

MANAGERS REPORT

8th September 2021

Report to Wormwood Scrubs Charitable Trust Committee

Report Author:

Stephen Hollingworth, Advisor to the Trust

Contact Details:

Stephen.Hollingworth@lbhf.gov.uk

1. Executive Summary and Decisions Sought

The Committee is asked:

1. Approve an approach to HS2 on funding for further consultation on a Master Plan for Wormwood Scrubs.
2. Approve funding for a new traffic management system and maintenance package
3. Approve funding for the demolition and rebuilding of a section of wall between the depot and Burlington Danes school.
4. to note the 2020/21 Financial Outturn as set out in section 16
5. Approve the proposed treatment of Pony Centre Income and associated responsibilities as set out in Section 17
6. to note the 2021/22 Financial Budget as set out in section 18
7. to note all other matters in the report.

2. Update on Kensington Dragons Grant Agreement

The funding agreement between the Wormwood Scrubs Charitable Trust and Kensington Dragons Football Club Limited, to award grant funding of £250,000 to the Club to contribute to the delivery of upgrading and providing new sports pitches and circulation areas on the Trust`s property at the Linford Christie Stadium has now been completed. Funds will be drawn down by Kensington Dragons from the Trust, through the submission of contractor invoices once work has been completed.

3. HS2 Bill Alternative Ecological Mitigation -Master Plan

A brief for a specialist in community engagement has been drafted and a revised programme the Biodiversity Masterplan drawn up. This shows the consultation taking place over several months , to enable a full and in-depth consultation with residents. A revised Masterplan is proposed to be presented for final approval at the June 2022.

There is a risk that HS2 will not fund further consultation and engagement. The funding agreement for Alternative Ecological Mitigation (AEM) sets out the scope of the project as providing ecological enhancements to Wormwood Scrubs, to include a minimum of 10 years maintenance of these features. Ideas for suitable mitigation are included in the agreement, which include:

- Protecting good quality habitats.
- Enhancing lower quality habitats.
- Creating new habitats.

The agreement does not mention community consultation or any other works apart from ecological enhancements. Nevertheless, HS2 has funded a limited programme of consultation with residents and agreed that interpretation signage could form part of the project.

HS2 has indicated that if a rationale or business plan was presented to them, setting out the need for further consultation, they may be prepared to fund engagement to develop a vision for Wormwood Scrubs which reflects the needs of local people.

Committee to Approve.

4. HS2 update

HS2 have now secured access from Old Oak Common (OOC) Lane and have started the construction of the UTX site. There has been a t delay to their programme and current timetable is as follows:

Stamford Brook Sewer (SBS) and haul route

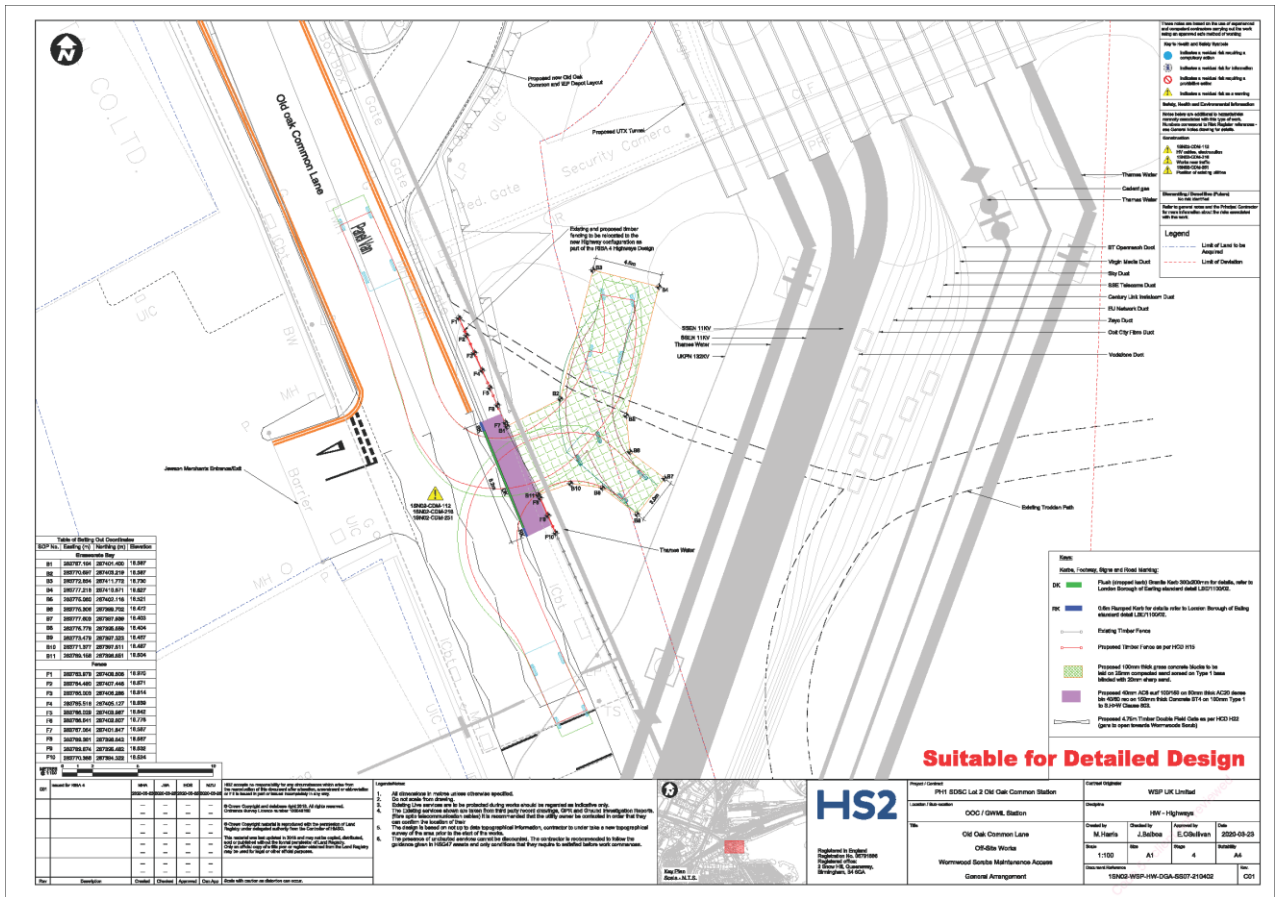
- Access route construction from OOC Lane to the SBS site commenced in August and will be completed in September. Fencing installation between 16th August to 27th September.
- Hoarding to the SBS site commences 27th September for 3 weeks.
- To note: For short periods during the construction of the hoarding and fencing, the temporary fenced boundaries will be extended outwards to allow a suitable working area, and then be dismantled and removed.
- Sewer works commence October.
- Site cleared and reinstated- by the end of June 2022.

UTX site

- Compound established during August/ September
- Installation of compound hoarding from 30th August for 3 weeks.
- Construction of shafts and the pipe jack works will take place between October and end of March 2022.
- The utility diversion works through the UTX take place between circa. May-23 to Apr-24. The reason there is a long gap between completion of the UTX and the start of the utility works is that there are other works further north along OOC Lane required to facilitate the utility works.
- Full delivery of the station into service is anticipated circa. late-2029.

Future access point

A plan showing the location of future access point for utilities is shown in Plan 1. This is proposed at the north-western boundary of the Scrubs, from OOC Lane and will allow utilities companies to access the UTX site to maintain and service their equipment.



Easements

Negotiations with utility companies on easements are ongoing. Utility companies have certain rights of access to their equipment and replanting within utilities easement areas should follow national guidelines, to avoid damaging equipment, or vegetation if access is required. Initial discussions have taken place with Thames Water on suitable replanting, and they request that forest scale trees, such as Oak, Lime and London Plane are not planted within 6 metres of the sewer and that smaller trees, such as Field Maple and Wild Cherry should not be planted within 3 metres. Shrubs, grass and hedge planting are of less concern, having smaller root systems. As much of the Stamford Brook Sewer easement is in the part of Wormwood Scrubs which is expected to continue as bramble, scrub and meadow, these requests can be adhered to without compromising the overall character of the Scrubs.

Temporary trackway from Braybrook Street

Removal, including the temporary compound, will commence on 6th September for 2 weeks. HS2 will reinstate the site by de-compacting the ground, levelling to fill in ruts and spreading topsoil. The topsoil will be that removed from the SBS site as part of the compound construction and will contain seed from plants already present on the site, which will start the process of revegetating the track way route. HS2 has also agreed to spread sandy loam to form a more stable route from the Braybrook Street vehicle barrier to the desire line heading east/ west across the Scrubs. This follows trials by the Parks team in spreading this material elsewhere on the site, to mitigate for the wet conditions on the Scrubs during the winter months.

BT Manhole

BT require access to their equipment, located via a manhole just north of HS2's temporary fenced area. HS2 are assisting them locate this. A method statement for the small amount of vegetation required will be agreed once the equipment has been located, which is expected to follow the method used for vegetation clearance previously used.

CPO

A letter has been received from HS2 indicating that the formal transfer of any parcel of land is currently in discussion and will be completed subject to HS2 hand back process i.e., once HS2 has declared the land surplus to requirements it will be transferred back.

Furthermore, they have indicated that within the acquired land on the UTX site, it is proposed that a small area of land is retained as a layby to allow utility providers access to manholes; and that a smaller area will become public footpath with the intent to transfer to the London Borough of Ealing as the Highway Authority.

A letter has gone back to HS2 seeking written assurances that the land will be returned to the Trust and to clarify further through detailed drawings, the area of small land they are referring to for the layby and footpath.

On a more positive note, HS2 have indicated in a recent meeting that the Stamford Brook Sewer site will be returned once the restatement is completed in June 2022.

Committee to Note

Protesters

Following the fire at the second camp on Monday 23rd August, letters were delivered to the protesters asking them to vacate the land and a court order for possession of the land has been applied for.

Committee to Note.

5. Community Safety

A report from the Law Enforcement Team (LET) is provide in a separate report, supplied as Appendix 1.

Committee to Note.

6. Park Lodge

Consultants producing costed options for the future of this building were approached to provide costs for a further option of a single storey building with refreshment kiosk or small café, classroom facility and public toilets. They have requested a fee of £1,950 to progress this to feasibility stage.

The consultants were also questioned as to the basis for their projected construction costs, which were thought to be rather high. Their response was that costs were based on standard pricing within the sector and were likely to be realistic if the project proceeds to construction stage.

Committee to Consider.

7. Catering Concession

Progress is being made on a lease for a catering concession run from a van in the WSCT car park.

Committee to note

8. Grounds Maintenance and site management update

Footpath surfacing trials

Sandy loam has been spread along several well-trodden routes as a trial to mitigate for the wet conditions on the Scrubs during the winter months. Bark chippings continue to be spread to woodland footpaths.

Meadow signage

The Parks team propose to remove the signs requesting people not to access the meadow area, as the bird nesting season has ended.

Committee to Note

Traffic management

Traffic management to the access road from Scrubs Lane has been a long-standing problem and this situation has worsened since now the site is receiving increased use. A quote of £63,131 has been obtained from a reputable security specialist for a new traffic management system, consisting of rising bollards. Regular staff would be issued with fobs and all others would have a choice of four numbers to gain access. The Stadium, council depot and pony centre could therefore be contacted directly, with the fourth number being a central back up contact. The system would include CCTV and cloud storage of operational data. Bollards are 80cm high and comply with PAS 68, which is the security industry's recognised standard for hostile vehicle mitigation (HVM). A maintenance package can also be provided at the cost of £1,630 per annum, and it is advised that this be included in the works.

Committee to Approve

Depot wall

A serious health and safety situation has arisen at the Council depot, where a section of the wall adjoining Burlington Danes Academy has developed movement cracks near the base. A structural assessment concluded that the wall is in a dangerous condition and requires urgent demolition. Parks officers have ordered this work and demolition is taking place from the 27th August. A timber hoarding will be erected to secure the site boundary. The cost of demolition and rebuilding is likely to total around £40k.

Committee to Approve

9. Signage

Quotes have been obtained for noticeboards, suitable for installation at entrance points to Wormwood Scrubs. The cost for supply and installation for three timber framed, lockable, noticeboards is £5,500. WSCT has previously approved funding for signage and these noticeboards would assist in reducing the incidence of posters and other notices which have not been approved by the Trust.

Committee to Note

10. Network Rail Depot

Further details were obtained on the proposed Network Rail compound on North Pole open space. The site was requested for storage and parking between September 2021 and May 2022, although this timetable seemed likely to slip as Planning consent was also required for a Highway crossover point and this had not been submitted as of the end of August. The compensation offered for the site was not generous and the Chair requested that this request was refused to avoid further disruption to residents, who have already suffered an 18 months use of the site by a utility company.

Committee to Note

11. Procurement of a new GM (Grounds Maintenance) contract

Following a negotiation stage which involved subgroup members, final tenders have been invited, to be returned on the 15th September. There has been a delay to the timetable, due to the requirement to synchronise the tender process with the grounds maintenance tender for Housing department sites. The Housing service had been exploring the possibility of bringing the service provided in-house. However, the final decision has been to tender externally and has resulted in a delay to all final stages. The tender results will go to Contract Assurance Board (CAB), in October who will make a recommendation on the winning tenderer(s).

Committee to Note.

12. Play equipment Braybrook Street

Consultation has been carried out with children from Old Oak Primary School and a quote obtained for new play equipment. A grant application to the HS2 community and Environment fund will be submitted in early September. The timescale for a decision on funding is around two months.

Committee to Note

13. Weekend Parking charges

The introduction of weekend parking charges is in hand but has been slightly delayed. A traffic order has been drafted and is expected to be operational in around 6 weeks.

Committee to Note

14. Thames Valley Harriers Clubhouse at Linford Christie Stadium

The club house used by Thames Valley Harriers (TVH) is in need of repair, and the club is proposing a thorough internal refurbishment and a small extension. TVH would provide funding for these works and are asking for approval from the Trust to continue to develop the proposals, which are supplied as Appendix 2 to this report. TVH acknowledge that all works are subject to the future development of the Stadium.

Committee to Approve

15. Events

No events have been held at the Scrubs during the COVID-19 pandemic.

Committee to Note

16. Audit and Accounts

The Trust approved, at its last meeting, the re-appointment of MHA Macintyre Hudson as external auditor for the financial year 2020-21. The current plan is for Trust Accounts and Annual report to be presented by the December 2021 meeting of the Trust. The Auditor has prepared the audit plan for the 2020-21 audit for the Committee to review and this is attached at Appendix 3.

Committee to Note

17. Review of Pony Centre Income

The leasing arrangements for the Pony Centre have been reviewed. The rental income is currently credited to the Council accounts (up to the year of account 2019/20). Historically the rental income was for a nominal sum however since October 2016 there have been a series of stepped increases in rent. There is some ambiguity regarding the attribution of associated income insofar as, whilst this concerns Trust land, the landlord responsibilities appear to reside with the Council with the Council historically having met associated costs (legal time, valuers time, administration etc.).

On the proviso that the Trust recognise and accept the responsibilities associated with the Pony Centre lease, namely through a recharge of relevant landlord costs from the Council to the Trust (which, ongoing, would be anticipated to be trivial), the associated income could reasonably be credited to the Trust moving forwards (with effect from the 20/21 accounts).

Committee to Approve

18. Financial Forecast 2021/22

The financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2021/22 is summarised below and is detailed in Annexe A. Financial transactions for the financial year to date are set out in Annexe B.

Activity	Outturn	Outturn	Outturn	Budget	Forecast	Variance	Movement Between Years		Comments
	2018/19	2019/20	2020/21	2021/22	2021/22		Budget	Forecast	
Pay and Display Meters & Cashless Parking	(351,834)	(324,945)	(212,757)	(300,000)	(317,334)	(17,334)	-41%	-49%	The budget is 92.3% of the 2019/20 outturn. Actual income April to July 2021 is £9,000 better than forecasted
Hammersmith Hospital Car Park Licence	(337,229)	(346,995)	(353,547)	(360,619)	(360,619)	0	-2%	-2%	2021/22: £Q1 - Q3 @ £89,853 (signed agreement) plus forecasted Q4 @ £91,059.92
Other income from activities for generating funds	(371,078)	(322,073)	(331,286)	(330,814)	(340,867)	(10,053)	0%	-3%	KAA Income (£318,276); UKPN rent (£3446); Filming income (£6,000); and investment income (£3,020)
Total Income and endowments	(1,060,141)	(994,013)	(897,590)	(991,433)	(1,018,820)	(27,387)	-10%	-14%	
Grounds Maintenance	719,895	738,368	769,767	774,859	773,888	(971)	1%	1%	Grounds Maintenance cost: £750,339 plus apportioned governance cost £23,549
Contribution to Linford Christie Stadium	32,356	84,205	63,174	63,510	63,430	(80)	1%	0%	Fixed annual cost of £31,500; £30,000 (two year additional contribution for repair and maintenance of changing rooms); plus £1,930 governance costs
Other Expenditure	80,945	24,235	15,209	191,741	196,241	4,501	1161%	1190%	£45,000 Non-routine maintenance; £103,320 Asbestos removal; £40,000 roadway improvements; £1,950 bird and bat boxes plus £5,971 governance costs
Project Manager - Strategic Governance Review implementation	0	0	0	75,000	49,286	(25,714)	100%	100%	Manager forecasted to start mid-August 2021 (£47,786 plus £1,500 governance costs)
Total Expenditure	833,196	846,808	848,151	1,105,109	1,082,845	(22,264)	30%	28%	
Net (income)/expenditure	(226,944)	(147,206)	(49,439)	113,675	64,026	(49,651)	330%	230%	

The budget for 2021/22 was agreed with an anticipated deficit of £113,675 to be deducted from the Trust’s reserves. The current forecast (as at 20th August 2021) is a 44% reduced deficit of £64,026, which is £49,651 better than budget. The main reasons for this are increased parking income and delayed Project Manager recruitment.

The Trust’s opening unrestricted funds balance for 2021/22 was £938,831. Subject to audit, this 2021/22 outturn means that £874,806 unrestricted funds will be carried forward to 2022/23. The Trust’s closing funds for 2021/22 are, therefore, estimated at £5,874,807 when £5,000,001 restricted funds are added.

Unbudgeted proposals

This report includes above the quotation of £65,000 for the replacement of the Traffic Management System, with the annual ongoing cost of £1,700. If approved, due to the £49,651 reduced deficit, the revised forecast outturn, at £129,026, would only be £15,351 higher than budget.

Income (2021/22)

The 2021/22 income budget was set at £991,433. The current forecast, at £1,018,820, contributes £27,387 to the overall favourable budget variance.

The pay and display parking income budget was held at £300,000 (93.2% of the 2019/20 outturn). The current forecast is £317,334 as actual income year-to-date indicates that parking levels are recovering.

For the first 4 months (April to July 2021) actual parking income was on average the same as the equivalent 2019/20 period, it was also 135% better than the 2020/21 Covid-19 lockdown period, but £4,746 lower than the equivalent 2018/19 period.

2021/22 Parking income comparison with 2019/20 and 2020/21 (P&D and Meters)							
Month	2019/20 (£)	2020/21 (£)	2021/22 (£)	2019/20 Change (£)		2020/21 change (£)	
April	-£27,470.00	-£7,135.37	-£27,825.67	-£355.67	-1.3%	-£20,690.30	-290.0%
May	-£29,325.92	-£8,984.83	-£28,055.75	£1,270.17	4.3%	-£19,070.92	-212.3%
June	-£28,208.96	-£13,883.71	-£31,971.37	-£3,762.41	-13.3%	-£18,087.66	-130.3%
July	-£30,077.63	-£18,973.08	-£27,416.96	£2,660.67	8.8%	-£8,443.88	-44.5%
Totals	-£115,082.51	-£48,976.99	-£115,269.75	-£187.24	-0.2%	-£66,292.76	-135.4%

Implementation of weekend parking has been delayed so the potential is for 2022/23 income to exceed 2018/19 levels.

The forecast for Hammersmith Car Park Licence income is £360,619 (as budgeted).

The 2021/22 budget for other income (£330,814) was primarily the £318,276 annual rental income payable by the Kensington Aldridge Academy (KAA). This remains the current projection for KAA income. The forecasted is for other income sources to exceed budget by £10,053.

Governance costs 2021/22

The indirect costs of managing the Wormwood Scrubs (governance costs – i.e. legal charges, audit fees and Central Finance support costs) are apportioned to expenditure based on value.

The 2021/22 governance costs budget was set at £28,000. The current forecast, at £32,950, is £4,950 more than budget due to projected legal charges increase. The forecasted sum is apportioned as follows: planned contractual grounds maintenance (£23,549); Linford Christie Stadium contribution (£1,930); non-routine maintenance and other costs (£5,971); and Project Manager costs (£1,500).

Expenditure 2021/22

The 2021/22 expenditure budget was set at £1,105,109 (£1,077,109 plus £28,000 governance costs). The current expenditure forecast is £1,082,845 (£1,049,895 plus £32,950 governance costs). This contributes £22,264 to the favourable overall net budget variance.

The planned contractual Grounds Maintenance (GM) budget was set at 774,859 (using estimated price indices – DERV Fuel, Plant & Road Vehicles, and GLPC pay scales) Subject to confirmation of the price indices the current GM forecast is £773,888 (£750,339 plus £23,549 governance costs), which is a favourable variance of £971.

The budget for contribution to Linford Christie Stadium was set at £63,510 (£31,500 fixed contribution; £30,000 additional contribution; and £2,010 apportioned governance costs). The current forecast, at £63,430 (£31,500 plus £1,930 governance costs) is £80 less than the budget.

The budget for other expenditure was set at £191,741 (non-routine maintenance (£45,000); one-off contribution to asbestos removal (£103,320); roadway improvements (£40,000); bird and bat Boxes (£1,950) and apportioned governance costs (£1,471)). The current forecast is £4,501 above budget, at £196,241, owing to governance costs apportionment increasing to £5,971.

Due to the delayed recruitment of the project manager, who will be engaged to lead on the implementation of the strategic governance review, the new direct staff cost is £25,174 less

than the £75,000 budget. The current forecast is £49,286 (£47,786 plus £1,500 governance costs).

Trust Funds

Subject to audit, unrestricted funds at the end of 2021/22 are now projected at £874,806, compared to the revised budget of £825,156.

Balance Sheet at end of Year						
	Outturn 2017/18	Outturn 2018/19	Outturn 2019/20	Outturn 2020/21	Revised Budget 2021/22	Forecast 2021/22
Tangible Assets	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Cash at bank	251,781	753,688	899,142	869,057	825,156	874,806
Creditors	(9,900)	(11,500)	(9,750)	(19,500)		
Debtors	273,361	0		89,274		
Net Assets	5,515,244	5,742,189	5,889,393	5,938,832	5,825,157	5,874,807
Restricted funds	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Unrestricted Income Funds	515,243	742,188	889,392	938,831	825,156	874,806
Total Charity Funds	5,515,244	5,742,189	5,889,393	5,938,832	5,825,157	5,874,807

Committee to Note

2021/22 Financial Forecast
WORMWOOD SCRUBS CHARITABLE TRUST
STATEMENT OF ACCOUNTS 2021/22 - Unaudited

Wormwood Scrubs Charitable Trust

Statement of Financial Activities for Year ended 31 March 2022

Income and Expenditure	2021/22 Forecast	2020/21 Actual	Notes
	£	£	
Income and endowments from:			
Donations and legacies			
Income from Charitable activities:			
Pay and Display Parking Meters	(317,334)	(212,757)	Parking income is recovering and is almost at pre-COVID-19 levels
Hammersmith Hospital Car Park Licence	(360,619)	(353,547)	Contracted lease payments are expected to increase by inflation
Other trading activities	(337,847)	(328,266)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(3,020)	(3,020)	Interest on cash balances and rental income from the park lodge.
Total Income and endowments	(1,018,820)	(897,590)	
Expenditure on:			
Raising funds	0	0	
Charitable activities:			
Contribution to Linford Christie Stadium	63,430	63,174	Contribution to Linford Christie Stadium plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	46,412	15,209	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrub	773,888	769,767	Grounds Maintenance contracted spend plus proportion of governance costs.
Direct Staff	49,286	0	Project manager costs plus a proportion of governance costs
Other expenditure	149,829	0	Asbestos removal, roadway repairs and bird & bat boxes
Total Expenditure	1,082,845	848,151	
Net gains/(losses) on investments			
Net (income)/expenditure	64,026	(49,439)	
Reconciliation of Funds			
Total funds brought forward	(5,938,832)	(5,889,393)	
Total funds carried forward	(5,874,807)	(5,938,832)	

All income is unrestricted.

Annexe B

Wormwood Scrubs Charitable Trust Transactions (1st April 2021 to 18th August 2020)		
Activity	Comments	Amount £
		(197,020.34)
Non Routine Maintenance of Wormwood Scrubs	LINFORD CHRISTIE STADIUM ASBESTOS CLEARANCE CONTRIBUTION	103,320.00
Non Routine Maintenance of Wormwood Scrubs	ESTIMATE REF THAM2234 FROM M. LABELLE	32,702.94
Non Routine Maintenance of Wormwood Scrubs	CLEAN AND REFURBISH SIGNAGE AT WORMWOOD	650.00
Non Routine Maintenance of Wormwood Scrubs	SUPPLY SIGNS AS EST 42790 ARTWORK TO	636.78
Non Routine Maintenance of Wormwood Scrubs	INSTALLATION OF SIGNS AT WORMWOOD	1,487.00
Non Routine Maintenance of Wormwood Scrubs	INSTALL 15 BAT BOXES, WORMWOOD SCRUBS	1,050.00
Non Routine Maintenance of Wormwood Scrubs	REMOVING PROTESTOR BANNER ALOFT IN TREES	300.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS, WOODLAND STAND	2,400.00
Non Routine Maintenance of Wormwood Scrubs	20 X FB14 PADLOCKS + 5 KEYS	371.50
Non Routine Maintenance of Wormwood Scrubs	TO REINSTATE COMMEMORATIVE BENCH AT	190.00
Non Routine Maintenance of Wormwood Scrubs	TO REINSTATE COMMEMORATIVE BENCH AT	(10.00)
Non Routine Maintenance of Wormwood Scrubs	Indigo Lodge Limited	2,060.00
Non Routine Maintenance of Wormwood Scrubs	FENCE REPAIR AT BMX AFTER DAMAGE DURING	660.00
Non Routine Maintenance of Wormwood Scrubs	FENCE REPAIR AT OLD OAK COMMON ALL	715.00
Non Routine Maintenance of Wormwood Scrubs	KAS/20878: RE-SECURE 1NO EXISTING SEAT	525.00
Non Routine Maintenance of Wormwood Scrubs	1REPAIR HEIGHT RESTRICTION KAS20993	210.00
Non Routine Maintenance of Wormwood Scrubs	PROVIDE NEW POST AND CONCRETE FOR	890.00
Non Routine Maintenance of Wormwood Scrubs	ARCHITECT DRAWINGS OF THE WORMWOOD	925.00
Other Expenditure	ARTWORK FOR WORMWOOD SCRUBS SIGN	735.00
Other Expenditure	CONSULTANCY: PARK LODGE - REVIEW AND OPTIONS	1,950.00
Governance Costs - Legal	Legal fees	475.00
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	1,094.40
Governance Costs - Legal	Legal fees	1,137.60
Governance Costs - Legal	Legal fees	734.40
Governance Costs - Legal	Legal fees	1,382.40
Governance Costs - Legal	Legal fees	36.00
Governance Costs - Legal	Legal fees	14.40
Governance Costs - Legal	Legal fees	410.40
Governance Costs - Legal	Legal fees	2,152.80
Governance Costs - Legal	Legal fees	572.00
Governance Costs - Audit	Audit Fees	(9,750.00)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INCOME APRIL 2021 VAT	(27,825.67)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INCOME MAY 2021 VAT	(28,055.75)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INCOME JUNE 2021 VAT	(31,971.37)
Pay and Display Parking Meters	FILMIMG SCRUBS LANE CAR PARK - PARKING	(866.95)
Pay and Display Parking Meters	FILMIMG SCRUBS LANE CAR PARK - PARKING	(866.95)
Pay and Display Parking Meters	FILMIMG SCRUBS LANE CAR PARK - PARKING	(866.95)
Other trading activities	FILMING - WORMWOOD SCRUBS - PHOTO SHOOT	(1,433.57)
Other trading activities	HIRE OF 11-A-SIDE PITCH	(99.60)
Other trading activities	Charing Cross Hospital Adjustment	(107,129.10)
Other trading activities	Charing Cross Hospital Adjustment	107,129.10
Other trading activities	Charing Cross Hospital Adjustment	(67,800.00)
Other trading activities	Charing Cross Hospital Adjustment	67,800.00
Other trading activities	Charing Cross Hospital PERIOD Q1: 25/03/21 TO 23/06/210 (WWD SCBS CR PK)	(89,274.25)
Other trading activities	Charing Cross Hospital PERIOD: 24/06/21 TO 28/09/210 (WWD SCBS CR PK)	(89,274.25)
Other trading activities	Kensington Aldridge Academy - APRIL 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - MAY 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - JUNE 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - JULY 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - AUGUST 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - SEPTEMBER 2021	(26,523.00)
Income from Investments	Mr Jenkyns Keigwin APRIL TO SEPT 2021 - PK LDG	(546.00)
Main activities		(280,184.49)

Wormwood Scrubs Charitable Trust Transactions (1st April 2021 to 18th August 2020)

		(197,020.34)
Activity	Comments	Amount £
Governance Costs	WSCT Manager	3,633.25
Governance Costs	WSCT Manager	3,633.25
Governance Costs	WSCT Manager	3,716.50
Governance Costs	WSCT Manager	3,716.50
Governance Costs	WSCT Manager	3,716.50
Governance Costs	WSCT Manager	399.68
Governance Costs	WSCT Manager	399.68
Governance Costs	WSCT Manager	411.17
Governance Costs	WSCT Manager	411.17
Governance Costs	WSCT Manager	411.17
Governance Costs	WSCT Manager	621.28
Governance Costs	WSCT Manager	621.28
Governance Costs	WSCT Manager	635.52
Governance Costs	WSCT Manager	635.52
Governance Costs	WSCT Manager	635.52
Governance Costs	JAPANESE KNOTWEED TREATMENT AT WORMWOOD	700.00
Governance Costs	WORMWOOD SCRUBS- ADDITIONAL FEES FOR	6,952.50
Governance Costs	WORMWOOD SCRUBS GRAZING CONSULTANT .	440.00
Governance Costs	Legal and administration	10.35
Governance Costs	Legal and administration	6,975.00
Governance Costs	Legal and administration	3.00
Governance Costs	Legal and administration	388.80
Governance Costs	Legal and administration	100.00
Governance Costs	Legal and administration	583.20
Governance Costs	Legal and administration	200.00
Governance Costs	Legal and administration	403.20
Governance Costs	Legal and administration	11,567.84
Governance Costs	Legal and administration	1,047.80
Governance Costs	Legal and administration	2,217.00
Governance Costs	Legal and administration	1,488.00
Governance Costs	Legal and administration	4,086.60
Governance Costs	Legal and administration	643.71
Governance Costs	Legal and administration	2,354.24
Governance Costs	Legal and administration	2,251.22
Governance Costs	Legal and administration	350.68
Governance Costs	Legal and administration	5,569.23
Governance Costs	Legal and administration	6,762.58
Governance Costs	Legal and administration	1,666.21
Governance Costs	ACCRUALS-WSCT020-LAND USE INVOICE-HS2 DEBTOR	2,805.00
HS2 Ltd		83,164.15
Overall Result		(197,020.34)