood Scrubs Charitable Trust (“the Trust”) for 2015/16 is summarised below.

Activity	Outturn 2014/15	Budget 2015/16	Forecast 2015/16	Variance
Pay and Display Parking Meters	(316,424)	(303,870)	(316,424)	(12,554)
Hammersmith Hospital Car Park Licence	(391,943)	(316,748)	(317,687)	(939)
Other income from activities for generating funds	(9,605)	(27,300)	(45,005)	(17,705)
Total Incoming Resources from Generated Funds	(717,972)	(647,918)	(679,116)	(31,198)
Grounds Maintenance	671,940	677,249	664,952	(12,297)
Contribution to Linford Christie Stadium	31,500	31,500	31,500	0
Other Expenditure	21,066	18,734	18,734	0
Total Resources Expended	724,506	727,482	715,186	(12,297)
Net Incoming Resources	6,534	79,565	36,070	(43,495)

11.2. The forecast deficit is £36,070, which is £43,495 better than budget. However it is not expected that a surplus will be achievable in 2015/16.

11.3. The opening cash balance for 2015/16 is £326,517 and the forecast at the end of May anticipates a drawdown of £36,070 (11% of the current cash balance). This would give a cash balance of £290,447 to carry forward to 2016/17. This is an improvement of £43,495 than the forecast drawdown on reserves of £79,565 that we anticipated when we set the budget for 2015/16.

11.4. We are forecasting that we will achieve the same level of parking income in 2015/16 as we did in 2014/15. The car park was observed to be busier towards the end of the last financial year so we may even achieve more than the forecast £316,424.

- 11.5. The other income includes £17,700 from hiring out areas of Wormwood Scrubs in 2014/15 which is to be transferred from the Council to the Trust in 2015/16. All other income streams are forecast to achieve the same level as 2014/15.
- 11.6. Inflation on the Quadron contract for grounds maintenance is -1.04% in 2015/16 and has resulted in a small underspend of £12,297 in 2015/16.
- 11.7. Detailed reports on financial transactions will be included in the next report to the committee.

Committee to Note.

12. Legal Comments

Under the Infrastructure Act, 2015, local authorities are given new powers to deal with non-native invasive species. This includes Japanese knotweed. If the species poses a detrimental effect to the quality of life of the community the Council would be empowered to take action against a landowner. Therefore, in the case of an infestation on its own land, it should consider whether action needs to be taken now, or whether it can wait for the HS2 funding.

Completed by David Walker, Principal Solicitor, email david.walker@rbkc.gov.uk, 020 7361 2211.

13. Finance Comments

These are all contained within the body of the report.

Completed by Mark Jones, Director for Finance TTS and ELRS, email mark.jones@lbhf.gov.uk, extension number 6700.