

Wormwood Scrubs Charitable Trust Committee Agenda

Wednesday 18 October 2023 at 6.30 pm

Online - Virtual Meeting

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MEMBERSHIP

Administration
Councillor Alex Sanderson (Chair) Councillor Bora Kwon Councillor Dominic Stanton
Co-optees
Stephen Waley-Cohen Faye Thomas

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Committee Coordinator

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Date Issued: 09 October 2023

Wormwood Scrubs Charitable Trust Committee

Agenda - 18 October 2023

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2. DECLARATIONS OF INTEREST 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. 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. 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. 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.	
3. MINUTES OF THE LAST MEETING	4 - 12
To approve the minutes of the meeting held on 21 st June 2023 as an accurate record	
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To note the date of the next meeting: <ul style="list-style-type: none">• 12th December 2023	

Wormwood Scrubs Charitable Trust Committee Minutes

Wednesday 21 June 2023

PRESENT

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

Co-opted members: Stephen Waley-Cohen and Faye Thomas

Advisors to the Trust: Steve Hollingworth, Osama El-Amin (Trust Manager), Vicki Abel, Simon Ingyon, Nicholas Falcone, Alfie Kerrigan, Carmen Lomotey, Raul Islas and Ahmad Rafique

Clerk: Amrita White

1. APPOINTMENT OF CO-OPTED MEMBERS

RESOLVED

The Committee agreed the appointment of Stephen Waley-Cohen and Faye Thomas as non-voting Co-opted Members for the 2023/24 Municipal Year.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bora Kwon.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES OF THE LAST MEETING

Matters Arising

Stephen Waley-Cohen (Co-opted Member) asked if there was any progress on the vehicular access route to the Scrubs.

Osama El-Amin (Trust Manager) noted the findings of the feasibility report and highlighted that the substation route for the Scrub Lane would be the preferred access for emergency vehicles in the future. As this project would involve a considerable cost, Council Officers were exploring cheaper cost options for alternative surface types and an updated set of quotations would be provided at the September meeting.

Action: Osama El-Amin

The Chair asked for an update to be provided on the depot usage and parking income.

Osama El-Amin explained that the depot at the Scrubs was used for all three Lots for the purpose of grounds maintenance by the Council. He noted that a report would be completed to understand the orientation of the depot and the percentage of usage for each contract Lot before a market rent on non-scrub use could be ascertained. An update on this would be brought to the December Committee.

Action: Osama El-Amin

Osama El-Amin also provided a breakdown of the pay and display, and Ringo parking income generated between 2022-2023. Councillor Dominic Stanton asked for a copy of the breakdown to be sent to the Committee.

Action: Osama El-Amin

RESOLVED

The minutes of the meeting held on 8th March 2023 were agreed as an accurate record.

5. MANAGER'S REPORT

At the start, the Committee the Chair agreed to amend the running order of the Manager's report to consider the decision-making items first on the agenda.

HS2 (High Speed 2) update on SBS site

Vicki Abel (Advisor to the Trust) noted that at the site visit on 25th May with BBVS (HS2's contractors) it was agreed that the Stamford Brook Sewer (SBS) site had been reinstated to an acceptable standard and therefore could be handed back to the Trust. In order not to damage the reinstated area, it was proposed to grant a licence to HS2's contractors to use the main path running east-west to the north of the meadow to transport the Heras fencing off the Scrubs. This would be done under the supervision of Council Officers and the method of removal would be agreed with BBVS. The licence would be granted for a period of 4-5 weeks. The site entrance area was part of the UTX site so the boundary along Old Oak Common (OOC) had also been fenced off.

Stephen Waley-Cohen (Co-opted Member) enquired when the work to remove the Haras fencing would commence. Vickie Abel noted that once the licence was in place the earliest the works would start was on 17th July.

Faye Thomas (Co-opted Member) asked if the size of the UTX site had been increased on a permanent basis. In response Vicki Abel noted that the boundary of the UTX site had increased along OOC lane (within the HS2's act limits) to take in the entrance area of what had been the SBS site to allow utility services to be moved into this area.

The Committee unanimously agreed this recommendation.

Local Nature Reserve (LNR) qualification update

Vicki Abel (Advisor to the Trust) provided an update and noted that a draft management plan and fact sheet for the Local Nature Reserve (LNR) had been submitted as part of this item for approval at this meeting.

Subject to approval the next step would be to run a month-long consultation process which involved putting a notice in a local newspaper, notices displayed on site referring people to a page on the Council's website for more information. If there were no firm objections following the consultation phase, the documents would be sent to Natural England to consider the site for LNR status.

The Trust was also asked to select a name for the proposed LNR from the following:

- Wormwood Scrubs Western Meadow
- Wormwood Scrubs Western Meadow Nature Reserve
- Wormwood Scrubs Western Meadow Local Nature Reserve

The Committee unanimously agreed the recommendation and selected Wormwood Scrubs Meadow as a name for the proposed LNR

Safety improvements on the Scrubs

Referring to the map on page 14 of the agenda pack, Osama El-Amin (Trust Manager) noted that vehicle incursions continued to pose a challenge on the Scrubs. In consultation with the Law Enforcement Team and the London Metropolitan Police, Council Officers proposed the installation of several security installations, aimed at restricting vehicular access across the site.

This Committee was asked to approve £30,000 to achieve the 6 security improvements, included in the report. Finally, Council Officers were working to strategically place wooden logs at site entrances to further restrict vehicle incursions.

Councillor Dominic Stanton queried how quickly would the bollards be removed to allow emergency services to gain access should there be a requirement. In response Osama El-Amin explained that with the current booking system, Council Officers were able to ascertain the possibility of emergency services needing to access the Scrubs during planned events. Therefore, they would ensure that at least one access route was available with the bollards released for emergency services. He noted that the Scrubs could also be accessed via Scrubs Lane and the carpark in the event of an incident.

Faye Thomas (Co-opted member) asked if the height restrictions would prevent fire engines from accessing the Scrubs. Osama El-Amin noted that the barriers were not restricted and all quotes that had been generated included removeable height restriction barriers which would allow the top of the barrier to be taken off should there be a need.

Raul Islas (Advisor to the Trust) referring to the entrance via Scrubs Lane, noted that many vehicles, including double decker buses used the Scrubs Lane as an entrance point to reach the Linford Christie Stadium. They often accessed this point at a rapid speed. He asked if there were any preventative measures in place to direct these vehicles. Osama El-Amin noted that a traffic management system was currently being implemented to manage access of vehicles. He explained that

discussions were also being held with local schools and coach companies requesting them to park on Woodman's Mews to mitigate any potential risks.

Ahmad Rafique (Advisor to the Trust) noted that during sports bookings, it appeared that some vehicles were being driven on the green for loading and unloading purposes which should not be permitted. He asked how the facilitation of sports booking would be managed going forward to prevent this from occurring. In response Osama El-Amin said it was important to manage any risks when sports events took place. In line with the introduction of the traffic management system a fob would be required for access onto the Scrubs and an alert would be sent to the staff member on site. He would also liaise with the facilities manager of Linford Christie stadium to ensure that a clear set of instructions and limitations were provided to anyone accessing the site.

The Committee unanimously agreed this recommendation.

Councillor Dominic Stanton had lost connection, therefore the Chair agreed to continue the meeting to note the non-decision-making items until he was able to re-join.

HS2 AEM Masterplan update

Vicki Abel (Advisor to the Trust) noted that OPDC had confirmed that Planning permission would be required for all the works in the Masterplan. Council Officers were working to submit a Planning application as soon as possible. This would not impact too much on the overall programme for delivering the Masterplan as the Planning application could be submitted to coincide with the tender period for the works. It was noted that Procurement documents and drawings were currently being drafted with a view to the open tender commencing in mid to late July 2023. An updated programme would be brought to the next Committee.

Action: Vicki Abel

The Masterplan had been revised (Rev J) to include for the rotation of the Model Aircraft Runways following discussion with the pilots. The pilots had requested the runways to be cut and marked out with white lining as a trial.

Kensington Dragon's pitch re-surfacing/extension project update

Osama El-Amin (Trust Manager) noted that upon submission of a new Planning application, this scheme had been granted permitted development for the amended layout.

In consultation with surfacing standards and the Council's sports booking team, it was advised that these works were best to take place in the late autumn/winter months. It was anticipated that these works would take approximately 6 months to complete and would be undertaken from November 2023 – March 2024, weather permitting.

Finally, Kensington Dragons FC continued to engage with other stakeholders to the Linford Christie Stadium site, including the Thames Valley Harriers who sought reassurance on any potential interference with their schedule of athletics events.

Installation of low-level wooden fencing around equipment on Braybrook St.

Osama El-Amin (Trust Manager) noted that in March, the Committee requested that Council Officers investigate the cost of installing low-level timber fencing around the perimeter of 3 areas at the Braybrook side of the Scrubs, these were: the new playground area, the old playground area, and the outdoor gym area. Quotes had been generated with specification relating to fencing, with gates at either end.

Phase 2 of these works involved co-producing the preferred version of fencing with equipment users. Therefore, children and parents of Old Oak Primary school and users of the outdoor gym area were being consulted on their preferences. This process would run until the end of the school summer term. Based on consultation responses, a proposal would be brought back to the Committee in September.

The Chair was pleased to note that a consultation was being carried out with the equipment users.

Faye Thomas, (Co-opted Member) asked who was being consulted and if there were any signage in place regarding the consultation. In response Osama El-Amin noted that users of the primary school and gym were currently being consulted. He also welcomed any feedback from community members who intended to use that area of the Scrubs. In relation to the signage, Osama El-Amin said that laminated signage, already in place would be reviewed and updated.

Action: Osama El-Amin

Traffic Management System on Woodman's Mews

Osama El-Amin (Trust Manager) provided an update and noted that the selected contractor had successfully installed the agreed system, as commissioned by this Committee. Completion of these works was restricted by difficulties accessing the necessary 100Amp power supply. Council Officers were working with UK Power networks to deliver this power supply, as a priority. The work would be scheduled in the next fortnight, with a 4–6-week lead time on completion. The Committee would be kept informed via monthly updates on progress towards becoming fully operational. In addition, a consequent update would be provided at the September Committee. Finally, the Trust Manager was in contact with the Woodman's Mews resident's association and would stay connected as this operation developed.

Councillor Dominic Stanton re-joined the meeting.

Permanent position of the Trust Manager post

Steve Hollingworth (Advisor to the Trust) noted that the Trust Manager post was established as a temporary position of 2-years, to enable trustees to consider the added value a dedicated post for the Trust would provide in terms of community engagement, coordination, and project delivery. Given the amount of work the Trust had managed over the last 12 months, and would need to deliver going

forward, the loss of this post could be detrimental to the Trust and therefore a permanent post may now be considered more appropriate. The Committee was asked to approve a permanent post of Trust Manager.

Members said that they were supportive of this and were pleased to note that the position of an independent Trust Manager had proven to be highly beneficial to the Trust to date.

The Committee unanimously agreed this recommendation.

Grounds Maintenance Contract

Steve Hollingworth (Advisor to the Trust) noted that the grounds maintenance contract was established as a “no inflation” contract for the first 5 years, to provide certainty to the Council’s parks service, the housing revenue account, and the Trust’s revenue budgets. However, due to the unforeseen financial challenge of inflationary increases faced by the ground's maintenance contractor, then Council held discussions aimed to ensure that minimum standards attached to each contract specification continued to be met across all 3 contract LOT’s. As a result, it was agreed at a corporate level to allow a one-off, annual uplift at 3.51% for 23/24 financial year. The Committee was asked to approve an increase at the same level for Lot 3.

The Committee unanimously agreed this recommendation.

Appointment of external auditor for the financial year 2022/23

Nick Falcone (Advisor to the Trust) noted that the Trust was required to appoint an auditor for its 2022/23 accounts. The Trust had used the services of the auditors MHA Macintyre Hudson (MHA) since the audit of its 2019/20 accounts. Subject to approval by the Committee, MHA had provisionally agreed to undertake the audit of the 2022/23 Trust accounts and had provided a quote of £10,900 (+VAT) for this work.

The Committee unanimously agreed this recommendation.

Community Safety – Law Enforcement Team (LET) Report

Ahmad Rafique (Advisor to the Trust) provided an overview of the report and outlined the role and work undertaken by the LET in Wormwood Scrubs from 27th February to 12th June. During this period, the LET had reported 508 various interactions.

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

The Chair thanked Ahmad for the comprehensive report and for all work and various activities undertaken by the LET.

Stephen Waley-Cohen (Co-opted Member) noted there needed to be an updated set of clear guidelines in relation to the Public Space Protection Order on all the websites and included in the signage across the Scrubs.

Action: Ahmad Rafique

Faye Thomas (Co-opted Member) explained that there was an increase in antisocial behaviour around Braybrook Street since the installation of the new picnic benches. It was noted that residents of Braybrook Street were subjected to considerable noise disturbances most weekends as a result of this and were keen to get this resolved as soon as possible. In response Osama El-Amin (Trust Manager) explained that cost options for the relocation of the benches and how this would affect the accessibility for the users of the Scrubs were being explored. The relocation of the benches would involve a considerable cost. Therefore, the situation would initially be closely monitored. Enforcement would be carried out to deter any antisocial behaviour which would include issuing penalty notices to repeat offenders. Officers would also engage with the Metropolitan Police as well as the LET to manage and mitigate any antisocial behaviour.

Faye Thomas explained that she was not reassured by this response and expressed concerns around the current location of the benches. She felt that these would be better suited closer to the hospital for people using the hospital to have their lunches. She noted that this issue was causing a significant impact on the wellbeing of the residents of Braybrook Street. Osama El-Amin said that he would have a discussion with Senior Management regarding this matter and an updated response would be provided to Faye this week.

Action: Osama El-Amin

The Trust latest financial position

Carmen Lomotey (Advisor to the Trust) provided an overview of the financial forecast for the Trust for 2023/24. The budget for 2023/24 was agreed with an anticipated net income outturn of £329,465. The current forecast (Q1) was a net income outturn of £291,464; a movement of net £38,001.

Any other business

Stephen Waley-Cohen (Co-opted Member) asked if there had been any progress on the HS2 application for financial support relating to the playground fencing on Braybrook Street. Osama El-Amin (Trust Manager) noted that this had been rejected for this financial year due to a different project already being funded by HS2 for the Council. He noted that the Trust would need to reapply for the HS2 Community Environment fund in 2024. He also advised that the Trust open its own bank account to receive funding from HS2 independently of the Council.

Stephen Waley-Cohen asked for an update to be provided on the funding allocated to Thames Valley Harriers clubhouse and works undertaken at Linford Christie Stadium. Steve Hollingworth (Advisor to the Trust) explained that capital funding for the Linford Christie Stadium was being identified from the Council to resolve

issues with the track and an update would be provided at the next Committee. He noted that Thames Valley Harriers were still considering their position on the development of their Clubhouse.

Stephen Waley-Cohen noted that the second annual dog show would take place on 30th July 23 and welcomed everyone to join.

RESOLVED:

The Committee agreed to:

1. Approved HS2`s contractors' access on the Scrubs to remove the Haras fencing from reinstated SBS site.
2. Noted HS2 AEM Masterplan implementation update.
3. Approved documents to be submitted to Natural England for the Local Nature Reserve (LNR) Status of the NW Meadow area.
4. Approved the allocation of £30,000 to install security apparatus aimed at prohibiting vehicular access onto the Scrubs.
5. Noted Kensington Dragon`s pitch re-surfacing/extension update.
6. Approved the post of Trust Manager on a permanent basis.
7. Approved the Grounds Maintenance contract inflationary uplift.
8. Noted progress towards fencing off recreational equipment at the Braybrook side of the Scrubs.
9. Noted an update on the Traffic Management System on Woodman`s Mews.
10. Noted the Community Safety update by the LET.
11. Approved appointment of Macintyre Hudson (MHA) as the Trust`s external auditor for the financial year 2022/23 and their associated fee.
12. Note Trust`s latest financial position.

6. DATES OF FUTURE MEETING

The Chair noted the dates of the future meetings:

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

Meeting started: 18:30pm
Meeting ended: 19:55pm

Chair

Clerk: Amrita Gill
E-mail: amrita.gill@lbhf.gov.uk

Agenda Item 4

MANAGERS REPORT	
Report to Wormwood Scrubs Charitable Trust Committee	
Report Author: Osama El-Amin, Trust Manager	Contact Details: Osama.el-amin@lbhf.gov.uk

Executive Summary and Decisions Sought

The Committee is asked to:

1. Note the completion of HS2 works on the Stamford Brook Sewer (SBS) site - Victoria Abel
2. Note an update on progress towards securing planning permission and commencing procurement of the Alternative Ecological Mitigation (AEM) Masterplan – Victoria Abel.
3. Note progress towards acquiring Local Nature Reserve status for the ‘Wormwood Scrubs Meadow’ - Victoria Abel.
4. Approve a £250K matched contribution towards the cost of maintaining athletics infrastructure at the Linford Christie Stadium – Simon Ingyon
5. Note an update on the changing rooms at the Linford Christie Stadium – Simon Ingyon.
6. Receive an update on the Kensington Dragon’s capital works programme – Osama El-Amin
7. Approve an extension on the license to occupy the temporary school site – Osama El-Amin.
8. Note a pause on constructing low-level wooden fencing around play equipment – Osama El-Amin.
9. Note an update on progress towards implementing the recommendations of consultation exercises and the development of strategic objectives for the Trust – Osama El-Amin.
10. Take note of an update on Secret Cinema’s proposal to host an event on the Scrubs in 2024. - Osama El-Amin
11. Note an update on the Traffic Management System – Osama El-Amin.
12. Note an update on Community Safety from the Law Enforcement Team – Alfie Kerrigan
13. Note an update on the Trust’s financial performance in Q2. FY 2023/24 and subsequent budget forecast – Kellie Gooch.

1. HS2 works on the Stamford Brook Sewer (SBS) site

The fencing to the Stamford Brook Sewer (SBS) site was removed in August 23 and the land has been officially handed back to H&F. The seed mix has produced good cover, and the vegetation is establishing well. A path has been cut through the area to encourage people to keep away from the main area of vegetation.

The removal of the SBS site fencing has allowed access to Lesters Embankment to assess the situation with the Japanese Knotweed which is in evidence in several locations. A programme of treatment will be established to try to reduce and eventually eradicate the Knotweed.

Future work to the SBS site area will be minimal due to the sewer and the stipulation to plant only shallow rooting trees and shrubs. The masterplan includes the creation of swales along the foot of the embankment and planting of a native hedge.

An oak tree planted as one of the fifteen trees planted by HS2 to replace those lost through the SBS site works has died and will be replaced in November.

Committee to note.

2. Alternative Ecological Mitigation (AEM) Masterplan procurement and planning.

Following a meeting with OPDC in August we received the pre-planning application advice note from OPDC in late September. Land Use Consultants (LUC) will start to finalise the documents, drawings and surveys needed to support the planning application. This is RIBA stage 4 of the design process which will produce more detailed plans ready to tender the work.

Procurement for the work will start after the public consultation phase of the planning application process if no major objections are received.

The aim is to submit the planning application by the end of October 2023. The time allowed to decide on a Major Planning Application is 13 weeks.

Committee to note.

3. Local Nature Reserve establishment – Wormwood Scrubs Meadow

The documents are still with LBHF legal team awaiting sign-off. Once complete, the formal consultation process with Nature England can proceed. A subsequent update will be provided to the committee at the December meeting.

Committee to note.

4. Linford Christie Stadium – Maintenance of athletics facilities

Among other sports infrastructure on-site, the Linford Christie stadium provides an 8-lane, all-weather 400m athletics track and associated field event facilities as well as a 60m covered sprint track straight. The Sports and Play Construction Association (SAPCA) Code of Practice for the Construction and Maintenance of Athletics Tracks states that “in the event that the track is sensibly managed...at least 10 years will pass before full retexturing is necessary.” ([SAPCA, 2021](#)). Previously, both tracks were re-surfaced in 2005, 18 years ago. Upon inspection, both tracks, along with the floodlighting system require urgent refurbishment to ensure they remain fit for purpose and meet UK Athletics Track certification. Owing to the necessity of these works and the timing of the athletics calendar, officers have engaged the leading UK Leisure Framework development partner in supplying quotes and illustrating the scope of work required. The cost of these athletics facility improvements has been benchmarked against a set of quotes generated in early 2023, totaling - £550K. At the same time the site management are looking to meet school demand and resurface two netball/tennis courts on the southern boundary, previously used as a hospital works compound. The total cost of all these improvements is estimated at £650K

The council has agreed to support this project with a £250K contribution from the Kings Coronation Youth Fund. This committee is asked to match that contribution, at £250K. The remaining £150K can be funded from existing capital balances held by the Council.

Committee to approve.

5. Managing the changing rooms at The Linford Christie Stadium (LCS)

The construction of the changing room block at LCS is a concrete frame with masonry external and internal walls. The front, rear and side elevations to the building are predominantly brick finish. This block has endured significant and consistent level of deterioration since its establishment in the 1970's. Survey's undertaken by the council's own building control surveyors, along with external consultants have highlighted several structural maintenance issues. A paper presented to the Trust Manager, Trust Advisor and Director of Public Ream in September 2023 suggested two remedial options:

1. To externally buttress/retain the changing room wall with scaffolding.
2. Demolish the changing room block. The proposed area of demolition would retain the electrical sub-station and leased space to Kensington Dragon's FC. Temporary (portacabin) changing room facilities to be purchased and installed on the former changing room block, so that the site can continue to be used for sporting and recreational purposes.

The most effective solution is to proceed with option 2 above. With demolition, the cost of these works amounts to £1.1M, to be fully funded from the Council's Corporate Planned Maintenance Programme. A further update on progress towards completion will be provided at the December committee.

Committee to note.

6. Kensington Dragon's FC (KDFC) capital project at the Linford Christie Stadium

Since the committee meeting in June 2023, KDFC have been working with technical pitch consultants to finalise specification documents for these works. Officers are due to meet with KDFC in late October to receive tender quotations for the proposed works and agree a contractor and construction plan. KDFC have given officers re-assurance that this project is on-time to be delivered within the identified 6-month timeframe; November 2023 – March 2024. A further update will be submitted to the committee at the next meeting.

Committee to Note.

7. Renewing a license to occupy the temporary school site.

The Kensington Aldridge Academy temporary school site remains on Trust managed land. The Department for Education (DfE) are seeking an extension on their license for continued occupation of the site, for a further year. DfE have requested a slight increase in the permitted number of pupils from 1200 to 1350.

A 3.8% increase in the value of the license is proposed, in line with the previous year's uplift. Planning permission for this site is not set to expire until 31st July 2025.

This committee is asked to consider whether any additions to the license are required and to approve an extension.

Committee to approve.

8. Fencing the new children's play area – Braybrook St.

This committee was asked to consider whether to construct low-level wooden fencing around play and recreational equipment on the Braybrook side of the Scrubs. Upon consulting with local stakeholders and pupils of Old Oak Primary school, the emerging consensus supported fencing off just the new playground area.

Due to the recent establishment of a responsible dog ownership PSPO in the borough, children's play areas in the borough are now designated as 'No Dog Zones'. In accordance with this PSPO and the desire of the children at Old Oak Primary to have more play equipment installed for slightly older children (10+), committee is asked to pause construction of fencing to allow monitoring on compliance with the PSPO and generate more feedback on which new installations are to be constructed in the new play area. Members of the wider community are also welcome to log requests for more equipment by contacting the Trust Manager.

A further update will be presented at the next committee meeting.

Committee to note

9. WSCT strategic planning and implementation of recommendations

The WSCT Trust Manager is working with local stakeholders to identify, appraise and propose a set of strategic objectives to the committee, which will deliver a vision for the organization. Along with the set of strategic objectives, a business plan and a series of operational policies are also in production. Supporting these work packages are a collection of consultation exercises undertaken since 2019. These exercises sought to understand the barriers to participation on the Scrubs, the current management systems in place and the future vision of the Scrubs. Through these consultations, several recommendations emerged, which indicate the priorities among consultees and priorities for officers working to support the Trust. Some of these include constructing a café on-site, developing accessible toilets, creating better access routes, addressing drainage issues, and enhancing biodiversity on the Scrubs.

A list of these recommendations, along with implementation measures and indicators of completion are included within Appendix 1 – [Worwood Scrubs Open Space Recommended Improvements](#).

The next steps towards developing a set of strategic objectives are as follows:

1. Continue engaging with local stakeholders on their vision for the Scrubs.
2. Continue piloting projects/activities with diverse user groups on the Scrubs and evaluating impacts.
3. Host a series of co-design workshops with community stakeholders to develop a set of strategic goals.
4. Develop an organizational narrative with a 3-year strategic plan.
5. Propose a strategic and business plan to committee in 2024.

Committee to note.

10. Secret Cinema event postponement

In autumn 2022, this committee reviewed a proposal from Secret Cinema events to host a series of outdoor cinema shows on the Scrubs in summer 2023. Due to the limited time to conduct their own environmental impact assessments and subsequent delays to the planning process, Secret Cinema decided to postpone their proposal, with a view to seeking permission from committee in autumn 2023, to host an event in summer 2024.

Due to the limited window of opportunity to conduct bat surveys in autumn 2023, Secret Cinema have decided to pause their proposal to host any events on the Scrubs until summer 2025. Officers will continue to work with Secret Cinema in conducting the necessary preliminary surveys before another proposal is presented to the Trust in winter 2024.

Committee to note.

11. Traffic Management system

As reported to the committee in June, officers are working to ensure the completion of electrification works, to make this installation fully operational. FM Conway have completed their ducting and trenching works to connect to the new feeder pillar that was commissioned in response to a lack of power access from the street lighting system. The remaining phase of work involves UK Power Networks (UKPN) installing a meter before becoming fully operational. The work is due to take place the week commencing 16th October. Once complete, officers will distribute access fobs to The Pony Centre, the grounds maintenance team, staff at the Linford Christie stadium and the Law Enforcement Team.

Committee to note.

12. Community Safety update



Wormwood Scrubs Open Space update

Date	18 October 2023
Classification	Information
Title of report	Service update
Report of	Law Enforcement Team
Decision /Decision maker	No
Report author(s)	Alfie Kerrigan/Ahmad Rafique

Law Enforcement Team Officers for your area –

Ahmad Rafique, Senior Law Enforcement Officer

Alfie Kerrigan, Senior Law Enforcement Officer
Magdalena Niedzwiedz, Law Enforcement Officer, College Park & Old Oak ward
Raul Islas, Law Enforcement Officer, College Park & Old Oak ward

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 behaviour and crime.
- Tackle persistent issues, particularly in known hotspots in the borough.

Details of our work in and around WWS – 13th June to 4th October

13th June to 4th October		
Issue	No.	Comments
Weapon sweeps conducted	52	No weapons found
ASB patrols	51	1 drug dispersal

Dog Issue/ PSPO awareness	28	PSPO is now live. 2 x Fixed Penalty Notices (FPNs) issued for breach of PSPO. Ongoing PSPO education, feedback from walkers regards provisions for dog walkers if now being asked to hold a license via sportsbooking@lbhf.gov.uk
Engagements	18 5	With joggers, users, Hospital workers, drivers, gym users, users of Linford Christie Stadium.
Fly tip/ waste	01	Bags of garden waste dumped, reported for clearance.
High Visibility Patrols	23 2	Across WWS, LCS gym, All copse, Nature areas.
Illegal encampment	02	We have served two eviction notices/papers on Travellers who occupied Hammersmith Hospital Car park since June 2023.
Abandoned motorbike removed	03	03 x Unidentified motorbikes reported abandoned/possibly stolen. All were collected by owners themselves or via Police
locking duties	79	yellow gate off Scrubs Lane and checking height barrier Artillery Lane
Rough Sleeper	05	5 x reported rough sleeper sites, No persons present.
Tents removed	02	2 x Abandoned tents removed
Dog Show	01	LET Officers attended WWS Dog Show.
TOTAL	64	

	1	
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Hi-Visibility patrols:

From 13th June to 4th October, Officers have reported 641 various interactions over this period. LET Officers have engaged with residents, illegal encampments, 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 – we will continue these tasks for the foreseeable future.

Professional Dog Walkers

- Continued patrols and engagements with all dog walkers and users on WWS
- Educating, engaging and enforcing the (PSPO) - [Public Spaces Protection Order - Responsible Dog Ownership | LBHF](#)

Height barriers on Hammersmith Hospital carparking site

- A meeting was held with the partners to find the best way forward and to discuss the location of the restricted barriers for caravans gaining access via the Hammersmith Hospital carpark.
- A height restriction barrier has now been installed on Hammersmith Hospital carpark site to prevent travelers' encampments.

Unlicensed Music Events:

- 1 x CPW issued to a male on WWS. Male dispersed from the location.

Engagement with Residents/ WWS users:

- Many engagements with dog walkers using the scrubs safely and securely, feedback still on walkers with excess of four and not properly watching the animals in their care.
- Feedback on professional license managed by Sports Bookings is that what provisions are being put in place in exchange for license funds e.g., water tap.
- Location is mentioned as user 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
- Checking on any unauthorised usage of WWS (sports events, personal training, unauthorised campers/ gazebos, illegal street trading.
- 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

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 / Alfie.Kerrigan@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 can be accessed here - <https://www.lbhf.gov.uk/crime/law-enforcement-team>

13. WSCT Financial Position

The financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2023/24 is summarised below in Annexe 1 and is detailed in Annexe 4. Financial transactions for the budget year to date are set out in Annexe 5.

Activity	Outturn 2017/18	Outturn 2018/19	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Budget 2023/24	Forecast 2023/24	Variance 2023/24 (Q2)	Comparison to 2022/23 Outturn		Comments	Last Reported (Q1)	Movement
						£	£	£	£	Budget	Forecast		£	£
Pay and Display Meters & Cashless Parking	(259,674)	(351,834)	(324,945)	(212,757)	(312,739)	(301,509)	(324,945)	(336,875)	(11,930)	-8%	-12%	Pay & Display and cashless parking income budget remains the same as 2022/23 (equal to 2019/20 outturn). This is higher than the 2022/23 outturn (£301,509), but the introduction of weekend parking charges is expected to grow income this year. Favourable movement this quarter due to better than forecast income performance in June, July and August (£11,930 favourable movement)	(324,945)	(11,930)
Hammersmith Hospital Car Park Licence	(324,619)	(337,229)	(346,995)	(353,547)	(362,467)	(391,983)	(433,285)	(433,285)	0	-11%	-11%	Budget and forecast is £108,051.13 per quarter for Q1-3 (in line with signed agreement) plus Q4 forecast of £109,131.64	(433,285)	(0)
Other income from activities for generating funds	(488,002)	(371,078)	(322,073)	(331,286)	(394,099)	(389,797)	(369,966)	(390,966)	(21,000)	5%	0%	Forecast is income from Kensington Aldridge Academy (£343,128); Pony Centre (£13,500); UKPN rent (£3,446); Eid prayers (£800); Filming income (£6,000); and investment (bank interest) income (£24,092)	(390,966)	0
Grant Income		0	0	0	0	(173,572)	0	0	0				0	0
Total Income and endowments	(1,072,295)	(1,060,141)	(994,013)	(897,590)	(1,069,304)	(1,256,862)	(1,128,196)	(1,161,126)	(32,930)	10%	8%		(1,149,196)	(11,930)
Grounds Maintenance	706,909	719,895	738,368	769,767	739,981	411,757	443,008	461,791	18,783	8%	12%	forecast spend is Planned Grounds Maintenance cost (£337,596.54), Non Routine maintenance (£50,135), Depot wall (£30,000), Fencing for children's area (£20,000), Other fencing (£4,000), plus share of governance costs (£20,059.65)	462,108	(317)
Contribution to Linford Christie Stadium	32,330	32,356	84,205	63,174	170,253	64,258	66,178	65,861	(318)	3%	2%	Forecast is fixed annual contribution of £63,000 plus £2,860.92 share of governance costs.	65,906	(45)
Other Expenditure	35,093	80,945	24,235	15,209	66,679	310,969	219,544	278,079	58,535	-29%	-11%	Forecast is Kensington Dragons (£100,000); Thames Valley Harriers (£40,000); Emergency vehicle access (£50,000); Ecology & Artist (£11,000); dog exercise area (£20,000); bicycle racks (£15,000); Vehicle access barriers (£30,000); plus governance costs (£12,079.43). Adverse movement this quarter due to increased cost of security barriers (+£30,000), partially offset by removal of Pony Centre grant (-£10,000) and removal of CCTV capital works (-£8,000)	265,717	12,362
Trust Manager - Strategic Governance Review Implementation	0	0	0	0	0	43,052	70,000	64,000	(6,000)	100%	100%	Costs associated with Wormwood Trust Charitable Trust Manager	64,000	0
Total Expenditure	774,332	833,196	846,808	848,151	976,912	830,036	798,731	869,732	71,001	-4%	5%		857,731	12,001
Net (income)/expenditure	(297,964)	(226,944)	(147,206)	(49,439)	(92,392)	(426,825)	(329,465)	(291,395)	38,071	23%	32%		(291,465)	70

The budget for 2023/24 was agreed with an anticipated net income outturn of £329,465. The current forecast at Quarter 2 (Q2) is a net income outturn of £291,395; an adverse movement of net £38,071 compared to budget.

Forecast movement: The forecast variance at Q2 is broadly in line with the forecast reported at Q1 (small £70 adverse movement). Income has improved this quarter (by £11,930) due to actual income in June, July, and August being better than forecasts. The other expenditure forecast has increased this month (£12,001 adverse movement) due to increased costs of security barriers (£30,000), which is partially offset by reduced forecasts on The Pony Centre grant (-£10,000) and the removal of CCTV capital works (-£8,000).

Income Forecast 2023/24 (Q1)

The 2023/24 income forecast is £1,161,126. This is £32,930 more than budgeted (£1,128,196). £21,000 due to the significant increase in interest on Trust funds, and £11,930 better than forecast performance. The interest budget has been set at £2,000 since 2021/22. Interest received in 2021/22 was only £552, but this increased to £22,253 in 2022/23. However, the 2023/24 interest budget was set before the 2022/23 figures were known.

Forecasted pay & display and cashless parking income (P&D) is £326,875. This is higher than the £301,509 2022/23 P&D outturn as there will be a full year impact of recently introduced weekend parking.

Hammersmith Hospital Car Park income is forecasted at £433,285. This is £51,872 and £41,403 more than the 2022/23 budget and outturn, respectively. The annual increase is higher than previous years due to the marked increase in Retail Price Index (RPI).

Year	RPI Value	Annual Licence Fee calculated	Deduction of Routine Maintenance Fund	Net Annual Licence Fee
Dec-19	October 2019 RPI – 291.0	£357,998.85	£5,634.46	£352,364.39
Dec-20	October 2020 RPI – 294.3	£362,807.00	£5,710.00	£357,097.00
Dec-21	October 2021 RPI – 312.0	£384,627.00	£6,053.50	£378,573.50
Dec-22	October 2022 RPI – 356.2	£439,115.67	£6,911.14	£432,204.53

This Q2 Hospital Car park forecast is based on 3 quarters at the agreed rate (£108,051.13) and a 1% uplift for Quarter 4 (£109,131.64 - January to March 2024).

Other income is forecasted at £390,966, which includes: £343,128 annual rental income payable by KAA for the temporary site; £13,500 Pony Centre income; £6,800 Filming and events income from ad hoc filming assignments and events; £3,446 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 £24,092 estimated investment income from the bank balance and lodge.

Expenditure Forecast 2023/2024 (Q2)

The 2023/24 expenditure forecast of £869,732 (£834,732 direct costs + £35,000 governance costs) is £71,001 more than budgeted (£798,731).

Governance Cost – These are variable and comprise of Audit, Legal and Finance support to the Trust. In 2021/22 and 2022/23 governance costs totalled £31,127 and £15,406.22, respectively. The Q2 governance costs forecast is £35,000, as budgeted. Apportioned by value cost category, the governance cost allocations are forecasted as follows:

2023/24 Q1 Forecast (at June 2023)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	337,596	337,597	15,331	352,927
Contribution to Linford Chrstie Stadium	63,000	63,000	2,861	65,861
Non Routine Maintenance	84,135	104,135	4,729	108,864
Other exepnditure	201,000	266,000	12,079	278,079
Trust Manager	70,000	64,000	-	64,000
Total	755,731	834,732	35,000	869,732

Grounds Maintenance (GM) forecast: £461,791 – Includes both planned routine maintenance (forecast: 337,597) and non-routine maintenance (forecast: £104,135).

Non-routine maintenance has increased by £20,000 as it now includes the low-level fencing for the new children’s playground alongside the budget items: unallocated maintenance and fencing (£54,135); and deport wall works (£30,000). 58% of the governance costs (£20,059.65) are allocated to GM.

Contribution to Linford Christie Stadium forecast: £65,861 – Governance costs, totalling £2,860.92 have been apportioned to this fixed cost of £63,000.

Other expenditure forecast: £278,079 (including £12,079 governance costs) – This forecast includes:

Budgeted items (£201,000): Currently only £40% (£100,000) of the £250,000 agreed funding for Kensington Dragons is forecasted in 2023/24; there also grant funding Thames Valley Harriers AC for the Club House (£40,000), review of emergency vehicle access (£50,000), Ecology and artist expenditure (£11,000).

In Q1 it included CCTV led by the Law Enforcement Team (£8,000), this capital works has been removed.

Unbudgeted items included in the forecast for other expenditure (£45,000) include: Dog exercise area improvements (£20,000); installation of 2 bicycle racks (£15,000); and a grant for the Pony Centre (£10,000).

Strategic governance review forecast: £64,000 – this includes the annual costs associated with the Wormwood Scrubs Charitable Trust Manager post.

Trust Funds

Subject to 2022/23 audit general unrestricted income funds at the end of 2022/23 are now projected at £1,457,796. Given the current 2023/24 forecast the total Charity Trust funds are estimated to increase as shown below.

Balance Sheet at end of Year					
	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Unaudited Outturn 2022/23	Q1 Forecast 2023/24
Tangible Assets	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Cash at bank	630,800	684,358	929,464	1,457,794	1,749,260
Creditors	(52,131)	(46,258)	(73,531)	0	0
Debtors	310,723	300,277	175,035	0	0
Net Assets	5,889,393	5,938,378	6,030,970	6,457,795	6,749,261
Fixed Assets funds	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Unrestricted Income Funds	889,392	938,377	1,030,969	1,457,796	1,749,260
Total Charity Funds	5,889,393	5,938,378	6,030,970	6,457,797	6,749,261

Committee to Note.

WORMWOOD SCRUBS CHARITABLE TRUST

STATEMENT OF ACCOUNTS 2023/24 - Unaudited

Wormwood Scrubs Charitable Trust

Statement of Financial Activities for Year ended 31 March 2024

Income and Expenditure	WSCT	HS2	2023/24 Forecast	2022/23 unaudited	Notes
	€	€	€	€	
Income and endowments from:					
Donations and legacies					
Income from Charitable activities:					
Pay and Display Parking Meters	(336,875)	0	(336,875)	(301,509)	Parking income is recovering and is almost at pre-COVID-19 levels
Hammersmith Hospital Car Park Licence	(433,285)	0	(433,285)	(391,983)	Contracted lease payments are expected to increase by inflation
Other trading activities	(366,874)	0	(366,874)	(366,453)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(24,092)		(24,092)	(23,345)	Interest on cash balances and rental income from the park lodge.
Income from donations and grants			0	(173,572)	HS2 Ltd and GLA grant funding
Total Income and endowments	(1,161,126)	0	(1,161,126)	(1,256,862)	

Expenditure on:					
Raising funds			0	0	
Charitable activities:					
Contribution to Linford Christie Stadium	65,861		65,861	64,258	Contribution to Linford Christie Stadium, asbestos removal plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	108,864		108,864	52,278	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrubs	352,927		352,927	359,480	Grounds Maintenance contracted spend plus proportion of governance costs.
Direct Staff	64,000		64,000	43,052	Trust Manager - Strategic governance review implementation
Charitable expenditure			0	0	HS2 Ltd
Other expenditure	278,079	0	278,079	310,969	Grant related projects, traffic management and other projects
Total Expenditure	869,732	0	869,732	830,036	
Net gains/(losses) on investments					
Net (income)/expenditure	(291,395)	0	(291,395)	(426,825)	
Reconciliation of Funds					
Total funds brought forward	(6,457,797)	0	(6,457,797)	(6,030,970)	
Total funds carried forward	(6,749,191)	0	(6,749,192)	(6,457,797)	
All income is unrestricted.					

Annexe 4

Wormwood Scrubs Charitable Trust Transactions (1st April 2023 to 28th September 2023)		
		(173,132.45)
Activity	Comments	Amount £
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	4,315.25
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	490.90
Direct Costs staff related	Wormwod Scrubs Manager Direct Costs	1,087.50
Routine Grounds Maintenance of Wormwood Scrubs	WSCT GM INFLATION 01/02/23 TO 31/03/2023	1,665.68
Routine Grounds Maintenance of Wormwood Scrubs	WSCT GM CONTRACT 01/04/23 TO 30/06/2023	73,680.98
Routine Grounds Maintenance of Wormwood Scrubs	WSCT GM CONTRACT 01/07/23 TO 30/09/2023	73,680.98
Routine Grounds Maintenance of Wormwood Scrubs	EXTRA WATERING, WORMWOOD S, JUNE-AUGUST	1,650.00
Routine Grounds Maintenance of Wormwood Scrubs	GM CLIENT COSTS - STAFF TO Q4 2022/23	10,076.21
Routine Grounds Maintenance of Wormwood Scrubs	GM CLIENT COSTS - STAFF TO Q4 2022/23	(10,076.21)
Non Routine Maintenance of Wormwood Scrubs	IDV01039-HS2 TREES AND SHRUBS FOR WSCT	788.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-F.M CONWAY LTD 9004878808	(3,606.97)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS ACCESS IMPROVEMENTS -	3,606.97
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-INDIGO LODGE LIMITED 9004931484	(255.00)
Non Routine Maintenance of Wormwood Scrubs	PRS/22931- LCS BOLLARD REINSTATEMENT	255.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-INDIGO LODGE LIMITED 9004931492	(1,095.00)
Non Routine Maintenance of Wormwood Scrubs	PRS/22933- REMOVE OLD BROKEN POSTS,	1,095.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-INDIGO LODGE LIMITED 9004905016	(3,255.00)
Non Routine Maintenance of Wormwood Scrubs	PRS/22783 BOLLARDS, WELD MESH AND	3,255.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-POLARIS POWER AND DATA LTD 90049225	(395.20)
Non Routine Maintenance of Wormwood Scrubs	TO REMOVE EXISTING DUCT CABLING AND	395.20
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL-WSCT04-FRONTIER PITTS 9004853252	(322.00)
Non Routine Maintenance of Wormwood Scrubs	SUPPLY AND INSTALL OF A NEW TRAFFIC	322.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - BOOT SCRAPER CODE:	478.08
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - BOOT SCRAPER CODE:	(86.04)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS GREEN FLAG LUNCH	190.00

Annexe 5

Activity	Comments	Amount £
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- WARRANTY REPLACEMENT	(1,310.00)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS PLAY APPROVED 07.03.23	(163.00)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- BIN REPLACEMENT IN THE	502.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - SUPPLY AND INSTALL OF	(350.00)
Non Routine Maintenance of Wormwood Scrubs	ACCRUALS-WSCT003-2022/23 CREDIT NOTE 9004825403-DE	(350.00)
Non Routine Maintenance of Wormwood Scrubs	REPAIR TO WALL DAMAGED AT LINFORD	600.00
Non Routine Maintenance of Wormwood Scrubs	ORD 67007, TREE WORKS ADHOC FEB,	737.00
Non Routine Maintenance of Wormwood Scrubs	22/03/2023 KINGSPAN WATER ENERG	657.00
Non Routine Maintenance of Wormwood Scrubs	21/04/2023 WWW.BOSTONSEEDS.CO	271.66
Non Routine Maintenance of Wormwood Scrubs	26/04/2023 WWW.BOSTONSEEDS.CO	271.66
Non Routine Maintenance of Wormwood Scrubs	TEMPORARY REMOVAL AND REINSTATEMENT OF	385.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS ADHOC TREE WORK ORD	350.00
Non Routine Maintenance of Wormwood Scrubs	RELOCATION AND REINSTATEMENT OF CONTROL	1,040.00
Non Routine Maintenance of Wormwood Scrubs	INSTALLATION OF A SOAKAWAY AS PART OF	2,800.00
Non Routine Maintenance of Wormwood Scrubs	OPM NEST REMOVALS, ORD 81002, TW23	1,800.00
Non Routine Maintenance of Wormwood Scrubs	QTE10115-RESET BOLLARD IN CONCRETE AT	615.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS, REBUILD DAMAGED WALL TO	2,550.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - REPAIR/REPLACE FENCING	1,820.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - REPAIR CHUSTNUT	3,102.00
Non Routine Maintenance of Wormwood Scrubs	WWS DEPOT - SUPPY AND FIT 50M ARMCO	5,989.00
Non Routine Maintenance of Wormwood Scrubs	PRS/23103- REPAIR AND PAINT SCRUBS LANE	958.00
Non Routine Maintenance of Wormwood Scrubs	PRS/22960- BENCH INSTALLATION AT	497.00
Non Routine Maintenance of Wormwood Scrubs	SUPPLY AND INSTALL OF A NEW TRAFFIC	3,750.00
Non Routine Maintenance of Wormwood Scrubs	JAPANESE KNOTWEED TREATMENT - 1 DAYS	1,350.00
Non Routine Maintenance of Wormwood Scrubs	REMOVAL OF INCORRECT HEIGHT RESTRICTION	450.00
Non Routine Maintenance of Wormwood Scrubs	LABOUR AND MATERIAL COSTS TO RE-BUILD	18,850.00
Non Routine Maintenance of Wormwood Scrubs	2020/21 TEMPORARY TENNIS COURT SIGNS RICHARD GILL	178.75
Non Routine Maintenance of Wormwood Scrubs	COMMUNITY AND CULTURE COMMISSION FOR A	(0.01)
Non Routine Maintenance of Wormwood Scrubs	SCRUBS LANE PARK BARRIER	958.78
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	340.00
Governance Costs - Legal	Legal fees	60.00
Governance Costs - Legal	Legal fees	(60.00)
Governance Costs - Legal	Legal fees	60.00
Governance Costs - Legal	Legal fees	(487.60)
Governance Costs - Legal	Legal fees	80.40

Activity	Comments	Amount £
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	(7.20)
Governance Costs - Legal	Legal fees	60.00
Governance Costs - Legal	Legal fees	(60.00)
Governance Costs - Legal	Legal fees	500.00
Governance Costs - Legal	Legal fees	504.00
Governance Costs - Legal	Legal fees	2,083.80
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	60.00
Governance Costs - Legal	Legal fees	40.36
Governance Costs - Legal	Legal fees	345.60
Governance Costs - Legal	Legal fees	110.00
Governance Costs - Legal	Legal fees	2,217.60
Governance Costs - Legal	Legal fees	2,217.60
Governance Costs - Legal	Legal fees	(2,217.60)
Governance Costs - Audit	ACCRUAL-WSCT02-AUDIT FEE 2022/2023-CREDITOR	(10,900.00)
Other trading activities	WORMWOOD SCRUBS PARKING INC APRIL 2023 VAT	(33,828.42)
Other trading activities	WORMWOOD SCRUBS PARKING INC MAY 2023 VAT	(29,625.12)
Other trading activities	WORMWOOD SCRUBS PARKING INC JUNE 2023 VAT	(31,442.75)
Other trading activities	WORMWOOD SCRUBS PARKING INC JULY 2023 VAT	(29,032.08)
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 25/03/2023 TO 23/06/2023	(108,051.13)
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 24/06/23 TO 28/09/23	(108,051.13)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: APRIL 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: MAY 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: JUNE 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: JULY 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: AUGUST 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: SEPTEMBER 2023	(28,594.00)
Other trading activities	RENTAL INCOME (PONY CENTRE) APRIL TO JUNE 2023	(3,375.00)
Other trading activities	RENTAL INCOME (PONY CENTRE) JULY 2023 TO SEPTEMBER 2023	(3,375.00)
Income from Investments	RENTAL INCOME (LODGE) APRIL 2023 TO JUNE 2023	(273.00)
Income from Investments	RENTAL INCOME (LODGE) JULY 2023 TO SEPTEMBER 2023	(273.00)
Income from Investments	RENTAL INCOME (LODGE) OCTOBER 2023 TO DECEMBER 2023	(273.00)
Income from Investments	2023/24 INTEREST ON BALANCES	
WWS 2022-23 YE BALANCE TRANSFER	WWS 2023-24 YE BALANCE TRANSFER	
Main activities		(293,913.15)

Activity	Comments	Amount £
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	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	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	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	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	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	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	702.78
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	836.82
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	836.82
Governance Costs	PLANTING ORD 67006, HS2 REPLACEMENT	3,585.00
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD	14,875.00
Governance Costs	PRE PLANNING APPLICATION ADVICE ON THE AEM MASTREP	6,600.00
Governance Costs	R GILL APR TO JUNE 22 HS2 SUPERVISION /MANAGEMENT	531.66
Governance Costs	R GILL AUG 22 MAR 23 (SALARY) HS2 SUPERVISION/MANAG	1,294.38
Governance Costs	R GILL AUG 22 MAR 24 (ONCOST) HS2 SUPERVISION /MANA	377.88
Governance Costs	R GILL JAN TO MARCH 22 HS2 SUPERVISION /MANAGEMENT	171.67
Governance Costs	R GILL JANUARY TO MARCH 22 HS2 SUPERVISION /MANAGEM	579.23
Governance Costs	R GILL APR TO JUNE 22 HS2 SUPERVISION /MANAGEMENT	(531.66)
Governance Costs	R GILL AUGUST 22 TO MARCH 2023 (SALARY) HS2 SUPER	(1,294.38)
Governance Costs	R GILL AUGUST 22 TO MARCH 2024 (ONCOST) HS2 SUPERV	(377.88)
Governance Costs	R GILL JAN TO MARCH 22 HS2 SUPERVISION /MANAGEMENT	(171.67)
Governance Costs	R GILL JANUARY TO MARCH 22 HS2 SUPERVISION /MANAGEM	(579.23)
Governance Costs	2020/21 TEMPORARY TENNIS COURT SIGNS RICHARD GILL	(178.75)
Governance Costs	ACCRUAL-TEMPORARY COURT SIGNS 2020/21-2200161397	(178.75)
Governance Costs	ACCRUAL-TEMPORARY COURT SIGNS 2020/21-HS2-DEBTOR	178.75

Activity	Comments	Amount £
Governance Costs	ACCRUAL-WSC05-LEGAL FILE NO. 40002405 2020/21-HS2-	504.00
Governance Costs	ACCRUAL-WSC05-LEGAL FILE NO. 40002405 2021/22-HS2-	2,083.80
Governance Costs	4002405 2020/21 LEGAL RECHARGES - TRESSPASS WS	(504.00)
Governance Costs	4002405 2021/22 LEGAL RECHARGES - TRESSPASS WS	(2,083.80)
Governance Costs	Legal fees	93.60
Governance Costs	Legal fees	(93.60)
Governance Costs	Legal fees	266.40
Governance Costs	Legal fees	110.00
Governance Costs	Legal fees	93.60
Governance Costs	Legal fees	3.00
Governance Costs	Legal fees	50.40
Governance Costs	Legal fees	1,000.00
Governance Costs	Legal fees	144.00
Governance Costs	Legal fees	(504.00)
Governance Costs	Legal fees	(2,083.80)
Governance Costs	Legal fees	504.00
Governance Costs	Legal fees	2,083.80
Governance Costs	Legal fees	90.00
Governance Costs	Legal fees	576.00
Governance Costs	Legal fees	110.00
Governance Costs	Legal fees	151.20
Governance Costs	Legal fees	20.00
Governance Costs	Legal fees	178.75
Governance Costs	BBVS Claim	(788.00)
Governance Costs	BBVS Claim	(750.00)
Governance Costs	BBVS Claim	(3,585.00)
Governance Costs	BBVS Claim	(2,005.00)
Governance Costs	BBVS Claim	6,560.00
Governance Costs	HS2 Claim accrual	1,344.00
Governance Costs	HS2 Claim accrual	1,047.80
Governance Costs	HS2 Claim accrual	14,999.00
Governance Costs	HS2 Claim accrual	11,165.00
Governance Costs	HS2 Claim accrual	6,033.60
Governance Costs	HS2 Claim accrual	4,752.00
Governance Costs	HS2 Claim accrual	10,939.60

Activity	Comments	Amount £
Governance Costs	HS2 Claim accrual	10,333.00
Governance Costs	HS2 Claim accrual	2,037.74
Governance Costs	HS2 Claim accrual	9,225.00
Governance Costs	HS2 Claim accrual	
HS2 Ltd		120,780.70
Overall Result		(173,132.45)

Appendix

1. Wormwood Scrubs Open Space – Recommended Improvements