

Wormwood Scrubs Charitable Trust Committee Agenda

Wednesday 8 March 2023 at 6.30 pm

Online - Virtual Meeting will be held remotely

Watch live on YouTube: [youtube.com/hammersmithandfulham](https://www.youtube.com/hammersmithandfulham)

MEMBERSHIP

| Administration |
|---|
| Councillor Alex Sanderson (Chair) Councillor Bora Kwon Councillor Dominic Stanton |
| Co-optees |
| Miriam Shea Stephen Waley-Cohen |

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Wormwood Scrubs Charitable Trust Committee

Agenda - 8 March 2023

| <u>Item</u> | | <u>Pages</u> |
|--|--|---------------------|
| 1. APOLOGIES FOR ABSENCE | | |
| 2. DECLARATIONS OF INTEREST | <p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant 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.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Audit, Pensions and Standards Committee.</p> | |
| 3. MINUTES OF THE LAST MEETING | <p>To approve the minutes of the meeting held on 14 December 2022 as an accurate record.</p> | 4 - 13 |
| 4. MANAGER'S REPORT | | 14 - 33 |
| 5. PROPOSALS FOR LINFORD CHRISTIE STADIUM BY THE FRIENDS OF WORMWOOD SCRUBS | <p>This paper provides a reasoned proposal for a properly planned, comprehensive, and unified approach to modernising the facilities provided within Linford Christie Stadium to the benefit of all residents of LBHF and its neighbouring boroughs.</p> | 34 - 51 |
| 6. DATES OF FUTURE MEETINGS | <p>To note the dates of future meetings:</p> | |

- 21 June 2023
- 6 September 2023
- 12 December 2023
- 6 March 2024

Wormwood Scrubs Charitable Trust Committee Minutes

Wednesday 14 December 2022

PRESENT

Committee members: Councillors Alex Sanderson (Chair), Bora Kwon and Dominic Stanton

Co-opted members: Miriam Shea and Stephen Waley-Cohen

Advisors to the Trust: Steve Hollingworth (Assistant Director, Leisure, Sports and Culture), Osama El-Amin (Trust Manager), Vicki Abel (Trust Development Manager), Emma Jerrard (Senior Events Manager), Catherine Field (Events Manager), Carmen Lomotey (Principal Corporate Accountant), Nicholas Falcone (Senior Corporate Accountant) and Neil Morrison (Senior Law Enforcement Officer)

Clerk: Debbie Yau

External Guests: Stuart McKay (Audit Partner, MHA Macintyre Hudson), Secret Cinema: Kath Tomlin (Community Manager), Carly Morrell (Production and Location Director), Amy O'Brien (Producer), William Ma (Location Manager) and Rob Haworth (Production and Licensing)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF THE LAST MEETING

Referring to the second last paragraph under the OPDC Local Plan, Miriam Shea (Co-opted member) requested to change the wording to:

“Miriam Shea noted that a meeting between OPDC and the Committee might be arranged to discuss the proposals under the Local Plan.”

RESOLVED

The minutes of the meeting held on 7 September 2022 were agreed as an accurate record, subject to the change above.

4. WORMWOOD SCRUBS CHARITABLE TRUST ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2022

Steve Hollingworth (Assistant Director, Leisure, Sports and Culture) briefed members on the Wormwood Scrubs Charitable Trust (the Trust) Annual Report and Financial Statements for the year ended 31 March 2022. He highlighted the following significant developments:

- Delivering a financial surplus of £92,592 as it continued to benefit from increased rental income, albeit not all of which was expected to recur in future years.
- Continuing to provide the site for temporary buildings for the Kensington Aldridge Academy (KAA) school in the aftermath of the Grenfell Tower fire.
- Engaging consultants to develop a £3.9m plan to improve biodiversity (funded by High Speed 2 (HS2)), consulting with the public and presenting masterplan proposals.
- Engaging in the development of the Old Oak and Park Royal Development Corporation Local Plan, to ensure it did not impact adversely on the Scrubs.
- Procuring a new grounds maintenance contract focussed on greater community involvement.
- Continuing to work closely with the Friends of Wormwood Scrubs through the two Friends who were co-opted members of the governing committee.
- Hiring a Trust Manager to help develop strategic direction and deliver on the charitable objectives of the Trust.

Nicholas Falcone (Senior Corporate Accountant) outlined the financial review of the Trust. He said that the general unrestricted income fund for 2021/22 was £1,030,969. The main income sources were the short-term KAA occupation and carpark related incomes.

Stuart McKay (Audit Partner, MHA Macintyre Hudson) took members through the Audit Finding Report 2021/22 (Appendix B, pages 44 - 55) and the Letter of Representation 2021/22 (Appendix C, pages 56 - 58), in particular the following:

- The nature and the scope of audit work being undertaken.
- Views about the qualitative aspects of the Trust's accounting practices and financial reporting.
- Unadjusted and adjusted misstatements.
- Matters specifically required by Auditing Standards to be communicated to those charged with governance (such as fraud and error).
- Expected modifications to the Auditors Report.
- Material weaknesses in the accounting and internal control systems.
- Any other relevant and material matters relating to the audit.

The Chair and Stephen Waley-Cohen (Co-opted member) appreciated the reports which were thorough, clean and straight-forward.

RESOLVED

The Committee agreed to:

1. Approve the Trustee's Annual Report and the 2021/22 financial accounts for Wormwood Scrubs Charitable Trust incorporated therein (Appendix A).
2. Note the contents of the risk assessment schedule 2021/22 (Appendix A - pages 28 & 29).
3. Note the contents of the Audit Findings Report from MHA Macintyre Hudson (Appendix B).
4. Approve the management Letter of Representation (Appendix C) and resolve to sign and return this to MHA Macintyre Hudson.
5. Note that the accounts remain subject to change until the final audit opinion is issued and delegate authority to the Assistant Director, Leisure, Sport & Culture, Steve Hollingworth in consultation with the Chair of the Committee, to approve any changes to the 2021/22 Financial Accounts, Annual Report and the management representation letter required as part of the finalisation of the audit process.

5. MANAGER'S REPORT

HS2 Update

Steve Hollingworth (Assistant Director, Leisure, Sports and Culture) gave an update on HS2. He said that the planting of seed at the Stamford Brook Site would be carried out under warmer weather, and that the UTX site would be returned upon the completion of the station by 2029.

Responding to the request of Stephen Waley-Cohen (Co-opted member), Steve Hollingworth agreed to put up sufficient number of signs explaining why the sites were blocked off and what measures had been planned to be taken to protect the sites.

ACTION: Steve Hollingworth

Green Flag Application Submission

Vicki Abel (Trust Development Manager) briefed members that a Green Flag Management Plan (Appendix 1) for the Wormwood Scrubs would be submitted in January 2023 for the Green Flag Award the judges of which would then visit the Scrubs on a day between May and July 2023. The Green Flag spaces would be reviewed periodically to ensure they still met the standards of the Green Flag Award.

Expressing appreciation for the detailed Plan, Miriam Shea (Co-opted member) enquired about the involvement of idVerde in the process. Vicki Abel said that idVerde had been in close interaction with the Council's Park Manager in maintaining the site. In drawing up the Management Plan, the Parks Team had consulted and liaised with a range of other teams and departments including idVerde.

At the requests of Stephen Waley-Cohen, Steve Hollingworth undertook to circulate the Green Flag Application for the Friends of Wormwood Scrubs to comment, and to circulate the idVerde management plans for members' reference.

ACTION: Osama El-Amin

Site Entrance Improvements

Osama El-Amin (Trust Manager) reported the progress of the site entrance improvements work. He said that the work contract was awarded to a different supplier whose quote was significantly lower which negated the need for the Trust to match a contribution of £20,000. The work was expected to commence on 23 January 2023 and last for 4 to 6 weeks depending on the weather conditions.

Noting the new quote was 20% lower for the same specification of work, Councillor Dominic Stanton asked for the rationale behind. Osama El-Amin noted that the main difference was the transport of soil off-site. The original contractor planned to dispose the soil off-site while the new one would re-use the soil on-site. Moreover, the new contractor was a larger company which had more tools and equipment and hence could complete the same work quicker and cheaper.

Hedge Laying Programme

Osama El-Amin updated members on the hedge laying programme. He said that for the additional 325m of hedge that needed to be laid, about 200m would be laid at a cost of £19,200 between January and March 2023 to minimise disruptions to ground nesting birds.

Stephen Waley-Cohen considered the cost of hedge laying at a rate of about £96 per meter very expensive. Osama El-Amin noted that as the expenditure might bring an impact to the Trust's budget, he planned to seek external funding to cover the cost. Stephen Waley-Cohen remarked that while hedging was desirable for the meadow in the north-west region of the Scrubs, it was not needed anywhere else. He hoped that some brilliant contractor might deploy alternative methodology to lay the hedge at a lower cost.

Members noted that local volunteers had been instrumental in undertaking hedge laying activities. Stephen Waley-Cohen advised the officers to give sufficient notice for the volunteers to line up the schedules for the required work.

Kensington Dragons Update

Osama El-Amin gave an update on the progress of works undertaken by Kensington Dragons Football Club (KDFC).

Stephen Waley-Cohen sought details of the funding and lease agreement entered with KDFC in 2021. Osama El-Amin said he understood the agreement lasted for 2 years. Steve Hollingworth noted that the funding amounted to £250,000 over the life of the lease. He undertook to re-circulate the related paper to refresh members' memory.

ACTION: Steve Hollingworth

Thames Valley Harriers (TVH) Clubhouse

Steve Hollingworth presented the progress of the project and highlighted that the current TVH business plan, the latest set of financial accounts along with an

income generation plan had been circulated to the committee for feedback. The Committee was asked to approve a £40,000 grant to TVH for this project and delegate development of a funding agreement to officers.

Stephen Waley-Cohen said he hoped the on-site café which would be open to the wider community could sustain its operation.

The Chair and Councillor Dominic Stanton indicated approval for the project subject to certain conditions. Steve Hollingworth assured that the terms of accessing the facility by the wider community and the opening hours would be stated in the agreement before any funding was granted to TVH. This agreement would be circulated to committee members. He added that they planned to meet TVH once after the trial period with the caterer was over.

ACTION: Osama El-Amin

Linford Christie Stadium Proposal by The Friends of Wormwood Scrubs

Stephen Waley-Cohen referred to the Linford Christie Stadium proposal and said he agreed with the Chair that given the full agenda of the current meeting, it was prudent to discuss the proposal in detail and approve it or otherwise at the next Committee meeting.

Vehicle Access Off Scrubs Lane

Osama El-Amin presented the feasibility study on the most appropriate route for vehicular access onto the Scrubs. He clarified that results of this study were expected to be shared with relevant officers on the week commencing 19 December 2022 and recommendations from this study would form the basis of future events planning procedure and would be shared with committee members once complete.

Ecological baseline and monitoring programme

Vicki Abel presented the plan of idVerde to undertake an ecological baseline survey across a calendar year from January 2023 to January 2024, which together with all the surveys carried out in the last 6 years, would be fed into the Biodiversity Masterplan.

Miriam Shea expressed thanks for this good initiative which undertook repeat surveys to generate longitudinal data.

LNR Status for Meadow Area

Vicki Abel presented the proposal to designate the meadow area (illustrated in red on page 65) as a Local Nature Reserve (LNR) which would provide the opportunity of creating bylaws and/or public space protection orders (PSPOs) to protect this area which was the most floristically diverse and attracted a wide variety of bird species. The bylaw and PSPOs would be enforced along with signages and public education. She noted that once the application and approval process which took about six months was complete, Natural England would formally recognize the LNR and add it to the designated site database.

The Chair said the Committee was happy to approve the application.

ACTION: Vicki Abel

Tree planting

Vicki Abel presented the priority tree works undertaken as part of the reinstatement works for the 15 trees lost on the site through the Stamford Brook Sewer work under the HS2 development. She noted that in addition to trees, shrub and whip planting was proposed to gap up the hedge along the northern boundary with the railway line.

In reply to Miriam Shea's question, Vicki Abel noted that the whips and the new hedges were on the right side of the railway boundary, stretching along as fencing but not getting too close to avoid anything overhanging.

Secret Cinema Summer 2023

Kath Tomlin (Community Manager, Secret Cinema) introduced her colleagues: Carly Morrell (Production and Location Director), Amy O'Brien (Producer), William Ma (Location Manager) and Rob Haworth (Production and Licensing).

Kath Tomlin and her colleagues presented Secret Cinema's proposal to undertake one show on the Scrubs in summer 2023. They briefed members on the Secret Cinema's experience, safe management of events, noise management plan, light management, site demise. Ingress and egress, liaison with residents, recruitment, work experience students, local charity fundraising, community and charity outreach, dedicated residents' webpage and so on.

The Chair expressed concerns on noise and ecological impacts, and disturbances brought by the audience as some might choose to leave the site through short-cuts passing through the residence.

Rob Haworth noted from his past experience that audience tended to stick with the rules in taking the designated routes to and from the venue and the entrances would actually have dictated the routes to be taken. On noise and ecological impacts, Rob said that they never received residents' complaints about noise in the past. The consultants engaged for the ecology management plan understood the needs to mitigate the issues arising from hosting the event. For example, light would only be used along the footpath.

Stephen Waley-Cohen was concerned as to how people could be stopped from stepping on the scrubs adjacent to the site on the east instead of walking along the Scrubs Lane. He said that just a few hundred people doing so would already cause significant impacts to the ecology there, and complaints of the birds and plants therein were nowhere to be heard.

Rob Haworth assured that mitigation measures would be carefully drawn up through planning, preparing site layout and programme activities, engaging experienced ecologists, working with team members etc to reduce those impacts.

Councillor Bora Kwon referred to residents' concerns expressed against the Notting Hill Carnival held yearly over a weekend towards the end of August and considered it helpful for Secret Cinema to step up its consultation and engagement with local residents for this 3-week show which was going to happen also in the summer. Kath Tomlin assured all relevant details would be published in the residents' webpage and hoped the residents found the family-friendly film appealing.

In reply to co-opted members' questions, Amy O'Brien said vehicles would be parked within the site demise. The Chair referred members to the Committee's earlier discussion on vehicular access off the Scrubs Lane.

Miriam Shea was concerned whether the Secret Cinema had been invited back by previous venue to host another event. Carly Morrell noted that the Secret Cinema planned to host Dirty Dancing at the same venue where Romeo and Juliet had been shown in 2018. However, due to the pandemic, Dirty Dancing was delayed and shown in Gunnersbury Park in 2022. She also noted that the Scrubs was the only Park they were aware of in Hammersmith and Fulham to be suitable for hosting the event. On the time needed to restore the Scrubs, Carly drew on the experience at the Gunnersbury Park where it took about 4 weeks under dry weather.

Amy O'Brien confirmed with Councillor Dominic that the Secret Cinema would bring in and away all infrastructure relating to the provision of water, electricity and sewer etc as it was noted such were not available on the Scrubs.

Stephen Waley-Cohen relayed the few complaints he had received from the residents as to why they were consulted before approval was yet to be given by this Committee. He was also concerned that the promotional leaflet did not have any reference to the Committee and referred the venue as Park instead of Scrubs which had been awarded LNR status for some of its sites. Stephen further noted that the Secret Cinema's proposal to host at the Waltham Forest had received strong opposition. He shared the same objection in hosting the said event at the Scrubs as there would be too many participants causing too many disturbances to the ecology and disruptions to local residents' enjoyment. As a member of the Friends of the Wormwood Scrubs and on behalf of the Trustee, he could not support this initiative. Stephen added that in case the project was voted to go ahead, he was keen to learn about the financial arrangements. Responding to his question, Amy O'Brien noted the overall average prices for VIP and general admission tickets for previous similar productions fell in the region of £55-60.

Councillor Bora Kwon said she was in favour of the project as it presented good opportunities for the residents. Taking into account the nature and timing of the event, she hoped that the Secret Cinema could maintain dialogues with local residents. Echoing her view, Councillor Dominic Stanton said he was broadly in favour. The Chair said she inclined to give approval and hoped that additional staff could be assigned to manage dispersal along the route from the site to minimise disruptions. The Committee agreed to delegate the officers to undertake the next steps.

ACTION: Osama El-Amin / Emma Jerrard

Alternative Ecological Mitigation (AEM) Masterplan

Vicki Abel presented the AEM Masterplan (version H) and the next steps pending approvals. She said that following consultation in summer 2022 by London Development Trust (LDT), the Land Use Consultants (LUC) had amended the Masterplan accordingly to include all those recommendations that would improve or enhance the biodiversity of the Scrubs.

Ben Shakespeare (Assistant Landscape Architect, LUC) presented with the aid of the powerpoint that he had circulated to officers before the meeting. He introduced the Ecological Enhancement Plan, evolution of the Masterplan, and proposal plans for 1. woodland management, 2. trees, 3. scrub management, 4. wildflower grassland management, 5. wetland habitat, 6. hedgerows, 7. sustainable urban drainage, 8. information boards, wayfinding and entrances, and 9. access.

Miriam Shea expressed concerns about the proposed locations of the pond and swales. She highlighted the heavy traffic around the football pitch during dispersal and noted people might cut across the proposed swales along the pitch. Moreover, she questioned the location of the pond given its elevation and suggested the northwest corner might be better suited.

Ben Shakespeare referred to the Masterplan (Appendix 3) and noted the thin lines along the swales had pipes buried underground to collect water run-off so that people might walk on top to/from the football pitch. He said some refinement could be done to allow more people to pass through. Ben further noted that the location of the pond was proposed to move southward for it to collect water from the swales. It was now easily accessible from the hospital as well as Braybrook Street and keep people around the site. As regards the area in the northwest corner, Ben noted that the area would be less wet after the broken land drain there was repaired.

Welcoming the proposed amendments to the AEM Masterplan to enhance the biodiversity of the Scrubs, Stephen Waley-Cohen however said he needed more time to study the powerpoint slides which were received in the previous afternoon. He hoped to receive more details from LUC soon with a view to making minor suggestions for the proposed changes.

Members agreed to give approval in principle subject to minor amendments following a further meeting with LUC in January 2023.

ACTION: Vicki Abel

Financial Forecast 2022/23

Carmen Lomotey (Principal Corporate Accountant) briefed members that the budget for 2022/23 had been agreed with an anticipated net income outturn of £250,697 and that the current forecast was £36,085 less than this, a £214,611 net income outturn.

In reply to Councillor Stanton's questions, Carmen Lomotey and Steve Hollingworth noted that the income, if any, from the event hosted by the Secret Cinema would be taken into account for the next financial year after approval.

They also noted that the AEM Masterplan was made to ensure biodiversity of the Scrubs consequent to the HS2 development, thus the financial impact of the Masterplan, once approved, would be reflected in the budget.

Law Enforcement Team (LET) Update

Neil Morrison (Senior Law Enforcement Officer) presented the details of LET's work in and around the Scrubs since 26 August 2022. He reminded members to express views on the Dogs Public Space Protection Order consultation which was live until 15 January 2023.

The Chair said she was pleased to note the Wormwood Scrubs was on the list for highest number of patrols and hours on patrol.

RESOLVED

The Committee agreed to:

1. Note HS2 re-instatement progress.
2. Approve submission of an application for Green Flag accreditation, pending circulation to the Friends of Wormwood Scrubs for comment.
3. Take note of the 'Site Entrance Improvement' project update.
4. Approve £19,200 to continue and complete the hedge laying project.
5. Note the progress made by KDFC on the development of football pitch provisions at LCS.
6. Approve £40,000 grant to the Thames Valley Harriers, and delegate development of a funding agreement to officers.
7. Note the proposal delivered by the Friends of Wormwood Scrubs on the development of the Linford Christie Stadium.
8. Note the progress of a feasibility study into vehicle accessibility off Scrubs Lane.
9. Take note of the Ecological Baseline/Monitoring programme.
10. Approve the acquisition of 'Local Nature Reserve' status for the Meadow.
11. Note the Tree Planting plan for the new year.
12. Approve the Secret Cinema proposal and delegate to officers to undertake the next steps.
13. Approve version H of the Alternative Ecological Mitigation Master and note the next steps.
14. Take note on the Trusts' latest financial performance and forecast for Q3 2022/23.
15. Note the latest Law Enforcement update.

6. DATE OF NEXT MEETING

Members noted the next meeting would be held on 8 March 2023.

In response to the concerns raised by Stephen Waley-Cohen (Co-opted member) on the use of sandy loam for footpath surfacing before the mud took over it after the imminent heavy rains and warming, Steve Hollingworth (Assistant Director, Leisure, Sports and Culture) noted that idVerde would do the drainage work there the day after.

Stephen Waley-Cohen referred to his observation about the less satisfactory performance in ground maintenance and site management and asked for any update. Osama Al-min (Trust Manager) noted that discussion had been held with the idVerde ground maintenance staff and the Parks Team would continue to monitor their performance. He invited members to get in touch if more attention to the services was required.

ACTION: Committee members

Meeting started: 5.00 pm
Meeting ended: 7.14 pm

Chair

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Agenda Item 4

| MANAGERS REPORT | |
|--|---|
| Wednesday 8th March 2023 | |
| Report to Wormwood Scrubs Charitable Trust Committee | |
| Report Author: Osama El-Amin, Trust Manager Stephen Hollingworth, Advisor to the Trust. | Contact Details: Osama.el-amin@lbhf.gov.uk Stephen.Hollingworth@lbhf.gov.uk |

Executive Summary and Decisions Sought

1. **Note HS2 Updates.**
2. **Approve the final version of the Alternative Ecological Mitigation (AEM) Masterplan and note the next steps.**
3. **Note completion of site entrance improvements.**
4. **Note the new playground on Braybrook Street and consider whether to only guard this area with low-level wooden fencing, or to do the same with the older playground and gym area.**
5. **Note the successful hedge laying this season.**
6. **Note an update from the KDFC pitch re-surfacing/extension project.**
7. **Note the Friends of Wormwood Scrubs project – Scrubs Watch.**
8. **Note tree planting that has taken place this season.**
9. **Note the WSCT Forecast for Financial Year 2022/23**
10. **Approve the WSCT Budget for Financial Year 2023/24**
11. **Note the latest Law Enforcement update.**

1. HS2 (High Speed 2)

1.1 HS2 – Under Track Crossing (UTX) site update

The UTX site will remain until the Old Oak Common station is completed in 2029/30. The site will be used for storage and access. A number of utilities have been diverted to run underneath the site.

Committee to note

1.2 Surveys

Notification has been received from the Department for Transport under the HS2 Act 2017 to conduct a range of surveys along the northern boundary of the Scrubs. These surveys will run

from 01.03.2023 - 28.02.2025. These studies aim to investigate the nature of the surface layer and subsoil; carry out ecological or archaeological investigations on the land; and take samples of anything in or on the area of land on the northern border of the Scrubs, parallel to the railway line.

Committee to note

1.3 SBS Site Update

The reinstatement of the SBS site is progressing well. The alternative access road is currently being removed and the seed to the hammerhead section is starting to take. Levelling and seeding will continue along the length of the site with a view to the land being handed back to LBHF following a site meeting after completion in April. The Heras fencing will remain on site until this time.

Following a meeting with HS2 to assess the progress of the work it was agreed that LBHF and WSCT should proceed to complete the deed of easement with TWUL as soon as possible so that TWUL can adopt the sewer.

Committee to note

2. AEM (Alternative Ecological Mitigation) Masterplan

Final version I: AEM Masterplan (Appendix 1)

Final amendments made to the masterplan were:

- Swales to front of Linford Christie Stadium (LCS) have been modified to include for larger gaps between them to allow pedestrian desire lines onto the Scrubs to and from the stadium to be retained.
- Several trees around the central copse, except those to the SW, have been removed. Alternative locations for tree planting to be found including within the central copse.
- Single trees in the meadow area to be retained but groups of trees to be reduced.
- Wetland habitat retained in the meadow area and a borehole created.
- The orchard previously in the northwest corner has been relocated to a more open area close to Braybrook play area. In place of the orchard in the northwest, trees will be planted that thrive in damp ground conditions.
- Options for the tarmac in the northwest area used by lizards include, to remove it and replace with rockery, or clean hardcore, or punctuate with vegetation, or create specialist meadow habitat, review soil conditions once land drain is fixed and consider options.
- An additional retention basin has been included to the southwest corner of Martin Bells Woods and an additional pond included in the southeast corner of the woods as a means of reducing water run-off and flooding of the footpaths.

Details of the next steps:

- Obtain estimated costs for the proposals in the Masterplan. Depending on the costs the scope may need to be reduced or additional funding identified.
- Prepare a programme of work detailing work stages.
- Prepare a Procurement Strategy for the appointment of a contractor to carry out the works.
- Prepare a Communications Strategy.
- Detailed design of capital works for tendering.
- Preparation of the 10 Year Management Plan.
- Tendering and Evaluation of contractor submissions

Committee to approve the Master Plan and note next steps.

3. Site Entrance Improvements – OPDC Grant.

At the committee meeting held on 14.12.2022, members were informed of the more competitive quote offered by an alternative supplier to undertake site entrance improvements at 3 locations: 1. Scrubs Lane. 2. Wulfstan Street. 3. Braybrook Street. These works are now complete.

The approved budget for this programme stood at £110K. The total expenditure including; project management time, design fee's, installation, materials, labour and highway costs, totals £104,362.91, providing a £5,637.09 saving. In line with monitoring and evaluation arrangements, WSCT will write to the OPDC detailing the success of the project with an intention to spend the remaining balance on maintaining these entrances.

Committee to note

4. - Braybrook Playground – HS2 Environment and Community Fund

Year 6 pupils of Old Oak Primary School who supported the co-design of this playground are to officially open the playground on Wednesday 8th March 2023. Compliance with the terms of this grant agreement will include surveying users' satisfaction of the playground over the course of a year.



This committee is asked to consider whether to install low level wooden fencing around the perimeter of just this playground, or to do the same for the older playground adjacent to the new playground and around the outdoor gym area.

Committee to approve

5. Hedge Laying

This committee approved a £19,200 budget to conduct ecological enhancements on the southern boundary of the meadow. Of the 340 metres of hedge laying required, members of the community were able to lay just under 200 metres at a cost of £4,064. The initial scope of this project aimed to reward volunteers with an accreditation upon completion. However, officers were unable to secure a facilitator with the ability to award this accreditation. Instead, our on-site ecologist took the lead in delivering these sessions. As these sessions have been completed successfully, with a saving of; £15,136, the committee is asked to note that officers will continue to seek an accredited facilitator to deliver a proportion of the remaining sessions, so that those who are keen to gain this accreditation are able to do so next season.

Committee to note.

6. KDFC Football pitch re-surfacing/extension at LCS.

This project aims to create a new 11-a-side pitch to the south of the current layout for KDFC and re-surface the hockey pitch and smaller football pitches for use by the public. The layout of the pitches has been amended, in line with LBHF & WSCT's requests, as Drawing: LCS KDFC Plan 2 7G (Appendix 2.) The works are permitted by statute under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). The amendments do not alter the planning context as confirmed in the barrister's Further Opinion.

The amended Plan 2 7G shows the hedge reinstated between the playground and the refurbished hockey pitch. This plan has been submitted to the LBHF Planning Department with the request that they either confirm that their previously issued Certificate of Lawfulness applies to the amended plan or that they issue a further Certificate of Lawfulness.

Time Scale:

The time scales depend on workloads and the weather, but a reliable guide would be that once LBHF's Planning Department confirms the planning position:

- The Pitch Consultant, Surfacing Standards, will take up to 4 weeks to complete the quotation documentation.
- Contractors will take two to four weeks to quote.
- The works will take around six months.

Committee to note.

7. FoWWS Scrubs Watch

This committee is asked to note the continuing impact and efforts of the Friends of Wormwood Scrubs (FoWWS) in supporting our ecological baseline project. This project aims to develop a longitudinal data-set of flora and fauna on the Scrubs. The FoWWS have begun their 'Scrubs Watch' initiative that directs users to submit their logs via digital platforms, that can be accessed through QR codes on posters located on site noticeboards. Physical maps will also be included for those seeking to participate. This data will be fed into the on-site ecologist's database, to build an even better picture of the natural habitats.

Committee to note.

8. Tree Planting.

17 corporate volunteers from Lloyd's banking group undertook an 'employee volunteering' day on the Scrubs, resulting 210 tree whips (beech, rowan and horsebeam) being planted. In addition, 15 standard trees have been planted as part of the HS2 reinstatement of the SBS site along with 300 whips and shrubs.

Committee to note.

9. WSCT Forecast Financial Year 2022/23

The financial forecast for Wormwood Scrubs Charitable Trust ("the Trust") for 2022/23 is summarised below and is detailed in Annexe 1. Financial transactions for the financial year to date are set out in Annexe 2.

| Activity | Outturn 2018/19 | Outturn 2019/20 | Outturn 2020/21 | Outturn 2021/22 | Budget 2022/23 | Forecast 2022/23 | Variance 2022/23 | Movement Between Years | | Comments | Last Reported | Movement |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------------|--------------|--|--------------------|------------------|
| | | | | | | | | Budget | Forecast | | | |
| Pay and Display Meters & Cashless Parking | (351,834) | (324,945) | (212,757) | (312,739) | (324,945) | (298,583) | 26,362 | -4% | 5% | The budget is set at the 2019/20 Outturn. Actual costs are less compared to both 2019/20 and 2021/22 outturns | (293,964) | (4,620) |
| Hammersmith Hospital Car Park Licence | (337,229) | (346,995) | (353,547) | (362,467) | (381,413) | (391,983) | (10,570) | -5% | -8% | 2022/23: £Q1 - Q3 (signed agreement) @ £94,643.89 plus forecasted Q4 @ £108,051.13 | (381,414) | (10,568) |
| Other income from activities for generating funds | (371,078) | (322,073) | (331,286) | (394,099) | (346,668) | (365,446) | (18,778) | 12% | 7% | KAA Income (£339,786.21); Pony Centre Income (£11,363.61); UKPN rent (£3446); Eid prayers (£758.34); Filming income (£8,000); and investment income (£2,092) | (365,446) | 0 |
| Grant Income | 0 | 0 | 0 | 0 | 0 | (180,000) | (180,000) | | | Grants: 1) GLA Growth Funding for Access Improvements (£110,000) 2) HS2 funding for Braybrook Street playground improvements (£70,000) | 0 | (180,000) |
| Total Income and endowments | (1,060,141) | (994,013) | (897,590) | (1,069,304) | (1,053,026) | (1,236,012) | (182,987) | 2% | -16% | | (1,040,824) | (195,188) |
| Grounds Maintenance | 719,895 | 738,368 | 769,767 | 739,981 | 430,764 | 397,531 | (33,233) | -42% | -46% | Planned Grounds Maintenance cost (£326,831), Non Routine maintenance (42,900) Footpath surfacing (£10,484.48), and plus apportioned governance costs (£17,315.03) | 436,553 | (39,022) |
| Contribution to Linford Christie Stadium | 32,356 | 84,205 | 63,174 | 170,253 | 65,278 | 65,869 | 591 | -62% | -61% | Fixed annual cost of £63,000 plus £2,869.02 governance costs. | 66,155 | (286) |
| Other Expenditure | 80,945 | 24,235 | 15,209 | 66,679 | 228,575 | 334,415 | 105,840 | 243% | 402% | London Development Trust consultation (£22,541), Traffic management system (£76,834.49), Heavy Goods feasibility study (£10,000), Braybrook playground project (£91,473.19), Access improvements (£110,000), Ecological baseline survey project (£9,000), plus governance costs (£14,565.94) | 225,872 | 108,543 |
| Trust Manager - Strategic Governance Review implementation | 0 | 0 | 0 | 0 | 77,712 | 43,052 | (34,660) | 100% | 100% | Costs associated with Wormwood Trust Charitable Trust Manager | 43,547 | (495) |
| Total Expenditure | 833,196 | 846,808 | 848,151 | 976,912 | 802,329 | 840,867 | 38,538 | -18% | -14% | | 772,127 | 68,740 |
| Net (income)/expenditure | (226,944) | (147,206) | (49,439) | (92,392) | (250,697) | (395,146) | (144,449) | -171% | -328% | | (268,697) | (126,448) |

The budget for 2022/23 was agreed with an anticipated net income outturn of £250,697. The current forecast is £144,449 better than this, a £395,146 net income outturn.

Forecast movement: The £126,448 favourable movement is the net of increased income (£195,188) and increased costs (£68,740). This includes addition of grant income (£180,000), netted off by associated project costs. Forecasted non-grant related income has increased by £15,188 and non-grant costs have decreased by £111,260 (delayed Kensington Dragons (KDFC) grant and depot wall works).

Income Forecast 2022/23

The 2022/23 income forecast is £1,236,012. This is £182,987 more than budgeted mainly due to inclusion of the grants totalling £180,000 (Old Oak and Park Royal Development Funding for Access Improvements (£110,000) and HS2 funding for Braybrook Street playground improvements (£70,000)).

Forecasted pay and display (P&D), Hospital car park income and Other income are £26,362 less, £10,570 more and £18,778 more than budget, respectively.

April 2022 to January 2023 P&D income is £19,152 (net of VAT) less than the equivalent April 2021 January 2022 period. This forecast includes the assumption of increased income from weekend parking.

The Hammersmith Car Park Licence forecast (£391,982.80) is based on outturn with a £38.2% uplift for Quarter 4 (January to March 2023). Quarterly income has increased from £94,643.89 to £108,051.13.

The Other income forecast (365,446) includes: £339,786 annual rental income payable by KAA for the temporary site (which is £15,781 better than budget due to the increase in the KAA licence fee with effect from 1st July 2022); £8,000 Filming income from ad hoc filming assignments; £11,363.61 Pony Centre income; £3446 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (the agreement continues for the next four years); and £2,092 estimated investment income from the bank balance and lodge.

Expenditure Forecast 2022/2023

The 2022/23 expenditure forecast of £840,867 (£806,117 direct costs + £34,750 governance costs) is £38,538 more than the budget (£802,329), including grant related expenditure, but is £141,462 less excluding grant related expenditure. This change is mainly due to no payment of grant to KDFC (£100,000), deferred deport wall works (£30,000) and reduced maintenance costs (11,462).

The £774,329 direct costs budget is the total of contractual and routine maintenance (£315,731), the annual contribution to Linford Christie Stadium (£63,000), non-routine maintenance costs (£100,000), other costs (£220,598) and Trust Manager costs (£75,000).

This forecasted £38,538 net cost overspend is driven by the £6,750 Governance costs (legal) increase (from £28,000 to £34,750) plus the £31,788 net cost increase (Grant related expenditure (£180,000) less Trust manager underspend of £31,948 and a projected £116.474 decrease in other costs.

The £806,117 direct costs forecast is, therefore, Grant Expenditure (£180,000) contractual and routine maintenance (£380,215), the total of the contribution to Linford Christie Stadium (£63,000), other expenditure (£139,849), and Trust Manager costs (£43,052).

The governance costs (£34,750) comprise the estimated costs for Audit, Legal and Finance support to the Trust. Apportioned by value, the governance cost allocations are forecasted as follows:

| 2022/23 Q4 Forecast Q4 (at February 2023) | Budgeted Direct | Direct | Governance costs | Total |
|---|-----------------|----------------|------------------|----------------|
| | £ | £ | £ | £ |
| Grounds Maintenance (contract) | 315,731 | 326,831 | 14,884 | 341,715 |
| Contribution to Linford Chrstie Stadium | 63,000 | 63,000 | 2,869 | 65,869 |
| Non Routine Maintenance | 100,000 | 53,384 | 2,431 | 55,816 |
| Other exepnditure | 220,598 | 319,849 | 14,566 | 334,415 |
| Trust Manager | 75,000 | 43,052 | - | 43,052 |
| Total | 774,329 | 806,117 | 34,750 | 840,867 |

Committee to Note.

10. WSCT Budget Financial Year 2023/24

The proposed budget for Wormwood Scrubs Charitable Trust ("the Trust") for 2023/24 is summarised below along with details of movements and assumptions.

| Income and Expenditure | | | | | | | |
|--|--------------------|------------------|------------------|------------------------|--------------------|-------------------------|--------------------|
| Activity | Outturn 2018/19 | Outturn 2019/20 | Outturn 2020/21 | Revised Budget 2021/22 | Budget 2022/23 | Proposed Budget 2023/24 | Forecast 2024/25 |
| Pay and Display Parking Meters | (351,834) | (324,945) | (212,757) | (300,000) | (324,945) | (324,945) | (345,000) |
| Hammersmith Hospital Car Park Licence | (337,229) | (346,995) | (353,547) | (360,619) | (381,413) | (433,285) | (436,527) |
| Other income from activities for generating funds | (371,078) | (322,073) | (331,286) | (330,814) | (346,668) | (369,966) | (369,966) |
| Total Incoming Resources from Generated Funds | (1,060,141) | (994,013) | (897,590) | (991,433) | (1,053,026) | (1,128,196) | (1,151,493) |
| Grounds Maintenance | 719,895 | 738,368 | 769,767 | 774,859 | 430,764 | 443,008 | 444,461 |
| Contribution to Linford Christie Stadium | 32,356 | 84,205 | 63,174 | 63,510 | 65,278 | 66,178 | 66,553 |
| Other Expenditure | 80,945 | 24,235 | 15,209 | 191,741 | 228,575 | 219,544 | 200,716 |
| Project Manager - Strategic Governance Review implementation | | | | 75,000 | 77,712 | 70,000 | 71,400 |
| Total Resources Expended | 833,196 | 846,809 | 848,151 | 1,105,109 | 802,329 | 798,731 | 783,131 |
| Net Incoming Resources | (226,945) | (147,205) | (49,439) | 113,675 | (250,697) | (329,465) | (368,362) |

The proposal is for a 2023/24 net income budget of £329,465. This is £78,768 higher than the 2022/23 budget, with Income increasing by £75,170 and costs reducing by £3,598.

Proposed Income Budget 2023/24

The proposed 2023/24 income budget is £1,128,196. This is £72,184 more than the current 2022/23 forecast (£1,056,012 - excluding grant income).

The Pay and Display and Parking Meters budget remains the same as the 2022/23 budget (£324,945). Although a 2022/23 budget shortfall is expected, it is anticipated that that 2023/24 income will improve given full year impact of weekend parking.

The Hammersmith Car Park Licence budget (£433,285) is set based on the current agreed quarterly rate plus a 1% uplift is forecasted for Quarter 4 (January to March 2023).

The budget for other income (£369,966) includes £343,128 annual rental income payable by KAA for the temporary site and £13,500 Pony Centre income. Also included is: £6,800 income from ad hoc filming assignments and events; £3446 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (the agreement continues for the next four years); and £3,092 estimated investment income from the bank balance and lodge.

Proposed Expenditure Budget 2023/2024

The proposed 2023/24 expenditure budget is £798,731. Expenditure is planned as far as possible, with priority being given to essential works.

Excluding the fixed Grounds Maintenance contract sum all costs are estimated. The budget is £3,598 and £137,864 (excluding grant related expenditure) less than the 2022/23 budget and 2022/23 forecasted outturn, respectively. Included in expenditure budget are Grounds Maintenance client charges; Project Manager costs; non-routine maintenance; and items agreed but not implemented in 2022/23.

The budget for governance costs, apportioned to expenditure budgets based on value, is £35,000. This estimate includes audit, legal fees and finance support.

Trust Funds

Subject to 2022/23 audit and actual transactions up to 31st March 2023, general unrestricted income funds at the end of 2022/23 are now projected at £1,426,115. Assuming KAA remain on site and the proposed budget is approved these funds will increase to £1,755,580 and £2,123,942 at the end of 2023/24 and 2024/25, respectively.

Given the current 2022/23 forecast and proposed 2023/24 budget, total Charity Trust funds are estimated to increase as shown below.

| Balance Sheet at end of Year | | | | | | | |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|----------------------------------|-------------------------------|---------------------|
| | Outturn 2018/19 | Outturn 2019/20 | Outturn 2020/21 | Outturn 2021/22 | Forecasted Outturn 2022/23 | Proposed Budget 2023/24 | Forecast 2024/25 |
| Tangible Assets | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 |
| Cash at bank | 753,688 | 630,800 | 684,358 | 929,464 | 1,426,115 | 1,755,580 | 2,123,942 |
| Creditors | (11,500) | (52,131) | (46,258) | (73,531) | 0 | 0 | |
| Debtors | 0 | 310,723 | 300,277 | 175,035 | 0 | 0 | |
| Net Assets | 5,742,189 | 5,889,393 | 5,938,378 | 6,030,970 | 6,426,116 | 6,755,581 | 7,123,943 |
| | | | | | | | |
| Fixed Assets funds | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 | 5,000,001 |
| Unrestricted Income Funds | 742,188 | 889,392 | 938,377 | 1,030,969 | 1,426,115 | 1,755,580 | 2,123,942 |
| | | | | | | | |
| Total Charity Funds | 5,742,189 | 5,889,393 | 5,938,378 | 6,030,970 | 6,426,116 | 6,755,581 | 7,123,943 |

Forecast Changes

| Activity | Adjustments | Budget 2019/20 | Budget 2020/21 | Revised Budget 2021/22 | Budget 2022/23 | Proposed Budget 2023/24 | Forecast 2024/25 | Notes |
|--|-----------------------------|----------------|----------------|------------------------|----------------|-------------------------|------------------|-------|
| Pay and Display & Cashless Parking | Brought forward | (281,611) | (345,428) | (345,428) | (300,000) | (324,945) | (324,945) | 1 |
| | Adjustment | (63,817) | 45,428 | 45,428 | (24,945) | 0 | (20,055) | |
| | Carried forward | (345,428) | (300,000) | (300,000) | (324,945) | (324,945) | (345,000) | |
| Hammersmith Hospital Car Park Licence | Brought forward | (336,109) | (348,178) | (353,547) | (360,619) | (381,413) | (433,285) | 2 |
| | RPI increase | (11,686) | (5,947) | (7,072) | (20,794) | (51,872) | (3,242) | |
| | Carried forward | (347,795) | (354,126) | (360,619) | (381,413) | (433,285) | (436,527) | |
| Other income from activities for generating funds | Brought forward | (138,341) | (147,341) | (321,038) | (330,814) | (346,668) | (369,966) | 3 |
| | Additional income | (9,000) | (173,697) | (9,776) | (15,854) | (23,298) | | |
| | Carried forward | (147,341) | (321,038) | (330,814) | (346,668) | (369,966) | (369,966) | |
| Grounds Maintenance | Brought forward | 699,994 | 723,535 | 749,365 | 315,731 | 315,731 | 315,731 | 4 |
| | Inflation on contract | 40,180 | 26,264 | 974 | 100,000 | 106,000 | 105,000 | |
| | Carried forward | 740,174 | 749,799 | 750,339 | 415,731 | 421,731 | 420,731 | |
| | Governance cost apportioned | 22,187 | 22,149 | 20,965 | 15,033 | 21,277 | 23,730 | |
| | Budget | 762,360 | 771,949 | 771,304 | 430,764 | 443,008 | 444,461 | |
| Contribution to Linford Christie Stadium | Brought forward | 31,500 | 61,500 | 61,500 | 61,500 | 63,000 | 63,000 | 5 |
| | Carried forward | 31,500 | 61,500 | 61,500 | 63,000 | 63,000 | 63,000 | |
| | Governance cost apportioned | 944 | 1,817 | 1,718 | 2,278 | 3,178 | 3,553 | |
| | Budget | 32,444 | 63,317 | 63,218 | 65,278 | 66,178 | 66,553 | |
| Other Expenditure | Brought forward | 29,000 | 35,000 | 35,000 | 190,270 | 220,598 | 190,000 | 6 |
| | Carried forward | 29,000 | 35,000 | 190,270 | 220,598 | 209,000 | 190,000 | |
| | Governance cost apportioned | 869 | 1,034 | 5,316 | 7,977 | 10,544 | 10,716 | |
| | Budget | 29,869 | 36,034 | 195,586 | 228,575 | 219,544 | 200,716 | |
| Trust Manager - Strategic Governance Review implementation | Brought forward | | | | 75,000 | 70,000 | 70,000 | 7 |
| | Carried forward | | | | 2,712 | 70,000 | 71,400 | |
| | Budget | | | 75,000 | 77,712 | 70,000 | 71,400 | |
| Governance costs (Audit & Legal & Finance) | Estimated | 24,000 | 25,000 | 28,000 | 28,000 | 35,000 | 38,000 | 8 |
| | Governance cost apportioned | (24,000) | (25,000) | (28,000) | (28,000) | (35,000) | (38,000) | |
| | Budget | - | - | - | | | | |

Notes

1. Pay & Display and cashless parking income budget remains the same as 2021/22 (originally set at the 2019/20 outturn (£324,945)). This is higher than the 2021/22 outturn (£312,739) and the 2022/23 forecasted outturn due to the anticipated full year impact of the introduction of weekend parking.
2. Agreed inflationary increase of 38.2% from Q4 2022/23 to be carried forward for Q1-Q3 2022/23 (£432,204.53 annually (£439,115.27 less £6,911.14 routine maintenance fund)). Contracted increase for Q4 2023/23 based on contractual indices is estimated at 1%.
3. The budget for KAA income is set at £343,128 (12 months @ £28,594). Filming/Events income is set at £6,000 as it is assumed to be earned after the KAA occupation (2024/25). Other income also includes Pony Centre (£13,500); UKPN (£3,446); and Investment income (£3,092)
4. New Grounds Maintenance contract w.e.f. 1st February 2022 @ £284,730.96 (fixed) annually plus £42,900 (variable) client fee (11% of estimated cost of Parks team). Depot Wall (£30,000); non-routine maintenance (£50,135) and fencing (£4,000). Depending on the work done by the Council, every effort is being made to plan ad hoc works and to keep expenditure at a minimum.
5. Currently a fixed contribution (£63,000) to Linford Christie Stadium towards pressures on maintenance (including minimising legionella risks and providing fully operational changing rooms, lighting equipment, etc).
6. This 2022/23 budget anticipates other costs not relating to maintenance: commencement of Kensington Dragon proposals (£100,000); CCTV system installation (as advice by LET (£8,000); Emergency vehicle access (£50,000); Thames Valley harrier Grant (£40,000), Ecology tours (5,000) and Artist commissions (£6,000).
7. Wormwood Scrubs Charitable Trust Manager £70,000
8. Legal, audit and finance support costs are apportioned to the expenditure budgets as shown.

Committee to approve

11. Note the latest Law Enforcement update

Wormwood Scrubs updates

| | |
|-----------------------------|------------------------------|
| Date | 26 February 2023 |
| Classification | Information |
| Title of report | <u>Service update</u> |
| Report of | Law Enforcement Team |
| Decision /Decision maker | No |
| Report author(s) | Neil Morrison |

Law Enforcement Team Officers for your area:

Ahmad Rafique, Senior Law Enforcement Officer

Neil Morrison, Senior Law Enforcement Officer

Magdalena Niedzwiedz, Law Enforcement Officer, College Park & Old Oak ward

Raul Islas, Law Enforcement Officer, College Park & Old Oak ward (27.2.23)

Summary:

This report outlines the role and work undertaken by the Law Enforcement Officers in Wormwood Scrubs.

The Law Enforcement Team (LET) was launched in April 2021 following the amalgamation of various teams, including the Neighborhood Wardens, Parks Police, Street Scene Enforcement and Highways Enforcement. The LET comprises 72 uniformed officers, and the service operates 24/7, 362 days a year.

The LET's main objectives are:

- To support the Council's vision to be the best Council and deliver continuous improvement for our residents.
- To be the cleanest and safest borough.
- To work in partnership with council services, residents, partners, and external agencies to develop a coordinated approach to solving issues and increasing resident satisfaction.
- To support the Police and other partners to protect residents from anti-social behavior and crime.
- Tackle persistent issues, particularly in known hotspots in the borough.

Details of our work in and around WWS - 1st December 2022 to 26th February 2023

| 1st December 2022 - 26th February 2023 | | |
|--|------------|---|
| Issue | No | Comments |
| Accident / Incident | 1 | open safe and items found in LCS car park, police called and came to recover in case linked with any burglaries |
| ASB | 39 | 1 vehicle dispersal, 1 drug dispersal |
| Dog Issue | 9 | Ongoing PSPO education, feedback from walkers regards provisions for dog walkers if now being asked to hold a license - e.g., water tap |
| Engagements | 8 | 1 unauthorised vehicle told to leave, dog PSPO discussions |
| Fly tip | 2 | 2 incidents of suspected stolen parcels packaging dumped in car park, no CCTV coverage or evidence available |
| High Visibility Patrols | 135 | Across WWS, LCS gym, All copses, Nature area, |
| Illegal encampment | 33 | observation on Travellers in car park |
| locking duties | 75 | yellow gate off Scrubs Lane and checking height barrier Artillery Lane |
| Rough Sleeper | 3 | 1 x referral made, 1 x moved on as did not want support, 1 x abandoned tent reported for removal |
| | | |
| TOTAL | 305 | Average - 3.5 inspections per day |

Hi-Visibility patrols:

From 1st December 2022 to 26th February 2023, Officers have reported 305 various interactions over the 88-day period – an average of 3.5 per day.

LET Officers have engaged with residents, visitors, dog walkers, hospital workers, event organisers, public gym users, stakeholders, and facility users.

Public reassurance and safeguarding work:

- Undertaking regular patrols to deter crime and fear of crime
- Inspect the litter bins, conduct knife sweeps, report waste for clearance and report damage to litter bins and other park furniture.
- Ongoing engagements with dog owners and professional walkers

WWS is patrolled both by the North officers and the Night Teams – these taskings we will continue for the foreseeable future.

Professional Dog Walkers

- Continued patrols and engagements with all dog users on WWS

Illegal Encampment

- Serving eviction papers to Travellers who occupied Hospital Car park between 26th January 2023 to 2nd February 2023.
- LET have expressed to WWS Charitable Trust Manager the requirement for a height restriction barrier to this area as this is now the third time travelers have gained unauthorized access. Preventative suggestions have been made.

Engagement with Residents/ WWS users:

- Many engagements with dog walkers using the scrubs safely and securely, feedback still on walkers with excess of 4 and not properly watching the animals in their care
- Feedback on professional licence managed by Sports Bookings is that what provisions are being put in place in exchange for licence funds e.g., water tap
- Many users are concerned about the potential of the 'Secret Cinema' on WWS. Location mentioned for use concerns of damage to ground, only shaded area in

summer for dog walkers and users, additional crime and ASB to the area, disruption to the eco system.

Safeguarding the Council Assets:

- Vehicles being parked on the grass.
- Reporting of any damage to the infrastructure at WWS
- 2 x abandoned vehicles removed from the grounds
- Checking on any unauthorised usage of WWS (sports events, personal training, unauthorised campers/ gazebos, illegal street trading (ice cream vendors, hot dog sellers, etc.).
- Regular patrols are being undertaken, ensuring no unauthorised campers are sighted at WWS.

Park Locking:

- LET officers lock the WWS main gates daily
- Reporting on any defects to gates, metal bollards, fences, trees, grass, path, car parking areas, etc.
- Additional patrols while works are undertaken with the access changes off Scrubs Lane

New Officer to Old Oak College Park Ward

Raul Islas started the team on 27th February and will be dedicated ward officer alongside Magda forward 1 incorporating WWS.

How to contact the LET:

We are aware that residents and resident groups will want to know their ward officers, and we are committed to ensuring that this happens. It is important that our ward officers know as much about their ward as possible and that residents are essential to assisting us with this knowledge.

If you would like to meet with the Seniors or the ward Officers on-site to undertake a site visit around WWS, please email oldoakcollegepark_northwards@lbhf.gov.uk or the team seniors at Ahmad.Rafique@lbhf.gov.uk / Neil.Morrison@lbhf.gov.uk.

To contact the LET, via telephone please call 020 8753 1100 (option 3 then option 1) and via LET.HF@lbhf.gov.uk. When you contact us, your enquiry is logged and allocated to a ward officer. Ward officer will contact you with updates and arrange to meet or speak with you etc. Old Oak & College Park ward has now a dedicated email address which is oldoakcollegepark_northwards@lbhf.gov.uk

The team website be accessed here - <https://www.lbhf.gov.uk/crime/law-enforcement-team>

Committee to note.

Appendix 1.

[Alternative Ecological Mitigation AEM Masterplan – Final Version](#)

Appendix 2.

[LCS KDFC Plan Site Plan 2 7G](#)

Appendix 3.

[FoWWS Linford Christie Stadium Proposal](#)

| WORMWOOD SCRUBS CHARITABLE TRUST | | | |
|--|---------------------|--------------------|---|
| STATEMENT OF ACCOUNTS 2022/23 - Unaudited | | | |
| Wormwood Scrubs Charitable Trust | | | |
| Statement of Financial Activities for Year ended 31 March 2023 | | | |
| Income and Expenditure | 2022/23 Forecast | 2021/22 Actual | Notes |
| | £ | £ | |
| Income and endowments from: | | | |
| Donations and legacies | | | |
| Income from Charitable activities: | | | |
| Pay and Display Parking Meters | (298,583) | (312,739) | Parking income is recovering and is almost at pre-COVID-19 levels |
| Hammersmith Hospital Car Park Licence | (391,983) | (362,467) | Contracted lease payments are expected to increase by inflation |
| Other trading activities | (363,354) | (392,455) | Includes income from the KAA, UKPN charging points, Pony Centre and filming income. |
| Income from Investments | (2,092) | (1,644) | Interest on cash balances and rental income from the park lodge. |
| Income from donations and grants | (180,000) | (100,817) | HS2 Ltd and GLA grant funding |
| Total Income and endowments | (1,236,012) | (1,170,121) | |
| Expenditure on: | | | |
| Raising funds | 0 | 0 | |
| Charitable activities: | | | |
| Contribution to Linford Christie Stadium | 65,869 | 170,210 | Contribution to Linford Christie Stadium, asbestos removal plus proportion of governance costs. |
| Non Routine Maintenance of Wormwood Scrubs | 55,816 | 66,709 | Expenditure on non-routine grounds maintenance plus proportion of governance costs. |
| Routine Grounds Maintenance of Wormwood Scrubs | 341,715 | 739,794 | Grounds Maintenance contracted spend plus proportion of governance costs. |
| Direct Staff | 43,052 | 0 | Project manager costs plus a proportion of governance costs |
| Charitable expenditure | 0 | 100,817 | HS2 Ltd |
| Other expenditure | 334,415 | 0 | Grant related projects, traffic management and other projects |
| Total Expenditure | 840,867 | 1,077,529 | |
| Net gains/(losses) on investments | | | |
| Net (income)/expenditure | (395,146) | (92,592) | |
| Reconciliation of Funds | | | |
| Total funds brought forward | (6,030,970) | (5,938,377) | |
| Total funds carried forward | (6,426,117) | (6,030,970) | |
| All income is unrestricted. | | | |

Annexe 2

| Wormwood Scrubs Charitable Trust Transactions (1st April 2022 to 23rd February 2023) | | | (306,685.66) |
|--|--|-----------|--------------|
| Activity | Comments | Amount £ | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,033.50 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,033.50 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,033.50 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,033.50 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 5,014.75 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,229.75 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 4,229.75 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 492.96 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 492.96 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 492.96 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 452.02 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 587.43 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 479.10 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs | 479.10 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs HEDGELAYING COURSE DELIVERY | 400.00 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs HEDGELAYING COURSE DELIVERY | 400.00 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs LGRP FRAMEWORK | 4,356.18 | |
| Direct Costs staff related | Wormw w od Scrubs Manager Direct Costs LGRP FRAMEWORK | (0.18) | |
| Routine Grounds Maintenance of Wormwood Scrubs | NEW GM CONTRACT APR- JUN 2022 | 71,182.75 | |
| Routine Grounds Maintenance of Wormwood Scrubs | NEW GM CONTRACT JUL- SEP 2022 | 71,182.75 | |
| Routine Grounds Maintenance of Wormwood Scrubs | NEW GM CONTRACT OCT-DEC'22 AT WORMWOOD | 71,182.75 | |
| Routine Grounds Maintenance of Wormwood Scrubs | GM CLIENT COSTS - STAFF TO Q3 2022/24 | 31,314.21 | |
| Routine Grounds Maintenance of Wormwood Scrubs | NEW GM CONTRACT JAN-MAR'23 AT WORMWOOD | 71,182.75 | |
| Non Routine Maintenance of Wormwood Scrubs | 1000 BULBS FOR SCRUBS- WSCT | (552.00) | |
| Non Routine Maintenance of Wormwood Scrubs | WORMWOOD SCRUBS GREEN FLAG AWARD | 424.00 | |
| Non Routine Maintenance of Wormwood Scrubs | WORMWOOD SCRUBS SLAB REMOVAL AND STEP | 1,500.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/22032 REPAIR DAMAGED CAR PARK | 2,545.00 | |
| Non Routine Maintenance of Wormwood Scrubs | 1000X FLYERS & LEAFLETS A6 SIZE FOR | 450.00 | |
| Non Routine Maintenance of Wormwood Scrubs | JUNE ADHOC ORD SCRUBS TREES 67002 | 2,400.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/22209- REPLACEMENT BOLLARDS AT | 2,500.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/21908- REPLACEMENT RAILINGS TO | 1,940.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/222010- REPLACEMENT AND REPAIR | 765.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/22208, PRS/22206- REMOVE RUSTED | 360.00 | |
| Non Routine Maintenance of Wormwood Scrubs | PRS/22208- PAINT RUSTED EMERGENCY GATE | 535.00 | |
| Non Routine Maintenance of Wormwood Scrubs | WORMWOOD SCRUBS ADHOC TREE W ORD 67003 | 350.00 | |
| Other Expenditure | WORMWOOD SCRUBS ACCESS PROJECT - SUPPLY OF VISUALS, GA | 4,300.00 | |
| Other Expenditure | MHDT London Development Trust - Consultation | 22,541.00 | |
| Non Routine Maintenance of Wormwood Scrubs | WORMWOOD SCRUBS-DEFIB UNIT (3RD) | 1,180.00 | |
| Non Routine Maintenance of Wormwood Scrubs | REMOVAL OF 2 NOTICEBOARDS AT WORMWOOD | 560.00 | |
| Non Routine Maintenance of Wormwood Scrubs | HEDGE LAYING MATERIALS - WHIPS AND STAKES. THESE M | 1,075.00 | |
| Non Routine Maintenance of Wormwood Scrubs | JOANNE ROBERTS WSCT HEDGE LAYING MATERIALS | 550.00 | |
| Non Routine Maintenance of Wormwood Scrubs | WSCT HEDGE LAYING MATERIALS - M RENMANT | 1,095.00 | |
| Non Routine Maintenance of Wormwood Scrubs | COSTING REQUEST 1222 VERTI-DRAIN ACCESS | 294.44 | |
| Non Routine Maintenance of Wormwood Scrubs | FOOTPATH RESURFACING IDV01011- 120M3 OF SANDY LOAM | 10,484.48 | |
| Contribution to Linford Christie Stadium | ANNUAL CONTRIBUTION FROM WSCT TO LINFORD CHRISTIE | 63,000.00 | |
| Direct Costs staff related | Delivery of IT equipment | 97.08 | |
| Direct Costs staff related | 16/01/2023 AMAZON.CO.UK 1A0NP2TE4 | 5.39 | |
| Other Expenditure | WORMWOOD SCRUBS - ACCESS IMPROVEMENTS - PROJECT MGMT | 4,869.10 | |
| Other Expenditure | WORMWOOD SCRUBS - HS2 PLAY IMPROVEMENTS - PROJECT MGMT | 8,270.19 | |
| Other Expenditure | WORMWOOD SCRUBS WOODMANS MEWS - BARRIERS - PROJECT MGMT | 4,182.49 | |
| Other Expenditure | ECOLOGICAL BASELINE SURVEY PROJECT - X1 | 9,000.00 | |
| Other Expenditure | LETTERDROP FOR THE RESIDENTS OF 1 - 54 | 124.68 | |

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|--------------------------|--|--------------|
| Other Expenditure | LETTERDROP FOR THE RESIDENTS OF 1 - 54 | 124.68 |
| Other Expenditure | VEHICULAR ACCESS FEASIBILITY STUDY | 9,999.99 |
| Governance Costs - Legal | LEGAL FEES | 21.60 |
| Governance Costs - Legal | LEGAL FEES | 3,068.00 |
| Governance Costs - Legal | LEGAL FEES | 733.20 |
| Governance Costs - Legal | LEGAL FEES | 21.60 |
| Governance Costs - Legal | LEGAL FEES | 834.80 |
| Governance Costs - Legal | LEGAL FEES | 230.00 |
| Governance Costs - Legal | LEGAL FEES | 21.60 |
| Governance Costs - Legal | LEGAL FEES | 280.00 |
| Governance Costs - Legal | LEGAL FEES | 60.00 |
| Governance Costs - Legal | LEGAL FEES | 280.00 |
| Governance Costs - Legal | LEGAL FEES | 60.00 |
| Governance Costs - Legal | LEGAL FEES | 122.40 |
| Governance Costs - Legal | LEGAL FEES | 110.00 |
| Governance Costs - Legal | LEGAL FEES | 21.60 |
| Governance Costs - Legal | LEGAL FEES | 170.00 |
| Other trading activities | LEGAL FEES Recovered | (1,400.00) |
| Governance Costs - Audit | 2021/22 AUDIT FEE ACCRUAL | (9,750.00) |
| Governance Costs - Audit | 2021/22 AUDIT FEE ACCRUAL | (200.00) |
| Governance Costs - Audit | 2021/22 AUDIT FEE | 5,500.00 |
| Governance Costs - Audit | 2021/22 AUDIT FEE | 4,450.00 |
| Other trading activities | WORMWOOD SCRUBS PARKING INC APRIL 2022 VAT | (20,861.96) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC MAY 2022 VAT | (23,408.75) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC JUNE 2022 VAT | (23,285.42) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC JULY 2022 VAT | (22,573.54) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC AUG 2022 VAT | (24,128.21) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC SEPT 2022 VAT | (25,692.17) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC OCT 2022 VAT | (30,004.21) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC NOV 2022 VAT | (28,967.25) |
| Other trading activities | WORMWOOD SCRUBS PARKING INC DEC 2022 VAT | (21,588.46) |
| Other trading activities | EID EVENT | (758.34) |
| Other trading activities | FILMING | (722.46) |
| Other trading activities | FILMING | (722.46) |
| Other trading activities | FILMING | (1,444.92) |
| Other trading activities | FILMING | (749.91) |
| Other trading activities | FILMING | (992.70) |
| Other trading activities | FILMING | (937.50) |
| Other trading activities | FILMING | (115.63) |
| Other trading activities | FILMING | (312.50) |
| Other trading activities | FILMING | (312.50) |
| Other trading activities | PERIOD: 24/06/22 TO 28/09/22 | (113,572.67) |
| Other trading activities | PERIOD: 29/09/22 TO 24/12/22 | (113,572.67) |
| Other trading activities | PERIOD: 29/09/22 TO 24/12/22 | 113,572.67 |
| Other trading activities | PERIOD: 24/06/22 TO 28/09/22 | 113,572.67 |
| Other trading activities | CHARING CROSS HOSPITAL CAR PARK PERIOD: 25/03/22 TO 23/06/22 | (94,643.89) |
| Other trading activities | CHARING CROSS HOSPITAL CAR PARK PERIOD: 24/06/22 TO 28/09/22 | (94,643.89) |
| Other trading activities | CHARING CROSS HOSPITAL CAR PARK PERIOD: 29/09/22 TO 24/12/22 | (94,643.89) |
| Other trading activities | CHARING CROSS HOSPITAL CAR PARK PERIOD: 25/12/2022 TO 24/03/2023 | (108,051.13) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - APRIL 2022 | (27,547.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - MAY 2022 | (27,547.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - JUNE 2022 | (27,547.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - 01 TO 12 JULY 2022 | (10,867.86) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - 13 TO 31 JULY 2022 | (17,525.35) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - AUGUST 2022 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - SEPTEMBER 2022 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - OCTOBER 2022 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - NOVEMBER 2022 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - DECEMBER 2022 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - JANUARY 2023 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - FEBRUARY 2023 | (28,594.00) |
| Other trading activities | KENSINGTON ALDRIDGE ACADEMY - MARCH 2023 | (28,594.00) |
| Income from Investments | RENTAL INCOME (LODGE) APRIL 2022 TO JUNE 2022 | (273.00) |
| Income from Investments | RENTAL INCOME (LODGE) JULY 2022 TO SEPT 2022 | (273.00) |
| Income from Investments | RENTAL INCOME (LODGE) OCTOBER 2022 TO DECEMBER 2022 | (273.00) |
| Income from Investments | RENTAL INCOME (LODGE) JANUARY TO MARCH 2023 | (273.00) |
| Other trading activities | RENTAL INCOME (PONY CENTRE) APRIL 2022 TO JUNE 2022 | (2,531.25) |
| Other trading activities | RENTAL INCOME (PONY CENTRE) JULY 2022 TO SEPT 2022 | (2,531.25) |
| Other trading activities | RENTAL INCOME (PONY CENTRE) PERIOD: 29/09/22 TO 24/12/22 | (2,926.11) |

| | | |
|--|--|---------------------|
| Other trading activities | RENTAL INCOME (PONY CENTRE) PERIOD: 25/12/2022 TO 24/03/2023 | (3,375.00) |
| Other trading activities | UKPN RENT 2022/23 @ £3446 P.A. | (3,446.00) |
| Main activities | | (461,482.88) |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 2,993.03 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 3,866.00 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 3,866.00 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 3,866.00 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 4,802.94 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 4,062.25 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 4,062.25 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 336.37 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 467.75 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 467.75 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 428.90 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 558.20 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 455.99 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 455.99 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 511.80 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 661.08 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 661.08 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 661.08 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 821.30 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 694.64 |
| Direct Costs staff related Development | Wormwood Scrubs Development Manager direct costs | 694.64 |
| Governance Costs | HS2 RECHARGES - Planned R&M - Grounds Planting and Trees | 6,560.00 |
| Governance Costs | HS2 RECHARGES - Valuation - Lambert Smith Hampton Group Ltd | 10,505.00 |
| Governance Costs | HS2 RECHARGES - Valuation - Lambert Smith Hampton Group Ltd | 660.00 |
| Governance Costs | Reactive R&M - Grounds - Planting and Trees | 390.00 |
| Governance Costs | HS2 RECHARGES - Fees - Groundwork London | 6,244.25 |
| Direct Costs staff related Development | MOBILE RECHARGES | 4.86 |
| Direct Costs staff related Development | MOBILE RECHARGES | 4.48 |
| Governance Costs | HS2 RECHARGES - Legal costs | (304.00) |
| Governance Costs | HS2 RECHARGES - Legal costs | 626.40 |
| Governance Costs | HS2 RECHARGES - Legal costs | 280.80 |
| Governance Costs | HS2 RECHARGES - Legal costs | 7.20 |
| Governance Costs | HS2 RECHARGES - Legal costs | 12.00 |
| Governance Costs | HS2 RECHARGES - Legal costs | 676.80 |
| Governance Costs | HS2 RECHARGES - Legal costs | 648.00 |
| Governance Costs | HS2 RECHARGES - Legal costs | 64.80 |
| Governance Costs | HS2 RECHARGES - Legal costs | 288.00 |
| Governance Costs | HS2 RECHARGES - Legal costs | 86.40 |
| Governance Costs | HS2 RECHARGES - Legal costs | 2.54 |
| Governance Costs | HS2 RECHARGES - Legal costs | 460.80 |
| Governance Costs | HS2 RECHARGES - Legal costs | 187.20 |
| Governance Costs | HS2 RECHARGES - Legal costs | 14.40 |
| Governance Costs | HS2 RECHARGES - Legal costs | 367.20 |
| Governance Costs | HS2 RECHARGES - Legal costs | 21.60 |
| Governance Costs | HS2 RECHARGES - Legal costs | (2,160.00) |
| Governance Costs | NEIL CAMERON | 2,250.00 |
| Governance Costs | BEVAN BRITTAN LLP | 1,344.00 |
| Governance Costs | LAMBERT SMITH HAMPTON GROUP LTD | 14,999.00 |
| Governance Costs | NEIL CAMERON QC | 6,975.00 |
| Governance Costs | HS2 Claim accrual | 2,354.24 |
| Governance Costs | HS2 Claim accrual | 4,086.60 |

| | | |
|-----------------------|-------------------|---------------------|
| Governance Costs | HS2 Claim accrual | 643.71 |
| Governance Costs | HS2 Claim accrual | 1,666.21 |
| Governance Costs | HS2 Claim accrual | 2,251.22 |
| Governance Costs | HS2 Claim accrual | 11,567.84 |
| Governance Costs | HS2 Claim accrual | 5,569.23 |
| Governance Costs | HS2 Claim accrual | 350.68 |
| Governance Costs | HS2 Claim accrual | 2,217.00 |
| Governance Costs | HS2 Claim accrual | 1,488.00 |
| Governance Costs | HS2 Claim accrual | 6,762.58 |
| Governance Costs | HS2 Claim accrual | 18,498.21 |
| Governance Costs | HS2 Claim accrual | 1,047.80 |
| Governance Costs | HS2 Claim accrual | 9,409.75 |
| Governance Costs | HS2 Claim accrual | 272.38 |
| HS2 Ltd | | 154,797.22 |
| Overall Result | | (306,685.66) |

Agenda Item 5

Proposals for Linford Christie Stadium

Presented to Wormwood Scrubs Charitable Trust Committee

8 March 2023

Prepared by Stephen Waley-Cohen and Miriam Shea with full support
from the

Trustees of Friends of Wormwood Scrubs

1. The Wormwood Scrubs Act, which is the Charitable Trust's governing document, declares that the entire area is held in trust for the population of the metropolis for their exercise and recreation.

This remains the principal purpose and guiding principle under which the WSCT manages the 'more wild than tamed' open space under the trusteeship of the London Borough of Hammersmith & Fulham, of which WSCT is a sub-committee.

In some areas of the Scrubs, there are issues arising from the desire to provide areas for wildlife within the c 80 hectares of space comprising the Scrubs, which can sometimes result in conflicts between the needs of wildlife, whether nesting birds, small mammals or others, and human users, especially where those human users are also exercising their dogs, personally or professionally.

2. However, there need be no conflict in the area of Linford Christie Stadium, part of WSCT's owned assets, which is clearly devoted to exercise and recreation.

This paper provides a reasoned proposal for a properly planned, comprehensive, and unified approach to modernising the facilities provided within LCS to the benefit of all residents of LBHF and its neighbouring boroughs at a time when formal and informal leisure and sporting activities are of prime importance to well-being, particularly as new property developments continue to bring new residents on all sides of the Scrubs, and with them new pressures on the 'more wild than tamed', and more structured elements of the Scrubs.

There are leases of parts of LCS to Thames Valley Harriers (TVH), one of the UK's leading athletic clubs; and to Kensington Dragons (KD), a major local youth soccer club. Facilities are also made available to London Sports, which organises the baseball games during the spring and early summer, and needs storage for equipment as well as occupying significant areas of open space immediately north of LCS while games are being played; and to the Gaelic football organisation, to lacrosse players, and to numerous school sports events on the track and surrounding area; and for the regular Park Run events.

These various activities, and particularly those organised and managed by TVH and KD offer major benefits to the local community. Both organisations offer very low costs for participation, relying on continuing philanthropic support, which has been forthcoming for many years.

KD is currently implementing a major upgrade and improvement to the sports pitches within the stadium, with the benefit of appropriate lease arrangements and financial support from WSCT. All the proposals offered here are compatible with the KD project.

TVH have plans, supported by WSCT, to upgrade its Clubhouse and thereby to offer café and toilet facilities to the public, i.e. to all Scrubs users, not just TVH members. All the proposals offered here are compatible with the TVH project.

3. The facilities within LCS are in need of significant upgrading, to meet 21st century sporting requirements, including compliance with National Athletics League standards, and to be fitting for TVH who are currently National Athletic Champions. The track is several years past the date on which it should have been replaced, and the covered track (which could beneficially be replaced with something closer to an indoor track which would have much greater use by clubs and schools) is too short to be useful. The viewing stand is very 'tired', with no usable storage facilities in the space beneath it, and the immediately adjacent toilet facilities have not been usable for some years. The changing rooms and their toilet facilities, while still in use, are a disgrace to LCS, WSCT and LBHF.

The Consultation recently completed by the London Development Trust on behalf of WSCT describes the position as follows: 'Many parts of LCS are in a state of dire disrepair. '

4. There has also been significant interest in the idea of finding space for a LIDO (an outdoor heated/unheated swimming facility) as part of any upgrade, with more than 1,200 individuals, as well as FOWWS, offering their support. These proposals do not extend to the lido's development, but they do extend to the provision of a site partly within LCS ready for the development of a Lido, or indeed for other sports facilities to complement the existing facilities at LACS and the Scrubs. The merits of a Lido are that there are no age restrictions and it can be for gentle leisure as well as proper sports.
5. Attachment 1 comprises proposals prepared by FOWWS with significant help from TVH and KD, guidance from The Sports Consultancy who have previously worked on various earlier concepts for improving LCS, and major input from consultant Mark Thomas who has also been similarly involved. FOWWS would be pleased to provide

introductions/connections to all these, if not already known, for LBHF/WSCT Officers. These proposals relate to the upgrading of the LCS facilities, with full recognition included for the planned improvements to the TVH Club House which, with WSCT support, is intended to provide café and toilet facilities to ALL Scrubs users, and showing the potential feasibility of space for the inclusion of a Lido.

6. Indicative costings are also provided for the proposals for improvements, based on national guidelines by Sport England, with additional input from TVH and Mark Thomas.
7. It is proposed that the costs of upgrading the LCS facilities should be met by a combination of WSCT and LBHF. Additional fund-raising could be undertaken by any/all of TVH/LCS/WSCT whether from National Governing Bodies of Sport, Sport England, other organisations offering grant funding, and general philanthropic sources. For the purposes of this note I am assuming that WSCT/LBHF will finance the urgently needed works.

WSCT is now showing an annual surplus, and it would be appropriate to invest at least some of this, over several years, in the upgrades proposed for LCS, which forms part of WSCT's owned assets.

WSCT's annual surplus, and its improved financial position, is the result of two unconnected factors:

- a. the continued presence on the Red Gra 'parade ground' of the portacabin temporary school facilities for Kensington Aldridge Academy, paying a significant annual rental. This is likely to remain/continue until the demolition or other solution to the question of the future of Grenfell Tower, which it seems may not be very soon.
- b. the new - since February 2022 - maintenance contract for the grounds, albeit with the same contractor, has resulted in an improved level of maintenance, including litter removal, at a very significantly lower cost to WSCT.

8. Why should LBHF contribute to the LCS upgrade?
 - (a) LCS is owned by WSCT of which LBHF is sole Trustee and provides the management. LCS lies within LBHF, and it would therefore be to the benefit of all residents of LBHF, as well as residents of the neighbouring boroughs, to see improved leisure and sports facilities. Improved facilities at LCS would have the ability to advance LBHF sports activities and development including providing local opportunities to be more active, support current sports developments and initiatives, and help implement LBHF's

Community Sport and Physical Activity Strategy, which already lists LCS as their venue. LBHF lacks other facilities of a similar kind within the Borough, whether for athletics or other outdoor games.

- (b) For the fourteen years of the previous W SCT management contract — a poorer service at a higher cost — the contract formed part of an LBHF Borough wide contract. While the proportion of the total contract charged to W SCT is said to have been properly assessed in 2008, the significantly lower cost from 2022 - by about E400,000 p.a. — at least raises the question as to whether the cost of services provided elsewhere within LBHF may have benefited, perhaps inadvertently, from this assessment. It is also acknowledged that during the same period LBHF has contributed some E3.2m of funds for the improvement of WSCT, including in particular about E2.5m for LCS. The apparent disadvantage to WSCT over the 14 years amounts to between €3 and E4m. Without seeking to go further into the issues raised in this paragraph, it would be entirely within the powers, and on the face of it to the best interests of, LBHF to be an active financial partner in such a major improvement to facilities within the Borough, as well as managing the upgrade as the Trustee and Manager of WSCT.

- 9. The LIDO. These proposals do not extend to the development of a Lido, but they do extend to the provision of a site partly within LCS ready for the development of a Lido. The plans in Attachment 2 show possible locations within, or partly within, LCS for its provision. The promoters of the Lido project believe that it can be independently financed, although it would clearly be highly advantageous for LBHF/WSCT to provide some initial financial stimulus and be closely involved, including providing space and a suitable lease. It remains for discussion whether LBHF/WSCT, or an independent operator with relevant experience, should manage the Lido when it is built, and, in either case, what the financial arrangements should be as between the operator and WSCT. Similar considerations apply to any other additional complementary sports facilities.

FOWWS Trustees request that these proposals be carefully reviewed and studied by LBHF Officers, with their review and recommendations to come to the next meeting of the WSCT Committee.

Attachment 1:

The objective is to provide facilities to form a part of LBHF high quality sporting infrastructure suitable for use by schools, clubs, teams, and individuals, from within and neighbouring the Borough. To support the aims and ambitions of TVH, KD, and other users of the facilities, which will also increase user satisfaction and

participation in grassroots, club-based sport for the local LBHF community and those from further afield.

The plan shows the existing facility locations with each building named.

To upgrade the facilities of LCS, there would need to be a phased plan, with some of the below needed urgently and some less immediately, but all should be planned from the start.

- a) The running track was laid in 2005 and the refurbishment of such tracks should be about every 7 years. This is now 17 years. Estimated cost of a refurbishment is c£350,000
(based on comments from TVH and The Sports Consultancy)
- b) The floodlights do not work reliably and predictably, due to their age and because they are prone to flooding and fusing. Estimated cost of replacement/repair - £0,000 - £50,000
(based on comments from TVH and Mark Thomas)
- c) To refurbish, modernise and optimise the existing stand and its seating, to increase its capacity to the requirements for hosting National Athletics League events and to ensure disabled spectator access; to bring the adjacent male and female toilets back into use; to create storage beneath the stand for field, track, and related equipment. Estimated cost c£370,000
(based on comments from Mark Thomas)
- d) Covered Running Track
This is too short to be useful, and is also well past its due date for refurbishment. The associated storage may also need upgrading or rebuilding.
- e) Changing Rooms and Club Rooms.
As previously stated, these are in very poor condition, and may be more effective to replace than to refurbish. It needs to be studied whether the existing provision is appropriate, or whether a better design would enable a smaller area to be equally, or more, effective, perhaps on two stories. It may be appropriate/possible to include studio or gym spaces capable of generating revenue.

Cost of these last two items, d and e above, will depend on decisions following proper investigation, and the area required, but at the higher end with increased and improved facilities, may be of the order of c£3.5-5m.

A review conducted by WSCT/LBHF Officers should be capable, relatively quickly, of identifying more precisely both the timelines and costs of the above, and it is suggested that liaison with The Sports Consultancy and Mark Thomas would be both reasonably economical and draw on their existing knowledge of LCS.

Such a review would look at the refurbishment of LCS to provide modern and compliant facilities to meet the demonstrable needs and demands from the local community and those further afield, e.g. in neighbouring boroughs.

Allowing LCS facilities to continue to decline without taking the necessary remedial action, and implementing improvements, will only increase the eventual cost, and puts at risk the provision within WSCT of the prime sports facility within LBHF.

Attachment 1

- LINFORD CHRISTIE STADIUM BOUNDARY
- ADJACENT SITE BOUNDARIES
- EXISTING BUILDINGS



Linford Christie Stadium scale 1:500@A1



Existing Arrangement
LCS_01/B



Attachment 2:

The first three pages are taken from the Lido Project documents, and show their suggestions for locations adjacent to or partly inside LCS. These are marked Option 1, Option 2A, and Option 2B

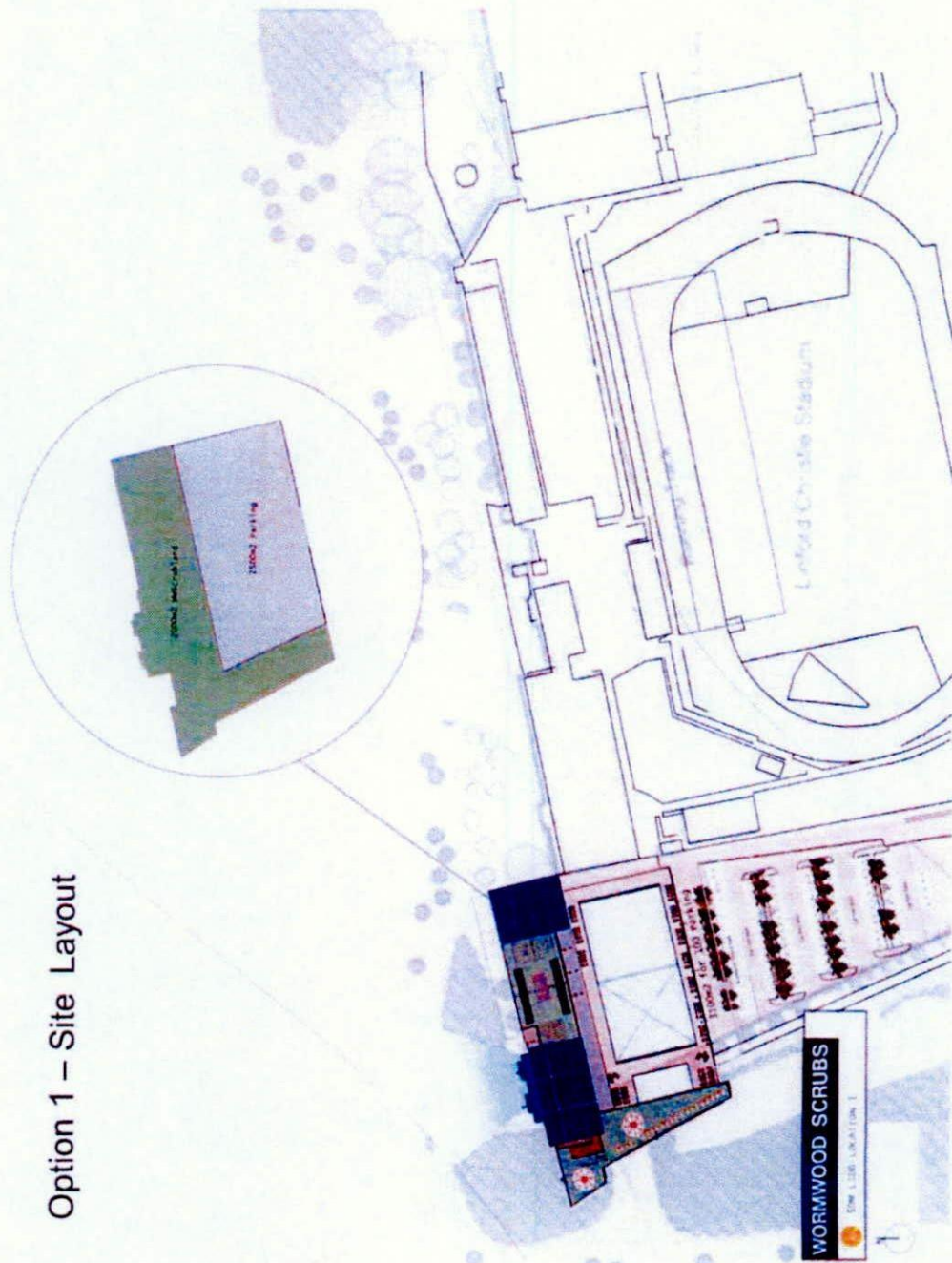
The fourth page is the location preferred by FOWWS, with the handdrawn indication, showing the Lido 'straddling' the long-condemned artillery wall.

This preferred location would be partly within LCS and partly on the car park — on the LCS site the area is currently a large patch of brambles, whose biodiversity merits can be replaced within the Scrubs; west of the LCS sit, on the car park, where at least some of the space has been unusable for some years due to the scaffolding supporting the artillery wall.

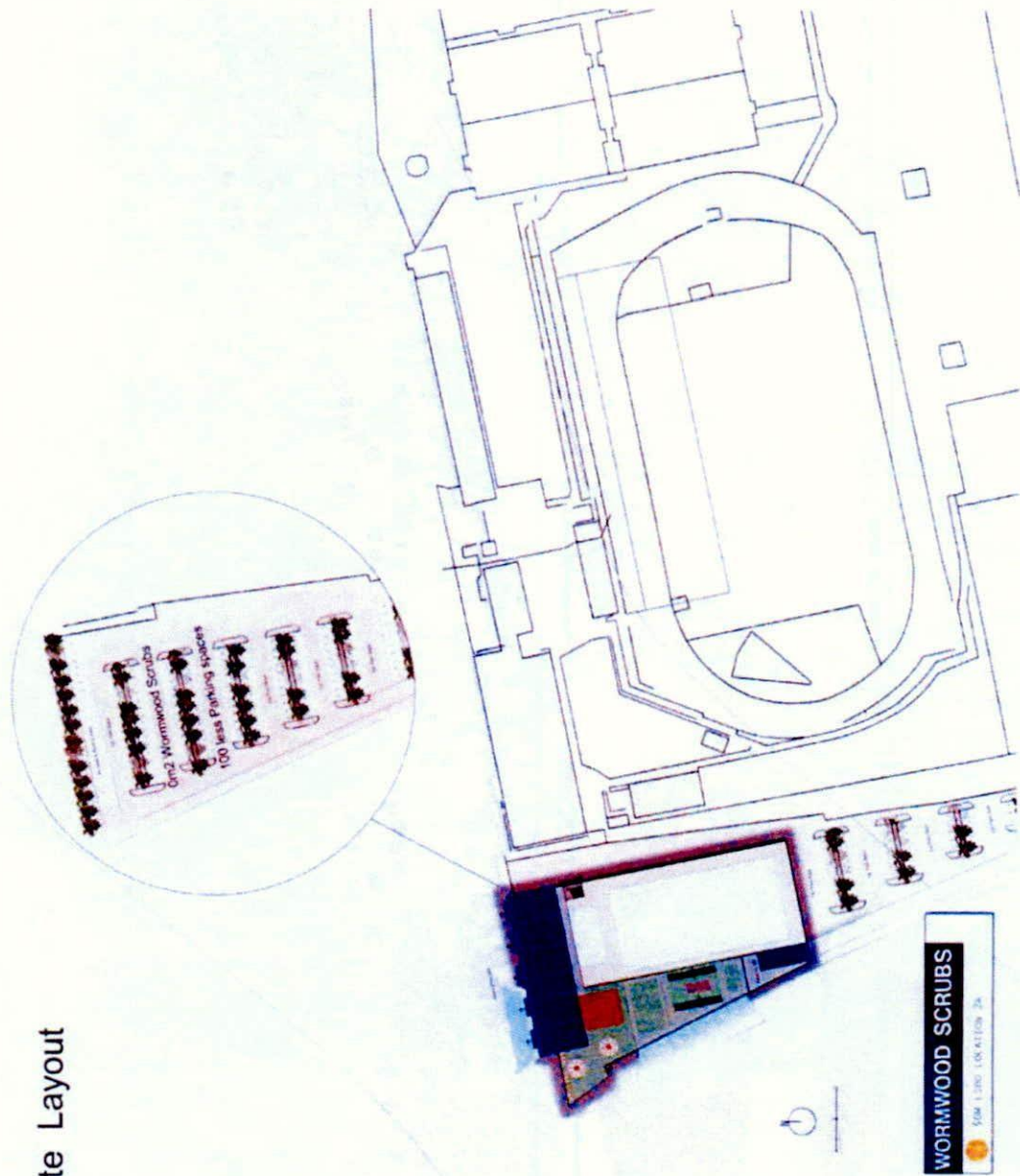
With this location, access can be external to LCS.

As stated in the main document, the present purpose of showing possible Lido locations is not for immediate action nor for funding by WSCT/LBHF, but to ensure that the possibility remains open and can be actively considered by Officers for bringing back to WSCT in due course.

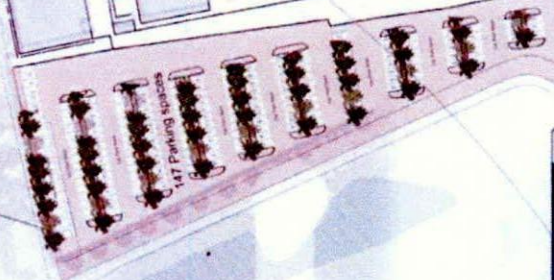
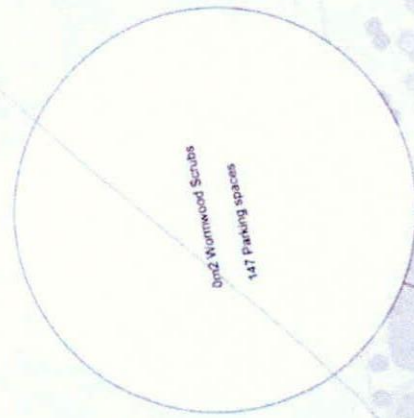
Option 1 – Site Layout



Option 2A – Site Layout



Option 2B – Site Layout



FOWLS Option

- LINFORD CHRISTIE STADIUM BOUNDARY
- ADJACENT SITE BOUNDARIES
- EXISTING BUILDINGS

