

Wormwood Scrubs Charitable Trust Committee Agenda

Wednesday 26 June 2019 at 7.00 pm

Kathy Dolan Centre, 78 White City Close, W12 7DZ

Membership

Councillor Wesley Harcourt (Chair)
Councillor Alexandra Sanderson
Councillor Belinda Donovan
Co-opted member (non-voting) - to be appointed
Co-opted member (non-voting) - to be appointed

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Members of the public are welcome to attend.

Date Issued: 20 June 2019

Agenda

<u>Item</u>	<u>Pages</u>
1. APPOINTMENT OF CHAIR The Committee is asked to appoint a Chair for the 2019-20 Municipal Year.	
2. APPOINTMENT OF CO-OPTED MEMBERS The Committee is asked to approve the appointment of two non-voting co-opted members.	4
3. MINUTES OF THE PREVIOUS MEETING To approve the minutes of the meeting held on 13 March 2019.	5 - 7
4. APOLOGIES FOR ABSENCE	
5. DECLARATIONS OF INTEREST If a member has a disclosable or significant interest in any item on the agenda, they should declare it here. A member with a significant interest in an item should withdraw from the meeting before the matter is discussed and any vote is taken.	
6. MANAGER'S REPORT The Committee is asked to note and approve all matters in this report.	8 - 24
7. LINFORD CHRISTIE OUTDOOR SPORTS STADIUM - OUTCOME OF THE PUBLIC CONSULTATION This report summarises the outcome of the public consultation on the future of Linford Christie Outdoor Sports Stadium. It also sets out the recommended next steps for the Trust, ahead of a future decision on a preferred option.	25 - 39
8. EXCLUSION OF THE PUBLIC AND PRESS Members of the public or press will be excluded from the meeting during consideration of the following items of business, on the grounds that they contain the likely disclosure of confidential information.	
9. LINFORD CHRISTIE OUTDOOR SPORTS STADIUM - CONFIDENTIAL ELEMENTS This item contains confidential information related to Item 7.	

APPOINTMENT OF CO-OPTEEES

Report to Wormwood Scrubs Charitable Trust Committee	
Report Author: Amrita Gill, Clerk to the Trust	Contact Details: E-mail: amrita.gill@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 This reports sets out the appointment of the Committee’s co-opted members.

2. RECOMMENDATIONS

- 2.1 The Committee is asked to agree the appointments of the following non-voting co-opted members:
- **Sir Stephen Waley-Cohen** – Friends of Wormwood Scrubs Representative
 - **Miriam Shea** – Friends of Wormwood Scrubs Representative

3. INTRODUCTION

- 3.1 The terms of reference of the Wormwood Scrubs Charitable Trust Committee make provision for the co-option of two non-voting members to its committee.
- 3.2 As an appreciation for their commitment to supporting the work of the trust it is proposed that the Committee re-appoints 2 non-voting co-opted members in the role of a representative from the Friends of Wormwood Scrubs.
- 3.3 The Friends are an association of users of Wormwood Scrubs Park (“the Scrubs”), are recognised as a charity by HMRC and have over 3,000 supporters. The objectives of the Friends, according to their constitution, include the protection and conservation of the Scrubs for the exercise, recreation and enjoyment of the public in accordance with the Wormwood Scrubs Act 1879 and the resistance of encroachments and other inappropriate activity affecting the lawful use and enjoyment of the Scrubs by the public.

4. TERMS OF OFFICE

- 4.1 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.

Wormwood Scrubs Charitable Trust Committee Minutes

Wednesday 13 March 2019

PRESENT

Committee members: Councillors Wesley Harcourt and Alexandra Sanderson

Co-opted Members: Miriam Shea and Stephan Waley-Cohen

Advisors: Mahmood Siddiqi (LBHF Director of Transport & Highways), Richard Gill (Wormwood Scrubs Development Manager), Ian Ross (LBHF Leisure Services Manager), Matt Rumble (LBHF Head of Area Regeneration)

Guests: Chris Shirley of Kensington Dragons Football Club (KDFC)

1. MINUTES OF THE LAST MEETING

RESOLVED

The minutes of the meeting held on 19 December 2019 were approved and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Belinda Donovan.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MANAGERS REPORT

Advisors presented the report and discussed the following key areas.

Alternative Ecological Mitigation (AEM) proposals

Tenders for Design Consultants had been received and evaluated. An appointment would be made in due course.

Forest School

Several volunteer projects had either taken place or are were planned to support Forest School activities in the woodland areas adjacent to Braybrook Street.

OPDC Local Plan

A planning inspector would examine the OPDC Local Plan with Wormwood Scrubs on the agenda for 8th April. The Trust submitted comments on the plan during the

consultation phase. Since then the OPDC responded to these comments including making some changes and clarifications. Although the Trust had been invited to make a further submission there were no new comments to be made. The Friends also made comments on the plan in July 2018 and had made a further submission to the inspector.

Lease with London Power Networks

A new lease with London Power Networks (LPN) was to be signed imminently. This provided access off Scrubs Lane to a service tunnel just south of the Substation near Mitre Bridge. LPN carried out some clearance works on this site last year - damaging habitat had been identified as valuable for invertebrates by local wildlife enthusiasts. An ecological management plan has been added to the lease conditions to restore and improve the biodiversity value of this area.

Development of the former Cyclotron Building

Comments from the Trust on the development of the former cyclotron building, relating to Hammersmith Hospital had been forwarded to the planning department.

Kensington Dragons Football Club

Discussions with Kensington Dragons Football Club (KDFC) had been held. Further to the presentation of the KDFC proposals to the Committee in December, KDFC had met with Leisure Officers on 24/01/19 and Regeneration Officers on 04/03/19. There were several issues concerning the proposal which still needed to be addressed.

The Committee gave strong support to the proposal and suggested that the Council should continue to work closely and positively with KDFC to overcome the issues and deliver the proposals. The Council should take a lead role in the partnership, making it clear that the proposals were only interim until the long-term future for Linford Christie Stadium was agreed.

It was agreed that these proposals should not divide the site to make the other pitches unusable for other games or compromise access to the yard currently used by Idverde.

Parks manager and general site update

The site team continued to work on the litter issue and Council officers were looking to implement re-sitting of some of the existing bins and retrofitting lids onto all. This included the removal of several bags of litter by volunteers, encouraging local schools to use the site for Forest School activities. Council officers had been working with Idverde management to look at how the staffing resource at Wormwood Scrubs could be increased and as a result the site now had a dedicated supervisor.

The issue of Professional dog walkers was raised with concerns that dog walkers were arriving with up to 10 dogs each and then letting them run out of control. Additional patrols would be arranged with mornings and weekends targeted. The issue of Japanese Knotweed was also raised with some present at the rear of the pony centre. This will be added to the spraying programme.

Grounds maintenance

Options for Wormwood Scrubs Grounds maintenance were still being considered. Once the Council had decided on its preferred option for Grounds maintenance in all other open spaces, advisors would be in a better position to make recommendations to the Committee.

Community Safety

A Community Safety update was provided, including the parks police statistics for the last three months.

Financial forecast and budget for 2019/20

Members discussed the financial forecast and budget for 2019/20 and agreed the budget. It was noted that the KAA lease, which generated a significant income might be extended for a further three years.

RESOLVED

That the Committee noted all matters in the report and agreed the budget for 2019/20.

5. DRAFT LINFORD CHRISTIE CONSULTATION QUESTIONNAIRE

A draft online questionnaire for the Linford Christie consultation, including a communication plan, was presented to the Committee for comments.

Members reviewed the proposed consultation and provided their feedback to Council officers. The Committee requested that the context of the consultation questions reflected the wording used in the Council’s Cabinet report. Furthermore, some amendments needed to be made to the structure of questionnaire.

Matt Rumble (Head of Area Regeneration) noted that he would work with the Council’s communications department to update the questionnaire. Approval would be sought of the updated draft from Councillor Wesley Harcourt prior to the consultation going live. It was agreed that Matt Rumble would share the final version of the questionnaire with the co-opted members of the committee prior to consultation going live.

RESOLVED

That the Committee noted the draft online questionnaire and requested that Councillor Wesley Harcourt approve the final version prior to the consultation going live.

Meeting started: 7:00pm
Meeting ended: 8:30pm

Chair

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.

MANAGERS REPORT

Report to Wormwood Scrubs Charitable Trust Committee	
Report Author: Mahmood Siddiqi, Advisor to the Trust	Contact Details: E-mail: mahmood.siddiqi@lbhf.gov.uk

1. Executive Summary and Decisions Sought

1.1 The Committee is asked to approve:

- The appointment of Grant Thornton LLP (GT) as the Trust's external audit for the accounting year 2018/19, subject to final approval by the Committee Chair upon receipt of an acceptable quote from GT.

1.2 The Committee is asked to note and approve all matters in this report.

2. Leisure and Parks Service update:

2.1 Linford Christie Stadium

- School sports days start on Thursday 6th June and finish on Friday 19th July. We also have our first full athletics meet on Saturday 15th June and there are another 3 scheduled.
- The showers and the majority of wash hand basins are still out of action and we are waiting for Property to provide details on timescales and appointed contractors, etc.
- Discussions remain ongoing with Kensington Dragons FC over their proposals for use of and improving the facilities.

2.2 Site Management Update

- The site team continue to work hard on the litter issue and we believe progress is being made.
- We have recently starting re-siting and retro-fitting lids to the existing bins on-site
- Idverde have continued to support out volunteering opportunities at the site and we have facilitated several groups including HS2! A summary report is attached as appendix 1 to the report.

- As reported in the last report, the two Forest School areas are now open for use and being utilised
- Further Willow coppicing outside Linford Christie Stadium has taken place and has been used by other groups in the borough.
- Officers continue to work with Idverde and Parks Police over litter left after sports games; going forward a more consistent and targeted approach will be needed
- Once again Giant Hogweed is becoming evident. Officers are working with Idverde to spray this off as soon as it emerges/is discovered. This will be an ongoing issue especially as birds will continue to bring in seeds.
- It is likely that the Parks team will become a sovereign service from Monday 1st July. Stefan Czeladzinski and Richard Gill will continue to be the main points of contact and any issues can be reported to Parks@lbhf.gov.uk.

Committee to Note

Ian Ross

3. Wormwood Scrubs Development Manager Update

3.1 Alternative Ecological Mitigation (AEM) Proposals

3.1.1 Appointment of Consultants

Following earlier approval by Cabinet of a procurement strategy:

- Cabinet approved the appointment of Land Use Consultants as design consultants for the AEM works on 3rd June 2019. A preliminary meeting has been held with them to revise the programme. Their first tasks will be to develop a consultation strategy and a conservation management plan.
- Cabinet Member approval was given to the appointment of Pick Everard as cost consultants for the AEM works on 10th June 2019. This early appointment will give greater cost certainty to the proposals as they develop.

3.1.2 Stakeholder Engagement

Ongoing engagement with stakeholders will help inform the AEM works.

- Volunteer projects: Several projects have taken place to develop a forest school area. See appendix to Managers report.

- Friends of Wormwood Scrubs. A meeting was held to agree common concerns to the draft Local Plan.
- OPDC and the Local Plan. The Trust was given an opportunity to make further representation to the planning inspector at the hearing on the 8th April.
 - The main concern of increased access was addressed with the inspector suggesting; the number of access points shown from the north should be reduced, any access from the station should be to Wormwood Scrubs Street not the Scrubs itself. (Wormwood scrubs street will not be built until the IEP Depot is developed in maybe in 20 years), any connection directly with the scrubs from the north should be on the east side via the new pedestrian bridge and each of the proposed entrances onto the Scrubs should be justified.
 - The inspector also noted that although the developing biodiversity plan could not be referred to in an official capacity any development will have to be with the permission of the Trust and documents such as the phase 1 habitat survey will be useful in protecting features such as the embankment.

We await the recommendations of the inspector's report

- Hammersmith Hospital. Further to the support of the Trust to temporarily use the disused tennis courts at Linford Christie Stadium, to enable hospital redevelopment, a legal agreement is being drawn up with the Council.
- Kensington Dragons Football Club (KDFC) and Linford Christie Stadium (LCS): Meetings have been held with KDFC and LCS to address the concerns raised in the last report. As most of the above will be captured in the Heads of Terms of a lease or licence this, and a corresponding committee report to identify Council funding should be developed for approval by cabinet.

3.2 Re-Routing Stamford Brook Sewer Legal Agreement

The sewer design has been progressed to a RIBA 3 level of maturity (scheme design). Detailed design is currently on hold while we review alternatives options – once we have completed these it may be appropriate a meeting is expected over the summer. The current programme estimate for commencement of works in the scrubs is Spring 2020.

Committee to Note

Richard Gill

4. Community Safety

4.1 No incidents of concern

March	-	15 incidents/20 patrols
April	-	10 incidents/ 23 patrols
May	-	14 incidents/27 patrols

Committee to Note

Robert Spry

5. UK Power Networks Lease

- 5.1 The lease and compound licence completed on 25 March 2019 with a lump sum rent and licence fee total of £193,542 collected on completion. There is ongoing licence for the compound and also rent income for the wayleave too which has been reported to Councillor Harcourt following legal completion.

Committee to Note

Henry Azariah

6. Medical Research Council (MRC) building project

- 6.1 Broad property terms have been agreed with the MRC for use of a narrow strip of WSCT land together with the disused Tennis courts at Linford Christie Stadium to facilitate access for construction works to the adjacent former Cyclotron building site. The MRC scheme has secured planning permission and the proposals were paid of consultation process as part of the planning application.
- 6.2 It is recommended by Property team that WSCT agree to grant the MRC a licence for a term of 30 months at a total fee of £120,000 (reflecting £4,000 per month) along with a lump sum compensation payment of £50,000 for loss of the use of the Tennis courts. Both sums to be paid upon completion of the licence which is due to commence on 1 July 2019. Linford Christie Stadium has been consulted regarding measures to minimise potential impact on use of the Pole Vault area. Richard Gill has also provided advice with regards treatment of Japanese Knotweed which has been identified on part of the subject area. The Committee to delegate to H&F officers to finally negotiate the terms and to ensure the appropriate legal agreements are in place.
- 6.3 Draft Heads of terms are due to be circulated for agreement with MRC consultants in mid June 2019 final agreed terms to the trust for approval as exempt manager's report.

Committee to Note

Henry Azariah

7. Kensington Dragons FC proposals

- 7.1 Meetings have taken place between the representatives of the Football Club and the Trust. Property await instructions on how any agreement should proceed but terms will not be finalised before the June WSCT committee meeting.

Committee to Note

Henry Azariah

8. Kensington Alridge Acadamey - temporary school at Wormwood Scrubs

- 8.1. DFE have applied for a planning permission to OPDC as planning local authority for 3 years for the temporary school on RedGra part of WSCT land. The planning application was submitted as the school was needed as an emergency provision if the main school site in North Kensington was deemed not to be fit for operational use by DFE and the Academy Trust. The temporary planning application is due to be considered in early July 2019 by OPDC. DFE have consulted with H&F and MOD to gauge their views via the planning application consultation process. DFE have considered H&F and MOD operational needs for this site. DFE and H&F have agreed in principle for a 12 month licence from July 2019, subject to OPDC planning permission being forthcoming, The DFE have agreed that H&F and MOD may extend the licence for another 12 months if it is not needed for its own operational needs. The current licence terms are the same as the current agreement but the licence fee will increase linked to RPI index.
- 8.2. The Committee to delegate to H&F officers to finally negotiate the terms and to ensure the appropriate legal agreements are in place as outlined above

Committee to Approve

Nigel Brown

9. Financial Outturn 2017/18

- 9.1. The financial outturn for Wormwood Scrubs Charitable Trust (“the Trust”) for 2018/19 is summarised below and is detailed in Annexe A. Financial transactions for the financial year to date are set out in Annexe B.

Activity	Outturn 2017/18	Budget 2018/19	Forecast 2018/19	Variance	Previously Reported		
					Comments	Last Reported	Movement
Pay and Display Parking Meters	(259,674)	(281,611)	(351,834)	(70,223)	The budget was based on the average income over the last 3 years. Income was expected to be higher than 2017/18 due to the introduction of cashless parking. Actual costs are £70k higher than budgeted.	(345,428)	(6,406)
Hammersmith Hospital Car Park Licence	(324,619)	(336,109)	(337,229)	(1,120)	The actual income increase in Q4 (from £83,643 to £86,301) was 3% rather than the forecasted 1.84% increase.	(337,229)	0
Other income from activities for generating funds	(488,002)	(171,958)	(318,589)	(146,631)	Actual income: £301k KAA income (£200k increase due to licence extension); £13k 2017/18 KAA portacabin; and £4k investment income.	(329,456)	10,868
Total Income and endowments	(1,072,295)	(789,678)	(1,007,652)	(217,973)		(1,012,114)	4,462
Grounds Maintenance	706,909	712,344	715,138	2,794	Actual 2018/19 inflation is 1.63% (0.11 % less than budgeted inflation). The contract price is budgeted at £699,994; £15k of governance costs have been added to this.	722,638	(7,500)
Contribution to Linford Christie Stadium	32,330	32,344	32,151	(193)	Includes £651 of governance costs, not credited to Linford Christie Stadium accounts.	32,518	(367)
Other Expenditure	35,093	25,637	28,303	2,666	Actual costs relate to non routine tree works; other ad hoc works and £488 of governance costs	25,177	3,126
Total Expenditure	774,332	770,325	775,592	5,267		780,332	(4,741)
Net (income)/expenditure	(297,964)	(19,354)	(232,060)	(212,706)		(231,781)	(278)

- 9.2. The budget for 2018/19 was set with an anticipated £19,354 surplus to be added to the Trust’s reserves. The 2018/19 outturn is a surplus of £232,060, which is £212,706 better than the budgeted reserves top up

- 9.3. The Trust's opening unrestricted funds balance for 2018/19 was £515,243 (i.e. £251,781 Cash in Bank, plus £273,361 Debtors, minus £9,900 Creditors). The outturn figure, which is 45% of the opening unrestricted funds, will be added to this, giving a closing unrestricted funds balance of £747,303 (i.e. £703,769 Cash in Bank plus £83,579 Debtors (HS2) minus £16,386 Creditors (audit fees and maintenance) minus £23,659 income in Advance (UKPN Rent)).
- 9.4. Parking income was £70,223 more than budgeted. For the first nine months (April to December 2018) income increased by 59% compared to the same 2017/18 period. The full year outturn resulted in an increase of 35%, due to the January to March being less compared to the same 2017/18 period. A full year of cashless parking has contributed to £92k income increase compared to 2017/2018.

Other Income from activities generating funds:

- 9.5. Filming and events – No income was received from filming and events activities due to the temporary building for Kensington Aldridge Academy (KAA) remaining on site. However, the KAA occupation (including one year's Licence extension) generated income of £314,264 (£301,712 for renting the site and £13,365 for the temporary building compound).
- 9.6. The agreement with UKPN will generate at least £3,446 per annum. However, an adjustment, due to delayed Licence completion, resulted in 2018/19 costs of £2,286 (other expenditure).
- 9.7. Income from investments includes: a peppercorn rent of £1,092 per annum (charged for the tied accommodation property, Park Lodge, situated on the Scrubs) and £2,655 interest on Trustee account funds.
- 9.8. Total income from activities for generating funds at £318,589 is, therefore, £146,631 better than budget. This excludes £52,490 income reported in the Statement of Accounts (Annexe A) to cover expenditure incurred on behalf of High Speed Two (HS2) Limited. HS2 project income is included for accounting purposes only as all costs are to be fully reimbursed by HS2.

Expenditure

- 9.9. The Retail Price Index (RPI) indices used to calculate the contractual uplift on the grounds maintenance contract was forecast to be 1.84% during budget setting. However, the actual uplift was only 1.63% for 2018/19. This has slightly decreased the actual cost. Governance cost apportionment is the reason for the £2,794 overspend.
- 9.10. Contributions to Linford Chrisite Stadium is fixed and, therefore, the small vairance is due to allocation of governance costs.
- 9.11. Other expenditure on Trust activities £28,303 consisted mainly of non-routine grounds maintenance and repairs, in line with the 2018/19 budget. The £2,666 overspend mainly relates to a UKPN rental adjustment due to delayed completion of the Lease.

9.12. The Statement of Accounts (Annexe A) state other expenditure at £55,353, £52,490 of this relates to the HS2 project costs awaiting reimbursement from HS2 Ltd. HS2 has a net nil effect on of the Trusts accounts but transactions are included for accounting purposes.

Committee to Note

10. Financial Forecast 2019/20

10.1. The 2019/20 budget for Wormwood Scrubs Charitable Trust (“the Trust”) was set with an anticipated surplus of £15,890 to be added to the Trust’s reserves. The current 2019/20 forecast a surplus of £13,296, which is £2,594 less than budget (£6,406 additional parking income minus £9,000 due to reduced projections for Electric Charging Point income). Subject to audit, the Trust’s 2019/20 opening funds balance is £5,747,304. The latest forecast anticipates this being increased to £5,760,600.

10.2. The financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2019/20 is summarised in the table below.

2019/2020 Financial Forecast:

Activity	Outturn 2017/18	Outturn 2018/19	2019/20 Budget	Forecast 2018/19	Variance	Movement Between Years	Comments
Pay and Display Parking Meters	(259,674)	(351,834)	(345,428)	(351,834)	6,406	-2%	The budget was based on the 2018/19 Outturn.
Hammersmith Hospital Car Park Licence	(324,619)	(337,229)	(347,795)	(347,795)	0	3%	Current forecast: Quarterly contracted lease payments to increase @ 3% in Q4
Other income from activities for generating funds	(488,002)	(318,589)	(147,341)	(138,341)	(9,000)	-54%	Current forecast: KAA income to 12th July 2019 £84,863; UKPN rental £3,446; Filming £30,000; Events £17,340; Interest £2,700
Total Income and endowments	(1,072,295)	(1,007,652)	(840,564)	(837,970)	(2,594)	-17%	
Grounds Maintenance	706,909	715,138	762,360	762,360	0	7%	Awaiting confirmation of actual inflation
Contribution to Linford Christie Stadium	32,330	32,151	32,444	32,444	0	1%	Fixed cost plus governance costs
Other Expenditure	35,093	28,303	29,869	29,869	0	6%	Estimated ad hoc works and governance costs
Total Expenditure	774,332	775,592	824,674	824,674	0	6%	
Net (income)/expenditure	(297,964)	(232,060)	(15,890)	(13,296)	(2,594)	-94%	

Income

10.3. The Pay and Display and Cashless Parking income forecast is based on the 2018/19 outturn (£351,834) as it is difficult to predict future income increases, e.g. price increases may result in decreased usage. Also, income outturn January to March 2018/19 was less than the 2017/18 equivalent period. However, the parking income forecast is £6,406 more than the budget

10.4. Hammersmith Hospital car park income has been estimated at £347,795; inflated by 3%.

Other income from activities for generating income:

10.5. Kensington Aldridge Academy (KAA) rental income of £84,863 covers the period April to July.

- 10.6. Reinstatement of Filming and Events income to levels prior to KAA occupation is expected to be phased as customers return from alternative sites. The forecasted income of £47,340 is a pro rata four-month average of prior years (including Winter Wonderland and Metropolitan Police carnival parking)
- 10.7. Annual rental from UKPN for occupation is £3,446 for the next seven years commencing March 2019.
- 10.8. The budgeted £9,000 income from electrical vehicle charging points is £9,000 plus profit sharing is no longer being forecasted as no contracts have been signed and the source of this requires investigation. The contents of previous reports are to be reviewed to assess the likelihood of this additional income
- 10.9. Income budgets and forecasts do not include the HS2 project as all costs are to be fully recovered from HS2 Ltd
- 10.10. Price indices (Derv Fuel, Plant & Road Vehicles, and GLPC pay scales) were used to calculate the 5.74% contractual uplift on the grounds maintenance contract. Grounds maintenance is currently forecasted in line with £762,360 budget.
- 10.11. The Trust's contribution to Linford Christie Stadium remains fixed at £31,500. The forecast includes apportioned governance costs.
- 10.12. Other expenditure is driven by non-routine healthy and safety related maintenance. Every effort is being made to keep controllable costs to a minimum
- 10.13. Expenditure budgets and forecasts do not include the HS2 project as all costs are to be fully recovered from HS2 Ltd

Committee to Approve

11. Appointment of Auditors

- 11.1. The Trust is required to appoint an auditor for its 2018/19 accounts. The Trust has historically used the services of the Council's external auditor, given the synergies with the main Council audit and the associated efficiencies (the Trust uses the same financial systems and banking arrangements as the Council).
- 11.2. The Council has a new external auditor, Grant Thornton LLP, from 2018/19. Subject to approval by the Committee, Grant Thornton (GT) have provisionally agreed to undertake the audit of the 2018/19 Trust accounts and are currently finalising their quote for this work. It is recommended that Grant Thornton LLP are engaged by the Trust for the external audit of the 2018/19 accounts, subject to final approval by the Committee Chair upon receipt of an acceptable quote from GT.

The Committee is asked to approve the appointment of Grant Thornton LLP (GT) as the Trust's external audit for the accounting year 2018/19, subject to final approval by the Committee Chair upon receipt of an acceptable quote from GT.

Appendix A

Case study: Building 2nd Forest School at Wormwood Scrubs

In early 2019 LBHF client officers Stefan Czeladzinski And Richard Gill Approached idverde GDT volunteer managers Andrew Kauffman and Gerald McEnery to discuss options for creating an all new forest school on wormwood scrubs

In January 2019 a site visit was taken on wormwood scrubs to inspect the site where the forest school was to be built and identify potential routes through the copse where footpath and outdoor classrooms could be built.

The location picked for the new forest school was by the playground off Braybrook street not 500m from the local primary school.

Day 1: TCHP Candidates

Work commenced on the wormwood scrubs forest school on the 5th of February 2019. Students from the Tooting common Heritage project level 1 horticulture course travelled to site as part of their accredited learning experience. The woodland while relatively young consisted of a very dense growth of blackthorn which dominated most of the woodland understory. Using loppers and pruning saws the students cleared the understory of this dense growth and carved out a network of paths that would traverse the new site. The group laid the foundation for over 200m of path and removed 15 tonne bags of blackthorn cuttings, subsequently opening up the site and allowing greater light penetration through the canopy.



Day 2: HS2 Ecology Team

On the 29th of February volunteers from HS2 joined idverde volunteer manager Gerald McEnery and head gardener Graham Patterson to complete seasonal hedgerow reductions on wormwood scrubs. The volunteers were tasked with reducing the height of the existing hedge network which would encourage greater lateral growth and would result in a thicker hedge which is a more desirable nesting habitat for the local bird population. Arisings from the cut-back were used to create dead hedges within the new forest school, these dead hedges would block off desire lines into the woodlands thereby ensuring that only the safer path were used when walking through the area. The group also took part in a litter pick of the site producing over 30 bags of litter from a few hours work. By the end of the day the group had completed 80m of Hedge cutting and created over 20m of dead hedges from the arisings!



Day 3: North highland

On the 25th of April the team from north highland came in force bringing 80 volunteers eager to make a big impact on this burgeoning forest school. The monumental group was given the equally immense task of creating a functional forest school by the end of the day. To complete this immense endeavour the Team was broken down into 4 work parties.

Team 1: the path builders

This team would be responsible for laying a whole new network of log-edged paths throughout the site – hauling heavy logs and lugging endless wheelbarrows of woodchip to create a system of safe pathways to guide people through the forest habitat



Team 2: the dead-hedgers

This team would continue on completing the good works done by HS2 team ensuring that desire lines were blocked so walkers and children alike moved through the site on safe paths without trampling newly sprouting vegetation



Team 3: the litter heroes

Wormwood scrubs sits a natural rise looking over the city, with this elevation comes a persistent wind that blows across the common bringing all manner of litter with it from across the common and adjacent estates, copses and woodlands such as the new forest school act as natural nets catching all this detritus. The amazing litter heroes were tasked with delving into the woodland in search of all this accumulated litter lying under years of leaf fall and overgrown bramble stands.

Team 4: the planters

Due to the density of blackthorn in the woodland the understory in the new forest school was quite sparse and underdeveloped, however following on from clearance works completed earlier in the year area had been opened up allowing greater penetration of light through the canopy and allowing a greater chance for woodland wildflowers to grow. The help encourage the development of the ground floor flora the North highland volunteers generously sponsored the purchase of 200 native woodland wildflowers to be planted throughout the forest school.



By close of play on the group had completed over 120m of log-edged pathway, planted 200 native wildflowers, built 6 dead-hedges and collected over 40 bags of litter.





2018/19 Financial Outturn Position

WORMWOOD SCRUBS CHARITABLE TRUST

STATEMENT OF ACCOUNTS 2018/19 - Unaudited

Wormwood Scrubs Charitable Trust

Statement of Financial Activities for Year ended 31 March 2019

Income and Expenditure	WSCT	HS2	2018/19 Actual	2017/18 Actual	Notes
	£	£	£	£	
Income and endowments from:					
Donations and legacies					
Income from Charitable activities:					
Pay and Display Parking Meters	(351,834)	0	(351,834)	(259,674)	Parking Income has grown April to December 2018 and outturn exceeds the 2018/19 budget by £70k
Hammersmith Hospital Car Park Licence	(337,229)	0	(337,229)	(324,619)	Contracted lease payments increased by 3% compared to 2017/18
Other trading activities	(314,842)	(52,490)	(367,332)	(485,376)	Includes income from the KAA and UKPN charging points and HS2 Ltd reimbursement. Backdated payments for UKPN is the reason why 2017/18 income is significantly higher.
Income from Investments	(3,747)		(3,747)	(2,626)	Interest on cash balances and rental income from the park lodge.
Other Income				0	
Total Income and endowments	(1,007,652)	(52,490)	(1,060,141)	(1,072,295)	
Expenditure on:					
Raising funds			0	0	
Charitable activities:					
Contribution to Linford Christie Stadium	32,151		32,151	32,329	Contribution to Linford Christie Stadium plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	25,439		25,439	3,267	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrub	715,138		715,138	706,909	Grounds Maintenance contracted spend plus proportion of governance costs.
Other expenditure	2,864	52,490	55,353	31,826	£2864 ad hoc expenditure plus £52,490 costs to be recovered from HS2 Ltd
Total Expenditure	775,592	52,490	828,082	774,331	
Net gains/(losses) on investments					
Net (income)/expenditure	(232,060)	0	(232,060)	(297,964)	
Reconciliation of Funds					
Total funds brought forward	(5,515,244)	0	(5,515,244)	(5,217,280)	
Total funds carried forward	(5,747,304)	0	(5,747,304)	(5,515,244)	

All income was unrestricted.

Annexe B

2018/19 Transactions to date		
		-232,059.61
Activity	Comments	Amount
Contribution to Linford Christie Stadium	WSCT Contributions to LCS	31,500.00
Governance costs	Reversal Accrual HCWSCT02 - WSCT 2017/2018 Audit Fees - Creditor Accr	-9,900.00
Governance costs	KPMG	9,900.00
Governance costs	Legal Fees	85.00
Governance costs	Legal Fees	42.50
Governance costs	Legal Fees	25.50
Governance costs	Legal Fees	280.50
Governance costs	Legal Fees	85.00
Governance costs	Legal Fees	229.50
Governance costs	Legal Fees	221.00
Governance costs	Legal Fees	178.50
Governance costs	Legal Fees	161.50
Governance costs	Legal Fees	824.50
Governance Costs	Legal Fees	68.00
Governance Costs	Legal Fees	238.00
Governance costs	Legal Fees	438.00
Governance costs	Legal Fees	825.00
Governance costs	Legal Fees	476.00
Governance costs	Legal Fees	127.50
Governance costs	Legal Fees	- 825.00
Governance costs	Audit	9,900.00
Governance costs	Finance Support Costs	2,902.02
Income from Investments	Park Lodge Rental Income	-273.00
Income from Investments	Park Lodge Rental Income	-273.00
Income from Investments	Park Lodge Rental Income	-273.00
Income from Investments	Park Lodge Rental Income	-273.00
Income from Investments	Park Lodge Rental Income	-273.00
Income from Investments	Park Lodge Rental Income	273.00
Income from Investments	2018/19 Interest on balances	- 2,654.59
Non Routine Maintenance - Asbestos removal	Bell Decorating & Building Ltd	1,350.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	180.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	1,520.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	1,130.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	5,600.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	1,757.00
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited T/A Drayton Fencing	1,380.00
Non Routine Maintenance of Wormwood Scrubs	Advanced Tree Services Limited	832.46
Non Routine Maintenance of Wormwood Scrubs	Advanced Tree Services Limited	67.54
Non Routine Maintenance of Wormwood Scrubs	Advanced Tree Services Limited	2,000.00
Non Routine Maintenance of Wormwood Scrubs	Earth Anchors Ltd	1,860.00
Non Routine Maintenance of Wormwood Scrubs	Earth Anchors Ltd	42.00
Non Routine Maintenance of Wormwood Scrubs	Earth Anchors Ltd	48.00
Non Routine Maintenance of Wormwood Scrubs	Earth Anchors Ltd	413.00
Non Routine Maintenance of Wormwood Scrubs	Earth Anchors Ltd	285.00
Non Routine Maintenance of Wormwood Scrubs	Idverde Earth Works	6,485.68
Other trading activities	Savills UK Ltd - UKPN	1,732.50
Other trading activities	Savills UK Ltd - UKPN	6.10
Other trading activities	Kensington Aldridge Academy Feb 2018	-23,333.34
Other trading activities	Kensington Aldridge Academy March 2018	-23,333.34
Other trading activities	Kensington Aldridge Academy April to July 2018	-119,354.82
Other trading activities	Kensington Aldridge Academy April to July 2018	119,354.82
Other trading activities	Kensington Aldridge Academy April to Aug 2018	23,333.34
Other trading activities	Kensington Aldridge Academy April to Aug 2018	23,333.34
Other trading activities	Kensington Aldridge Academy April to Aug 2018	23,333.34
Other trading activities	Kensington Aldridge Academy April to Aug 2018	-7,357.00
Other trading activities	Kensington Aldridge Academy April to Aug 2018	-189,354.84
Other trading activities	Kensington Aldridge Academy Sep to Nov 2018	-75,000.00
Other trading activities	Kensington Aldridge Academy Portakabin 2017/2018	-2,625.00
Other trading activities	Kensington Aldridge Academy Portakabin 2017/2018	-9,600.00
Other trading activities	Kensington Aldridge Academy Portakabin 2017/2018	-1,140.00
Other trading activities	2018/19 Hospital Car Park Q1	-83,642.58
Other trading activities	2018/19 Hospital Car Park Q2	-83,642.58
Other trading activities	2018/19 Hospital Car Park Q3	-83,642.58
Other trading activities	Savills UK Ltd - UKPN	312.50

Activity	Comments	Amount
Other trading activities	Kensington Aldridge Academy December 2018	-25,000.00
Other trading activities	Kensington Aldridge Academy January 2019	-25,000.00
Other trading activities	2018/19 Hospital Car Park Q4	-86,301.37
Other trading activities	2018/19 Hospital Car Park Q4	-86,301.37
Other trading activities	Kensington Aldridge Academy February 2019	-25,000.00
Other trading activities	Kensington Aldridge Academy March 2019	-25,000.00
Other trading activities	2018/19 Hospital Car Park Q4	86,301.37
Other trading activities	UKPN rent in advance	23,659.39
Other trading activities	Kensington Aldridge Academy Portakabin 2017/2018	812.50
Other trading activities - Accrual	UKPN	69,420.00
Other trading activities - Accrual	UKPN	100,000.00
Other trading activities - Accrual	UKPN	3,158.83
Other trading activities - Accrual	UKPN Completion	-2,461.32
Other trading activities - Accrual	UKPN Completion	-193,542.00
Other trading activities Accrual	Kensington Aldridge Academy Feb 2018	23,333.34
Other trading activities Accrual	Kensington Aldridge Academy March 2018	23,333.34
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income April 2018	-14,297.42
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income April 2018 Correct	-28,550.20
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income May 2018	-31,657.13
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income April 2018 reverse	14,297.42
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income June 2018	-30,479.54
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income July 2018	-29,329.29
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income August 2018	-30,264.96
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income September 2018	-28,832.58
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income October 2018	-31,373.92
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income December 2018	-23,961.62
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income November 2018	-29,842.33
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income January 2019	-29,905.04
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income February 2019	-28,917.00
Pay & Display Parking Meters and pay by phone	Wormwood Scrubs Income March 2019	-28,720.29
Routine Grounds Maintenance	WSCT - Fixed Ground Maintenance 2018/19	699,994.61

Agenda Item 7

LINFORD CHRISTIE OUTDOOR SPORTS STADIUM OUTCOME OF PUBLIC CONSULTATION AND NEXT STEPS

Report to Wormwood Scrubs Charitable Trust Committee	
Report Author: Mahmood Siddiqi, Advisor to the Trust	Contact Details: E-mail: mahmood.siddiqi@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1. This report summarises the outcome of the public consultation on the options available to the Trust for the future of Linford Christie Outdoor Sports Stadium (LCOSS). It sets out the recommended next steps for the Trust, ahead of a future decision on a preferred option.
- 1.2. This report sets out the next steps in developing an outline business case, which will allow the Trust to select its preferred option. It also sets out the considerations, including legal and Charity Commission requirements in relation to the Trust's decision making, before the Trust Committee makes a decision on a way forward.

2. RECOMMENDATIONS

The Wormwood Scrubs Charitable Trust Committee:

- 2.1. Notes the results of the public consultation.
- 2.2. Approves the Procurement Strategy in Appendix 2 for the appointment of multi-disciplinary advisors for the Trust, to consider the consultation responses in more detail, to develop a business case, and to complete any necessary surveys, technical and planning work that may be required.
- 2.3. Delegates the award of contracts for multi-disciplinary advisors as set out in the Procurement Strategy in Appendix 2 to the Council's Assistant Director of Growth acting on behalf of the Trust in consultation with the Chair of the Wormwood Scrubs Charitable Trust Committee subject to the Council's agreement to provide sufficient funding to the Trust.
- 2.4. Delegates authority to the Council's Assistant Director of Growth acting on behalf of the Trust to develop an outline business case for the different options, on the basis that regular updates and reports are provided to the Trust Committee.
- 2.5. Notes the requirements in relation to conflict of interests and decision-making procedures set out in this report.

- 2.6. Delegates authority to the Council's Assistant Director of Growth acting on behalf of the Trust to consult with the Charity Commission in relation to the Trust's decision making process in connection with the future of the LCOSS and for ongoing dialogue with the Charity Commission and to provide a report to the Trust following the discussions with the Charity Commission.

3. REASONS FOR DECISIONS

- 3.1. The decisions above establish the process for the Trust to decide upon a preferred option for development at LCOSS, following the completion of the public consultation. They will enable the Trust to tender and enter into contracts for the appointment of multi-disciplinary consultants to complete an outline business case and provide the Trust with the necessary advice and information to evaluate the options in detail, as part of a future decision-making process.
- 3.2. The decisions above will allow the Trust to engage with the Charity Commission, to confirm that an appropriate conflict of interest process has been followed in relation to the Council's role as corporate trustee, and to continue discussions with the Charity Commission as the process moves forward.

4. BACKGROUND AND NEXT STEPS

- 4.1. On the 19th December 2018, the Trust Committee received a report setting out the financial and strategic context for the Trust in relation to the LCOSS. That report set out that the Council is subsidising the operation of the stadium, and therefore the Trust, by around £250,000 a year in revenue terms, while continuing to provide capital investment in the facilities. In the light of the Council's own funding position it has confirmed that it may not be able to continue providing this subsidy in the future.
- 4.2. Without the Council's subsidy, the Trust would have to rely on its own income and reserves to maintain and operate the facilities. At the same time, the site needs major investment to bring it up to modern standards and it will be challenging for the Trust to continue to provide an athletics stadium and other sporting facilities of sufficient quality without an injection of capital and ongoing revenue resources.
- 4.3. The December report set out three main options that the Trust could consider and the work that had been completed to date to evaluate these options. The options presented were:
- 1) Do nothing
 - 2) Enhance the current facilities
 - 3) Redevelop the site to create a larger venue as well athletics facilities
- 4.4. Within option 3, there were also further variations to consider ranging from a 45,000 multi-functional venue (that could accommodate sports and entertainment) to a smaller entertainment venue.
- 4.5. The Trust agreed in principle that a joint public consultation with the Council should be completed, subject to agreeing the final form of consultation.

- 4.6. The Council's cabinet on the 5th February approved a report summarising the information presented to the Trust and agreed to hold a joint public consultation.
- 4.7. A draft consultation questionnaire was presented to the Trust at the 13th March Committee meeting and it was agreed, subject to further amendments being made. These amendments were approved by the Chair of the Committee, and the consultation was launched on the 22nd March.
- 4.8. The Council promoted the consultation widely, through social media and its website, and through letters sent to residents who live in the four wards north of Goldhawk Road. Residents on Old Oak Estate, near to East Acton tube, specifically requested hard copies of the consultation document, which were sent out.
- 4.9. The Council and the Trust held the joint public consultation, opening on 22nd March and closing on the 12th June.
- 4.10. Over 8,782 completed questionnaires were received and 13 responses not using the online or paper forms, with over 80% of respondents supporting the Trust or the Council completing a major redevelopment as their preferred option. The consultation responses also showed majority support for the Trust or the Council to consider making provision for professional and community sports, and as a venue for major entertainments. However, it will be for the Trust to commission an Outline Business Case (OBC) which makes a recommendation on the preferred option, from the Trust's perspective, taking into account the issues and factors which are in line with the Trust's objects and the resources available to it.
- 4.11. A summary of the public consultation results is included in Appendix 1.

Making a decision on a preferred option - developing an Outline Business Case

- 4.12. For the Trust to make a decision on a preferred option, it will have to take into account the Charity Commission's guidance on decision making. Further details on this is set out in the legal section of this report.
- 4.13. A key part of this, is making sure that the Trust is sufficiently informed and that relevant factors have been considered in the decision making. This report recommends that the Trust commissions an outline business case (OBC) from professional advisors to enable the Trust to make a decision.
- 4.14. The OBC will allow the Trust to consider the options and the alternatives, and the risks and benefits of a preferred option. The OBC will:
 - Consider the public consultation responses
 - Complete the options appraisal process to enable the Trust to agree a recommended way forward
 - Complete economic appraisals on the options

- Undertake a benefits appraisal
 - Undertake a risk appraisal
 - Complete sensitivity analysis
 - Determine procurement, contractual and accountancy issues and options
 - Assess the legal position of each option in relation to the Trust
 - Complete financial models for the financial appraisal
 - Identify next steps and a plan for delivery
- 4.15. In order to develop the OBC, additional technical work and surveys may be required and the consultants be asked to provide advice on the need for:
- Transport modelling
 - Any environmental and other surveys that may be required
 - Further design work
 - Cost consultancy
 - Planning advice
- 4.16. The OBC and the future report to the Trust will also consider the legal powers available to the Trust, the objects of the Trust, and the impact that any decision will have on the ability of the Trust to carry out its objects.
- 4.17. The OBC would conclude with a recommended option for the Trust to consider. The Trust would then be able to decide whether it wants to recommend this option to Cabinet. Any agreed preferred option would then be subject to the normal procurement, planning and public consultation requirements before it could move into a delivery stage.
- 4.18. A procurement strategy for these services is included in Appendix 1 to this report.
- 4.19. The Council's Cabinet will also receive a report on the 1st July setting out the above and recommending that the Council provide the funding for the completion of the OBC (subject to the Trust Committee approving this report).

Engagement with the Charity Commission

- 4.20. As the Council is the sole corporate trustee of the Trust, it and the Trust Committee must ensure that there is appropriate separation between Council functions and its role as Trustee, and that conflicts of interests have been dealt with appropriately in compliance with Charity law. When making the final decision once the OBC is completed, the Council will need to consider whether it has complied with its Charity law obligations in its capacity as trustee of the Trust at the time.
- 4.21. Early engagement with the Charity Commission is recommended to obtain their approval that the decision-making process that is being followed continues to be compliant and that the Trust has the powers to carry out the development under the current governing documents. In addition, should there

be a requirement for the granting of any leases, then Charity Commission consent is likely to be required.

5. EQUALITY IMPLICATIONS

- 5.1. Any proposals that come forward in due course will need to be assessed in compliance with the Trust's equality duties. Further consultation will be needed at that stage.

6. LEGAL IMPLICATIONS

- 6.1. In order to ensure that conflicts of interest are managed, the consultation feedback will need to be considered by separate individuals via the Council and the Trust Committee in line with the arrangements that have been put in place pursuant to Charity Commission guidance and previous Charity Commission recommendations made to the Trust.
- 6.2. When making any decision, the Trust Committee should take into account the Charity Commission's guidance on decision making (It's your decision: charity trustees and decision making (May 2013)). This guidance provides that when making decisions trustees must:
- act within their powers;
 - act in good faith and only in the interests of the charity;
 - make sure that they are sufficiently informed;
 - ignore any irrelevant factors;
 - manage conflicts of interest; and
 - make decisions that are within the range of decisions that a reasonable trustee body would make.
- 6.3. The Trust Committee members are not trustees, but they are making decisions for the Council in its capacity as corporate trustee of the Trust. The Trust Committee members should therefore follow and comply with Charity Commission guidance and charity law when carrying out actions or making decisions collectively as the Trust Committee.
- 6.4. As the Trust's main function is to hold the Wormwood Scrubs, it doesn't have any employees to carry out work on its behalf. One of the advantages of having the Council as corporate trustee is that the Trust is able to delegate authority via a scheme of delegation to Council officers to carry out work on its behalf. This should ensure that the Council officers don't exceed their delegated authority (and the Trust's powers) and that the decision-making power of the Trust continues to rest with the Trust Committee on behalf of the Council as corporate trustee.
- 6.5. The Council is currently in the process of seeking Charity Commission comment on the proposed options to ensure that any development is compliant with Charity law. The Trust Committee will also be required to follow any specific Charity Commission recommendations or conditions that are imposed on the Trust as a result of the proposed LCOSS development.

6.6. The fact that the Council is the corporate trustee of the Trust does not automatically mean that the Trust is subject to procurement rules, but depending on a number of other factors may be subject to them. However, given that the nature of any contracts to be entered into at this stage in relation to the future (re-development of and/or business operations at LCOSS) is unknown, it is reasonable for the Trust Committee to follow the Council's internal procedure for procurement and award of contracts for external advisers. In terms of compliance with the Trust's charity law obligations, this requires the Trust Committee to consider a number of issues when entering into contracts with third parties on behalf of the Trust including:

- 1) that the contract (and associated expenditure is in the best interests of the Trust);
- 2) that the contract represents value for money to the Trust;
- 3) the contract and its terms are clearly set out in writing; and
- 4) that the terms of the contract are not detrimental to or place the Trust's assets at risk in any way.

On the basis that the Council's procedure is focused on value, fairness and ensuring that the Council gets the best value for money from third party contracts, the Trust should still be complying with its charity law obligations by following this procedure. However, the Trust Committee or those persons acting with delegated authority on the Committee's behalf should record the deliberations and the reasons for entering into any contract in writing to evidence that it/they took the relevant considerations on board and discharged the Council's role as corporate trustee appropriately.

7. FINANCIAL IMPLICATIONS

7.1. The recommendations in this report includes the delegation of the award of contracts for multi-disciplinary advisors to prepare an Outline Business Case (OBC) for LCOSS options subject to the Council's agreement to provide sufficient funding to the Trust.

7.2. The costs of preparing the OBC are estimated to be £397,500, which includes a £40,000 (10%) contingency. The Trust does not have sufficient liquid funds to commit to the total estimated costs and the Council have committed to funding this work.

7.3. The Cabinet on 1 July 2018 will consider a recommendation to provide funding to the Trust for these purposes. The Trust should therefore ensure that it does not commit itself to any expenditure before the Council has approved the provision of funding.

7.4. Financial Implications completed by Emily Hill (as Trust officer).

8. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

Appendix 1 – Public Consultation Summary

Exempt Appendix 2 – Procurement Strategy

Exempt Appendix 3 – Confidential Legal Advice

Row Labels	Count of Where do you live?	
Greater London	4,159	48%
UK	2,386	28%
4 Northern Wards	1,654	19%
Rest of H&F	342	4%
Abroad	111	1%
Not Answered	130	
Grand Total	8,782	
Grand Total (excl. not answered)	8,652	

Notes:

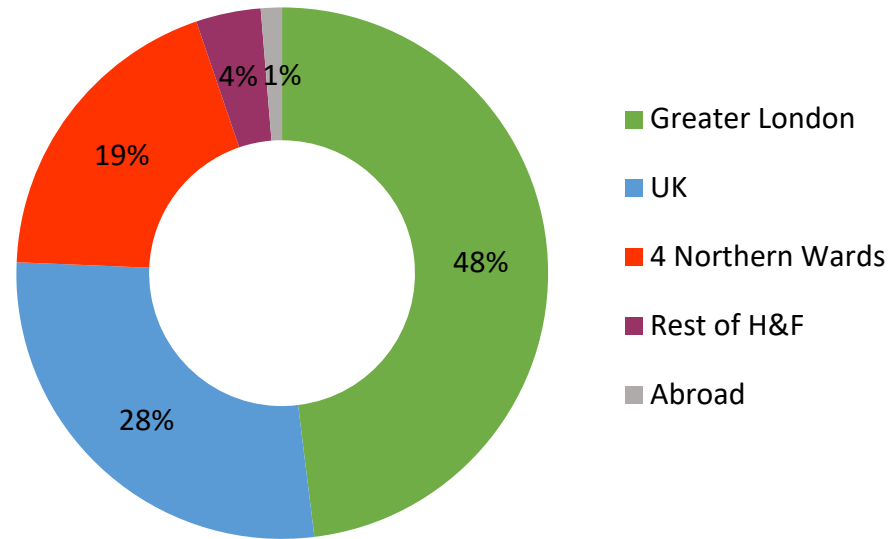
Greater London - excluding H&F

UK - excluding London

4 northern wards - College Park & Old Oak, Wormholt & White City, Sh

Rest of H&F - excluding 4 northern wards

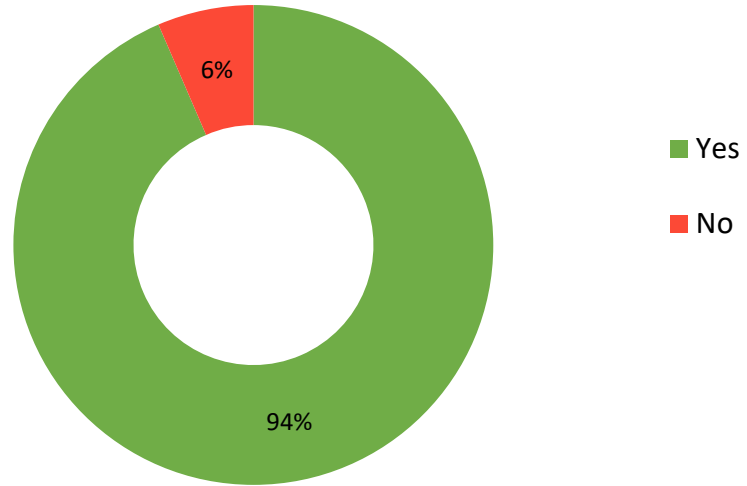
Q1: Where do you live?



Provided by Business Intelligence Services, PSR

Row Labels	Count of Were you aware of the Linford Christie Stadium?	
Yes	8126	94%
No	562	6%
Not Answered	94	
Grand Total	8,782	
Grand Total (excl. not answered)	8,688	

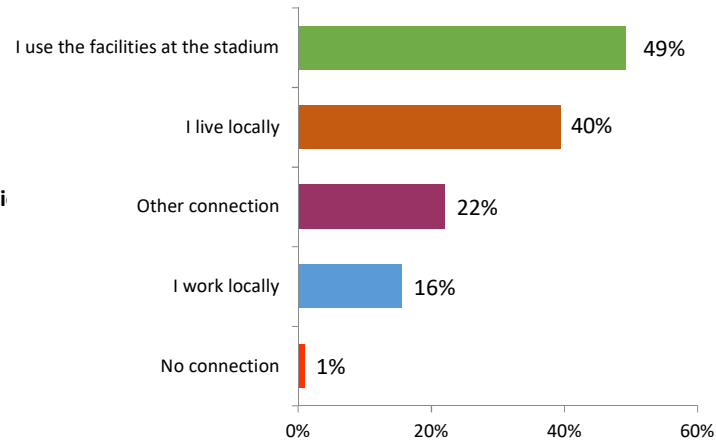
Q2: Were you aware of the Linford Christie Stadium?



Provided by Business Intelligence Services, PSR

Row Labels	Count of What is your connection to the Linford Christie Stadium?	
I use the facilities at the stadium	4,075	49%
I live locally	3,276	40%
Other connection	1,826	22%
I work locally	1,294	16%
No connection	78	1%
Not Answered	492	
Grand Total	8,782	
Grand Total (excl. not answered)	8,290	

Q3: What is your connection to the Linford Christie Stadium?



Row Labels	Count of Use the facilities	
Football	2,736	56%
Pitches on the Scrubs	1,269	26%
Athletics	843	17%
Hockey	80	2%
Grand Total	4,928	

Other connection (main):

- A QPR supporter
- Family live nearby
- Children use the stadium
- Former resident of the area
- Grew up in the area
- Used facilities in past
- Dog walking
- Walking
- School sports day
- Wormwood Scrubs pony centre

Provided by Business Intelligence Services, PSR

Row Labels

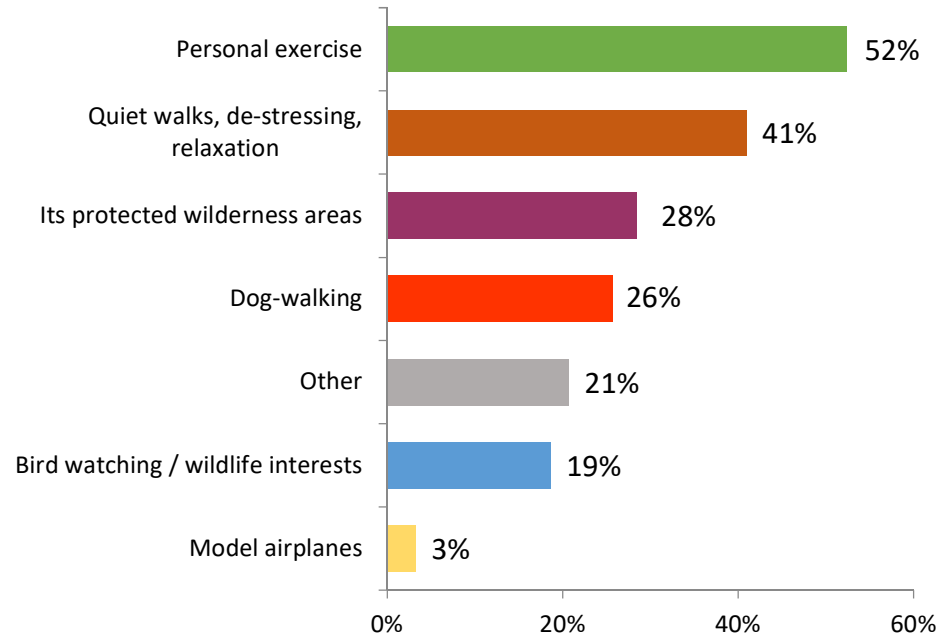
Personal exercise	3,935	52%
Quiet walks, de-stressing, relaxation	3,079	41%
Its protected wilderness areas	2,141	28%
Dog-walking	1,936	26%
Other	1,556	21%
Bird watching / wildlife interests	1,401	19%
Model airplanes	245	3%
Not Answered	1,263	
Grand Total	8,782	
Grand Total (excl. not answered)	7,519	

Other values (main):

- Children's play area
- Green open space
- Fresh air
- Potential space for QPR stadium

Count of Wormwood Scrubs. What do you value it for?

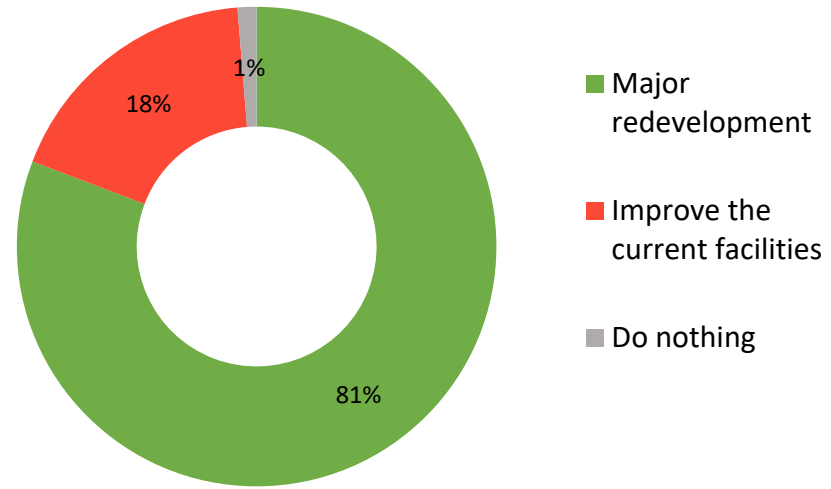
Q4: What do you value Wormwood Scrubs for?



Row Labels	Count	Percentage
Major redevelopment	7020	81%
Improve the current facilities	1561	18%
Do nothing	110	1%
Not Answered	91	
Grand Total	8,782	
Grand Total (excl. not answered)	8,691	

Count of Which of the following options do you prefer for the Linford Christie Stadium?

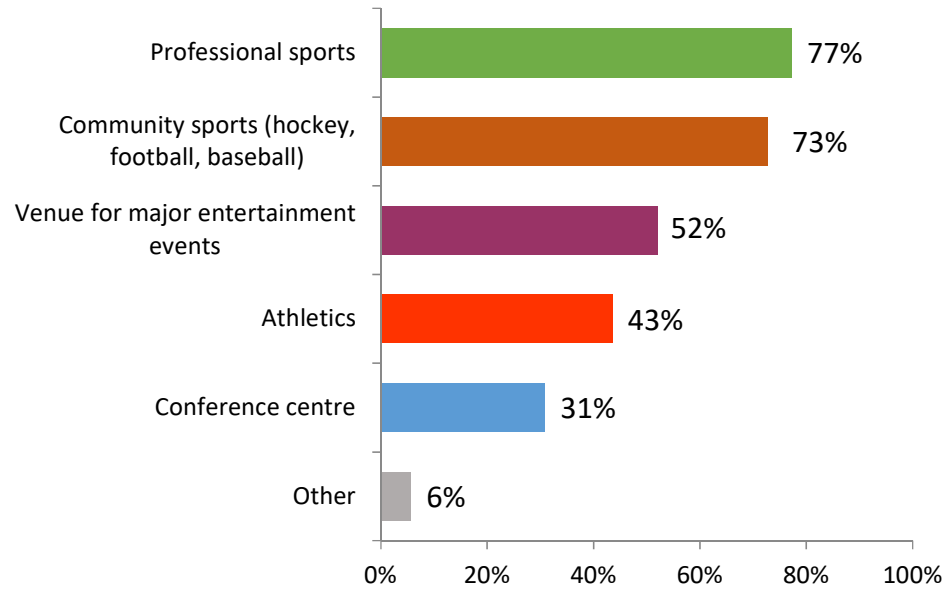
Q5: Which of the following options do you prefer for the Linford Christie Stadium?



Provided by Business Intelligence Services, PSR

Row Labels	Count of What kind of uses should the council and the Trust consider?	
Professional sports	6,662	77%
Community sports (hockey, football, baseball)	6,283	73%
Venue for major entertainment events	4,497	52%
Athletics	3,751	43%
Conference centre	2,659	31%
Other	484	6%
Not Answered	151	
Grand Total	8,782	
Grand Total (excl. not answered)	8,631	

Q6: What kind of uses should the council and the Trust consider?

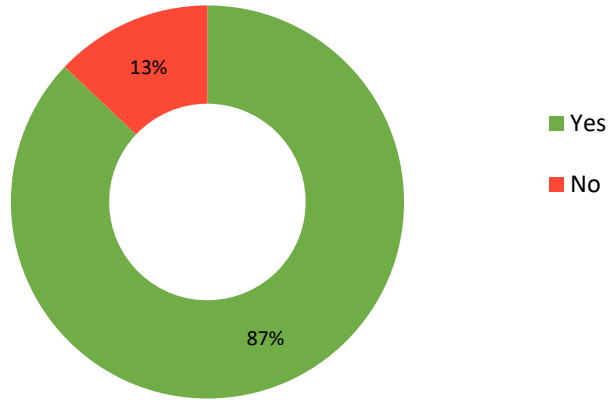


Row Labels

Yes	7378	87%
No	1097	13%
Not Answered	307	
Grand Total	8,782	
Grand Total (excl. not answered)	8,475	

Count of Would you like to see better facilities within the stadium for the benefit of users of Wormwood Scrubs e.g. changing rooms, café?

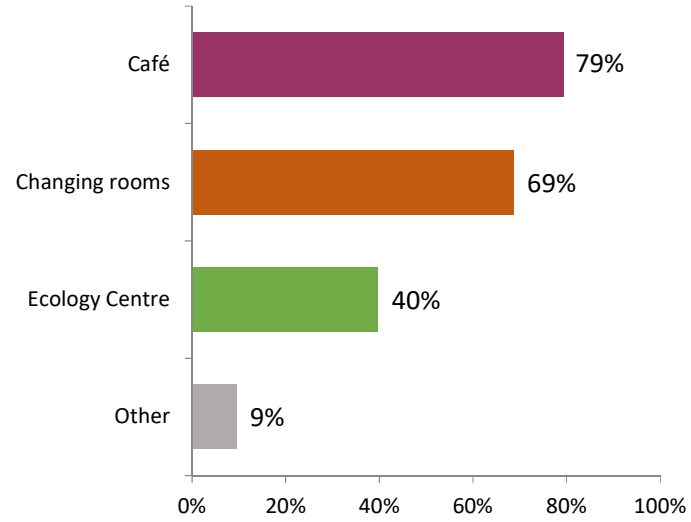
Q7: Would you like to see better facilities within the stadium for the benefit of users of Wormwood Scrubs?



Provided by Business Intelligence Services, PSR

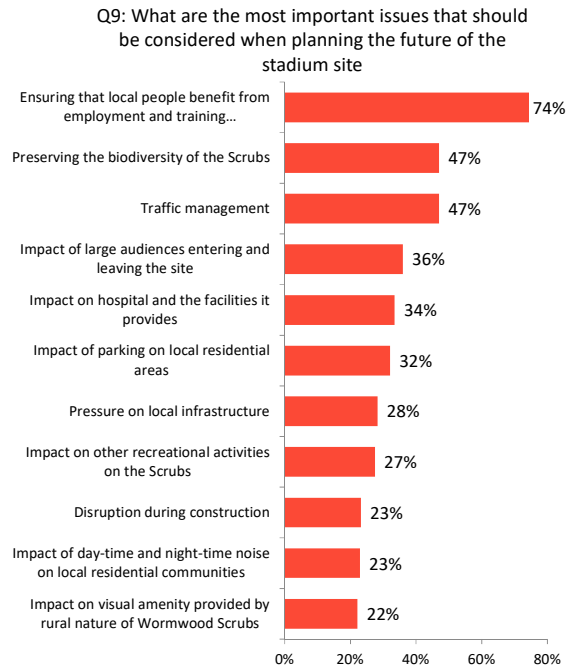
Row Labels	Count	Percentage
Café	6096	79%
Changing rooms	5269	69%
Ecology Centre	3049	40%
Other	723	9%
Not Answered	1,104	
Grand Total	8,782	
Grand Total (excl. not answered)	7,678	

Q8: Which additional facilities would you like to see within the Stadium site?



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Row Labels	Count	Percentage
Impact on visual amenity provided by rural nature of Wormwood Scrubs	1,842	22%
Impact of day-time and night-time noise on local residential communities	1,904	23%
Disruption during construction	1,932	23%
Impact on other recreational activities on the Scrubs	2,285	27%
Pressure on local infrastructure	2,349	28%
Impact of parking on local residential areas	2,671	32%
Impact on hospital and the facilities it provides	2,786	34%
Impact of large audiences entering and leaving the site	2,992	36%
Traffic management	3,907	47%
Preserving the biodiversity of the Scrubs	3,908	47%
Ensuring that local people benefit from employment and training opportunities	6,186	74%
Not Answered	468	
Grand Total	8,782	
Grand Total (excl. not answered)	8,314	



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