

# MANAGERS REPORT

15th December 2021

## Report to Wormwood Scrubs Charitable Trust Committee

**Report Author:**

Stephen Hollingworth, Advisor to the Trust

**Contact Details:**

[Stephen.Hollingworth@lbhf.gov.uk](mailto:Stephen.Hollingworth@lbhf.gov.uk)

### Executive Summary and Decisions Sought

**The Committee is asked to:**

1. To delegate the final realignment of Kensington Dragons pitches to the Trust Manager in consultation with the Chair.
2. Approve the appointment of a specialist consultant to carry out consultation and engagement on a Master Plan for Wormwood Scrubs.
3. Approve the proposed event planned for 2022.
4. Note the 2020/21 Audit approach as set out in Section 13.
5. Note the 2021/22 Financial Forecast as set out in section 14.
6. Note all other matters in the report.

#### 1. 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.

The presence of trees on the southern boundary and the Football Association's requirement for larger run-off areas to the pitches has required a revision to KDFC's proposals. Proposals are included as Appendix 1 to this report, which provide one larger pitch rather than two smaller ones and a spectator area. The realigned proposals impact on the play area to the north of the stadium and it proposed that fence line of the play area, is moved nearer to the access road in order to retain the same amount of play area space. There is also some impact to the boundary of the depot. Discussions between KDFC and Officers are continuing on the viability of the revised scheme. The committee is recommended to delegate the final realignment to the Trust Manager in consultation with the Chair.

#### Committee to Approve

#### 2. HS2 Bill Alternative Ecological Mitigation -Master Plan

A contract has been tendered for a specialist consultant, to carry out in-depth public consultation and engagement on the Biodiversity Masterplan. This work will be funded by WSCT to allow a full and wide-ranging engagement which is likely to consider areas outside the scope of the AEM project. The tender closed on 1<sup>st</sup> November with one bid submitted at a

cost of £22,540. The bid is from a community company with considerable experience in community engagement, including projects concerned with the natural environment. The consultant has understood the brief well and appears capable of carrying the commission. The committee is recommended to approve the appointment of this consultant, subject to satisfactory references and standard checks.

### **Committee to Approve.**

### **3. HS2 update**

HS2 have started the construction of the UTX site, the access road and the Stamford Brook Sewer site. Current progress and programme is as follows:

#### **Stamford Brewer Sewer (SBS) and haul route**

- Access route construction and installation of fencing from OOC Lane to the SBS site is nearing completion.
- Hoarding to the SBS site is nearing completion and path has been included along the hoarding as requested. Designs for the hoarding have not yet been released.
- Construction of shafts and pipe jack works have commenced.
- Site cleared and reinstated is expected by the end of June 2022.

#### **UTX site**

- Compound has been established.
- Construction of shafts and the pipe jack works has commenced and will complete at the end of May 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.

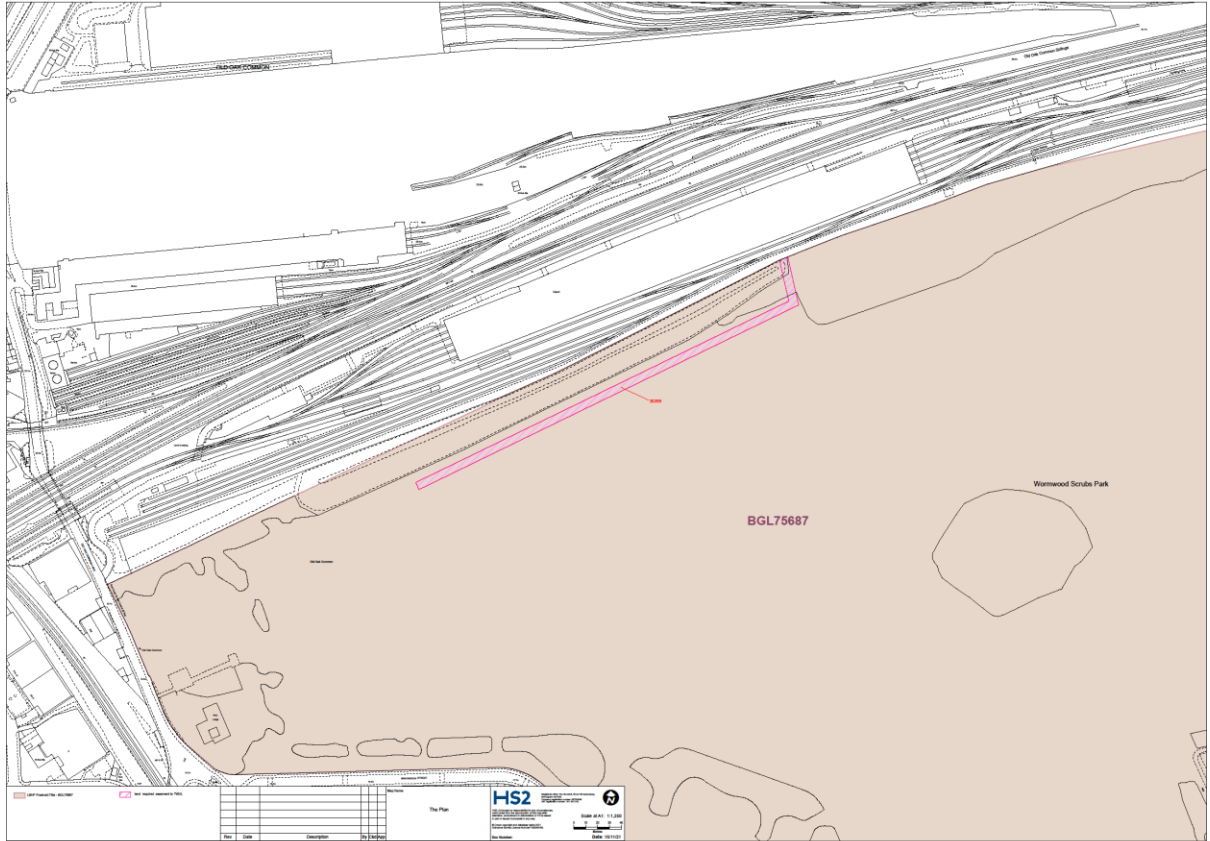
#### **Temporary trackway from Braybrook Street**

Removal of the temporary trackway took place in October and the ground has been reinstated. The ground has been de-compacted and levelled, using sandy loam and topsoil removed from the SBS site as part of the compound construction. The Council ecologist has been consulted and finds it preferable to encourage natural regrowth through allowing the seed bank within the topsoil to recolonise these areas. Revegetation is likely to start with new growth in the spring. In the meantime, the track is becoming muddy and HS2 have agreed to put mulch/wood chippings down in this area to make it accessible. Idverde have been requested to avoid this route as far as possible and use light vehicles (such as the Gator) only when necessary. Mulch will be spread on routes across the Scrubs to help mitigate the wet conditions during the winter months.

#### **Easements: Thames Water**

Utility companies have certain rights of access to their equipment and a draft Deed of Easement has been received from Thames Water. This sets out the overarching agreement obliging the Council and WSCT to grant an easement to their equipment and is currently with Thames Water for approval. A plan of the affected area is shown below i.e., Plan 1. The agreement includes a schedule of plants suitable for planting in the easement area, although as this part of the Scrubs is expected to continue as bramble, scrub and meadow, formal replanting is unlikely to be necessary.

**Plan1 - Thames Water:  
Easement shown in pink**



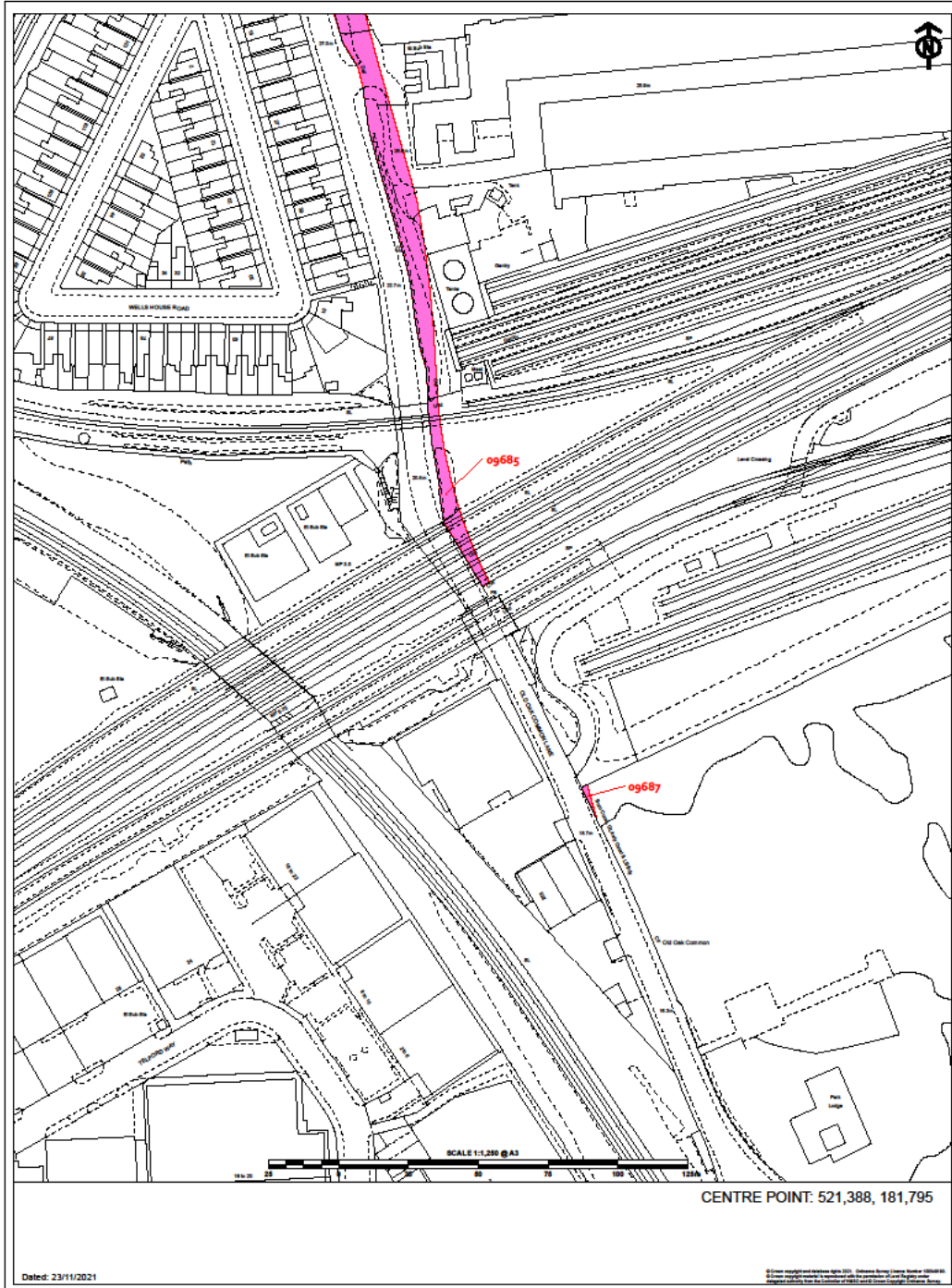
**CPO Old Oak Common Lane**

HS2 has served a preliminary notice of compulsory purchase on an area of Wormwood Scrubs open space, comprising an area of 14.04 square metres, adjacent to Old Oak Common Lane (OOCL) to accommodate the realignment of OOCL and footpath. A plan of the area is included below (Plan 2). Once the work has been completed this would form part of the highway under the responsibility of the London Borough of Ealing.

Plan 2 - of CPO area adjacent to Old Oak common Lane  
Area reference 09687

**HS2**

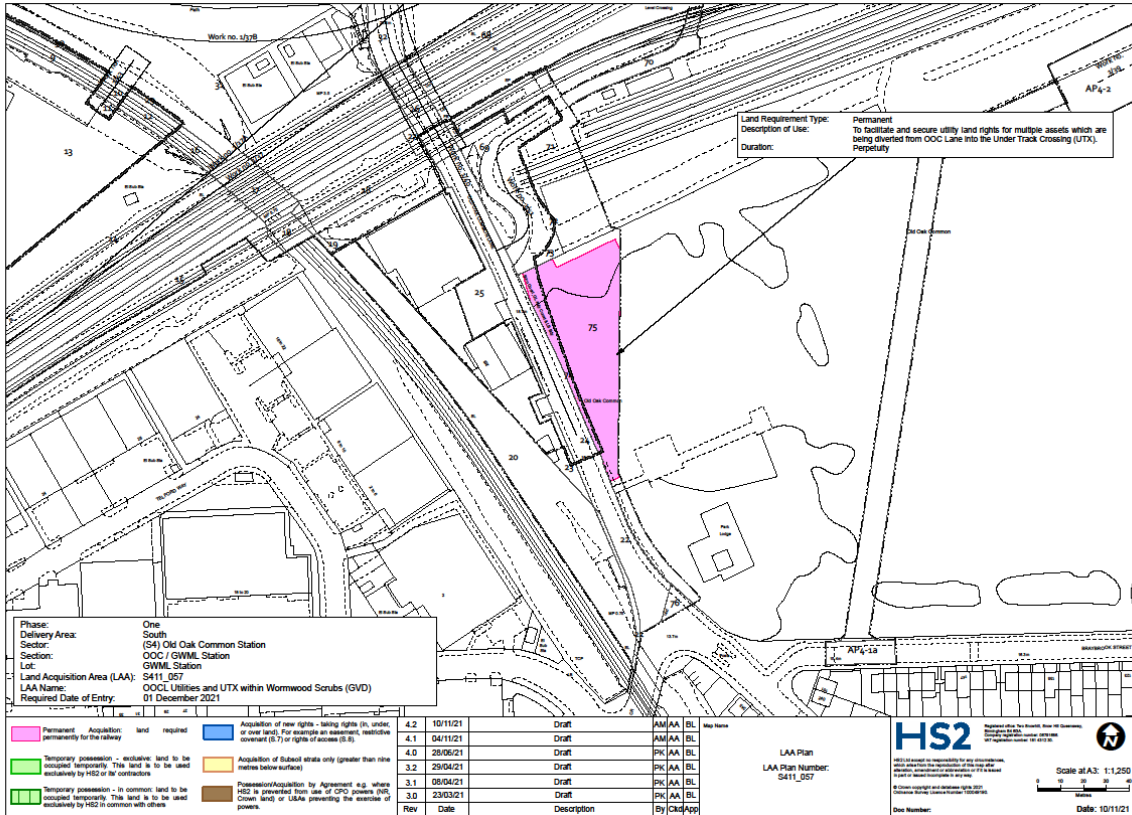
HIGH SPEED RAIL (LONDON - WEST MIDLANDS) ACT 2017  
LAND REFERRED TO IN THE PRELIMINARY NOTICE  
SHEET 2 OF 2



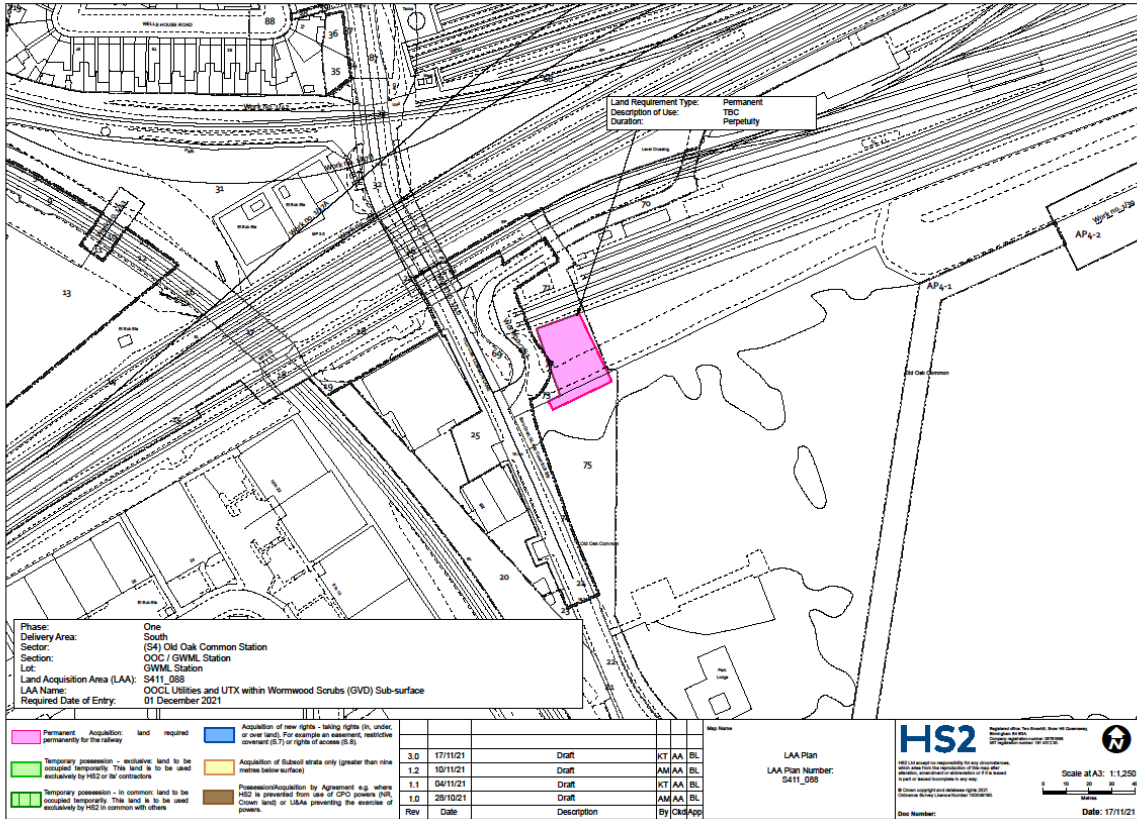
**CPO UTX site**

On 3<sup>rd</sup> December, HS2 served a preliminary notice to CPO the UTX site and sub soil. Plans of these areas are included below (Plan 3 & 3.1). WSCT has responded with a number of clarifications and queries, including confirmation that the land will be returned following the completion of work.

**Plan 3.**



# Plan 3.1.



### Protesters

The protestors have vacated the site and all remaining items and rubbish have been removed.

**Committee to Note.**

## **4. Community Safety**

A report from the Law Enforcement Team (LET) is provide in a separate report, supplied as Appendix 2.

**Committee to Note.**

## **5. Grounds Maintenance and site management update**

### Footpath surfacing

Sandy loam continues to be spread along several well-trodden routes as a trial to mitigate for the wet conditions on the Scrubs. Wood chippings have also been spread to the woodland footpaths.

### Meadow signage

The signs requesting people to restrict their access to the meadow areas have been taken down and are in storage at the Wormwood Scrubs depot. The proposal is to request the contractor to reinstate these before the birds start to nest in 2022.

**Committee to Approve**

### Traffic management

The Committee approved the installation of a secure traffic management system to the access road from Scrubs Lane at the previous committee meeting. However, the Council's Contracts Board did not approve a direct award to the contractor and requested that the contract be tendered to achieve best value. The tender for this contract has been issued and is due to close on the 17th December.

**Committee to Note**

### 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 required demolition due to health and safety concerns. A timber hoarding is in place to secure the site boundary and a planning application for rebuilding the wall will be submitted next year. A technical specification is being drawn up and quotes will be requested to ensure best value. £17.5k has been spent on demolition, hoarding and materials, and the new wall including Planning application and associated costs is estimated at around £20k.

**Committee to Note**

### Shrub and tree works

Following a request to improve health and safety on the Quietway route behind the prison, tree canopies have been lifted and shrubs cut back to open out this route and improve sightlines.

Operations to improve the health and safety of trees within the woodland belts will be carried out by Council contractors during December.

**Committee to Note**

## 6. Signage

The supply and installation of three lockable noticeboards was approved by the Committee at the previous meeting. Suitable locations were agreed with the FOWWS and the noticeboards were installed in early December. A plan of the Scrubs and basic information about the site will be installed in the noticeboards. Keys are available to allow WSCT and the FOWWS to add their own information.

### **Committee to Note**

## 7. Procurement of a new GM (Grounds Maintenance) contract

Final tenders were returned on 22<sup>nd</sup> September and the results were submitted to Contract Assurance Board (CAB). Idverde has been appointed as the contractor for Lot 3 Wormwood Scrubs, following their submission of a competitive bid which also scored highly on quality.

The new contract will offer considerable improvements, including increased sensitivity to appropriate management of ecological features. Sustainability will be improved using all electric vehicles and equipment and machinery. E-Gators are on order for use on this contract. In addition, the following is included:

- **Apprentice:** A new post will be created, and the contractor is keen to employ a resident of Hammersmith and Fulham in this role. A recruitment open day will be held on the 14<sup>th</sup> January 2021.
- **Environment and Biodiversity Manager:** This post will be delivered through a partnership with the RSPB. The main roles of the post are to lead on ecological improvements, working with residents and volunteer groups to improve biodiversity at Wormwood Scrubs, and delivering staff training on sustainable maintenance practices. This additional resource will allow a much higher profile for biodiversity and sustainability than was possible under the terms of the previous contract.
- **Learning Resources Hub:** A new classroom facility will be provided as part of the contract, which will become the centre for volunteering and education at Wormwood Scrubs.
- **Information management system:** A bespoke information management system will promote efficient contract monitoring. This can be accessed via a handheld device and will allow scheduling and reporting in real time.
- **The contract price for the grounds maintenance is well within budget and Finance are currently looking at the associated costs of managing the contract, by looking back at previous charges included and looking forward on the support required for the new contract. A detailed breakdown and full cost of the grounds maintenance will be provided at the next Committee meeting.**

### **Committee to Note.**

## 8. Play equipment Braybrook Street

An application has been submitted to HS2's Community and Environment fund for the supply and installation of additional equipment at Braybrook Street play area. A decision is expected before Christmas.



## **Committee to Note**

### **9. 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**

### **10. Events**

An 'Adult Sports Day' is planned for 11<sup>th</sup> September, with around 2,000 attendees. This will be a day of sports, music and food. The organisers successfully held a similar, though smaller, event in Fulham in 2021.

#### **Committee to Approve**

### **11. Parks Commission**

The Parks Commission has now reported its findings and recommendations. A report is included under 6.

#### **Committee to Note**

### **12. Recruitment of a Trust Manager**

The job description and person specification for the recruitment of the trust manager have been changed to make the position more outward focussed, with the successful candidates having a real interest in the ecology of the Scrubs. Further consideration is now being given to including fund raising in this role or creating a further part time role to fulfil this opportunity.

#### **Committee to Note**

### **13. Audit and Accounts**

The Trust Accounts and Annual report and draft audit findings will be presented to the December Committee (elsewhere on the agenda).

#### **Committee to Note**

## 14. 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 1. Financial transactions for the financial year to date are set out in Annexe 2.

Activity	Outturn 2018/19	Outturn 2019/20	Outturn 2020/21	Budget 2021/22	Forecast 2021/22	Variance	Movement Between Years		Comments	Last Reported	Movement
							Budget	Forecast			
Pay and Display Meters & Cashless Parking	(351,834)	(324,945)	(212,757)	(300,000)	(322,837)	(22,837)	-41%	-52%	The budget is 92.3% of the 2019/20 outturn. Actual income April to October 2021 is £22,853 better than the budgeted period.	(317,334)	(5,503)
Hammersmith Hospital Car Park Licence	(337,229)	(346,995)	(353,547)	(360,619)	(359,775)	844	-2%	-2%	2021/22: £Q1 - Q3 @ £89,274.75 (signed agreement) plus forecasted Q4 @ £91,952.48	(360,619)	844
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); Pony Centre Income (£10,125); UKPN rent (£3446); Filming income (£6,000); and investment income (£3,020)	(340,867)	0
<b>Total Income and endowments</b>	<b>(1,060,141)</b>	<b>(994,013)</b>	<b>(897,590)</b>	<b>(991,433)</b>	<b>(1,023,479)</b>	<b>(32,046)</b>	<b>-10%</b>	<b>-14%</b>		<b>(1,018,820)</b>	<b>(4,659)</b>
Grounds Maintenance	719,895	738,368	769,767	774,859	705,154	(69,705)	1%	-8%	Grounds Maintenance cost: £680,304 plus apportioned governance cost: £24,850	773,888	(68,734)
Contribution to Linford Christie Stadium	32,356	84,205	63,174	63,510	63,746	237	1%	1%	Fixed annual cost of £31,500; £30,000 (two year additional contribution for repair and maintenance of changing rooms); plus £2,246 governance costs.	63,430	316
Other Expenditure	80,945	24,235	15,209	191,741	222,853	31,113	1161%	1365%	£45,000 Non-routine maintenance, £103,320 Asbestos removal, £32,703 roadway improvements, £32,027 Depot wall demolition; £1,950 bird and bat boxes plus £7,853 governance costs	196,241	26,612
Project Manager - Strategic Governance Review implementation	0	0	0	75,000	0	(75,000)	100%	100%	Manager is now forecasted to start in 2022/23 due job description revision	49,286	(49,286)
<b>Total Expenditure</b>	<b>833,196</b>	<b>846,808</b>	<b>848,151</b>	<b>1,105,109</b>	<b>991,754</b>	<b>(113,355)</b>	<b>30%</b>	<b>17%</b>		<b>1,082,845</b>	<b>(91,091)</b>
<b>Net (income)/expenditure</b>	<b>(226,944)</b>	<b>(147,206)</b>	<b>(49,439)</b>	<b>113,676</b>	<b>(31,725)</b>	<b>(145,401)</b>	<b>330%</b>	<b>36%</b>		<b>64,026</b>	<b>(95,751)</b>

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 5th December 2021) is a £31,725 surplus, which is £145,401 better than budget. The main reasons for this are increased parking income, reduced grounds maintenance costs and delayed Project Manager recruitment.

The Trust’s audited opening general unrestricted funds balance for 2021/22 was £938,377. Subject to audit, this 2021/22 outturn means that £970,102 general unrestricted funds will be carried forward to 2022/23. The Trust’s closing funds for 2021/22 are, therefore, estimated at £5,970,103 when £5,000,001 fixed asset unrestricted funds are added.

### Unbudgeted proposals

The cost of the Traffic Management System, with the annual ongoing cost is not included. The tender process will close on 17th December.

### Income (2021/22)

The 2021/22 income budget was set at £991,433. The current forecast, at £1,023,479, contributes £32,046 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 £322,837 as actual income year-to-date continues to indicate that parking levels are recovering.

For the first 7 months (April to October 2021) actual parking income was on average similar to equivalent 2019/20 period (only £719 less). Income was 83% better than the 2020/21 Covid-19 lockdown period, but £12,635 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%
August	-£26,128.62	-£14,879.42	-£24,401.25	£1,727.37	6.6%	-£9,521.83	-64.0%
September	-£27,696.71	-£24,991.83	-£28,064.46	-£367.75	-1.3%	-£3,072.63	-12.3%
October	-£29,663.67	-£19,489.27	-£30,117.29	-£453.62	-1.5%	-£10,628.02	-54.5%
<b>Totals</b>	<b>-£198,571.51</b>	<b>-£108,337.51</b>	<b>-£197,852.75</b>	<b>£718.76</b>	<b>0.4%</b>	<b>-£89,515.24</b>	<b>-82.6%</b>

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

The forecast for Hammersmith Car Park Licence income is £359,775 (£844 below budget).

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 forecast 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 £34,950, is £6,950 more than budget due to the projected legal charges increase. The forecasted sum is apportioned as follows: planned contractual grounds maintenance (£24,850); Linford Christie Stadium contribution (£2,246); non-routine maintenance and other costs (£7,853).

### 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 £991,754 (£956,804 plus £34,950 governance costs). This underspend contributes £113,355 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) Confirmed price indices (£626,186, April 2021 to January 2022) and estimated new contract costs from 1st February 2022 (£54,118) mean the current GM forecast is £705,154 (£680,304 plus £24,850 governance costs), which is a favourable variance of £69,705.

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 £63,746 (61,500 plus £2,246 governance costs) is £237 more 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 £31,113 above budget, at £222,853, owing mainly to depot wall demolition and increased governance costs apportionment.

Delayed recruitment of the project manager to 2022/23 contributes a £75,000 to the £145,401 underspend.

### Trust Funds

Subject to 2021/22 audit, general unrestricted income funds at the end of 2021/22 are now projected at £970,103, 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	630,800	684,358	825,156	970,103
Creditors	(9,900)	(11,500)	(52,131)	(46,258)		
Debtors	273,361	0	310,723	300,277		
<b>Net Assets</b>	<b>5,515,244</b>	<b>5,742,189</b>	<b>5,889,393</b>	<b>5,938,378</b>	<b>5,825,157</b>	<b>5,970,104</b>
<b>Fixed Assets unrestricted funds</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>
<b>Unrestricted Income Funds</b>	<b>515,243</b>	<b>742,188</b>	<b>889,392</b>	<b>938,377</b>	<b>825,156</b>	<b>970,103</b>
<b>Total Charity Funds</b>	<b>5,515,244</b>	<b>5,742,189</b>	<b>5,889,393</b>	<b>5,938,378</b>	<b>5,825,157</b>	<b>5,970,104</b>

### Committee to Note

## 2021/22 Financial Forecast

## Wormwood Scrubs Charitable Trust

## Statement of Financial Activities for Year ended 31 March 2022

Income and Expenditure	2021/22 Forecast	2020/21 Actual	Notes
	£	£	
<b>Income and endowments from:</b>			
Donations and legacies			
<b>Income from Charitable activities:</b>			
Pay and Display Parking Meters	(322,837)	(212,757)	Parking income is recovering and is almost at pre-COVID-19 levels
Hammersmith Hospital Car Park Licence	(359,775)	(353,547)	Contracted lease payments are expected to increase by inflation
Other trading activities	(337,847)	(338,391)	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.
Income from donations and grants		(94,365)	
<b>Total Income and endowments</b>	<b>(1,023,479)</b>	<b>(1,002,080)</b>	
<b>Expenditure on:</b>			
Raising funds	0	0	
<b>Charitable activities:</b>			
Contribution to Linford Christie Stadium	63,746	63,963	Contribution to Linford Christie Stadium plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	46,644	13,730	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrub	705,154	779,370	Grounds Maintenance contracted spend plus proportion of governance costs.
Direct Staff	0	0	Project manager costs plus a proportion of governance costs
Charitable expenditure	0	94,365	
Other expenditure	176,210	1,668	Asbestos removal, roadway repairs and bird & bat boxes
<b>Total Expenditure</b>	<b>991,754</b>	<b>953,096</b>	
Net gains/(losses) on investments			
<b>Net (income)/expenditure</b>	<b>(31,725)</b>	<b>(48,984)</b>	
<b>Reconciliation of Funds</b>			
Total funds brought forward	(5,938,378)	(5,889,394)	
<b>Total funds carried forward</b>	<b>(5,970,104)</b>	<b>(5,938,378)</b>	

All income is unrestricted.

## Annexe 1

Wormwood Scrubs Charitable Trust Transactions (1st April 2021 to 6th December 2021)		
Activity	Comments	Amount £
		(364,189.13)
Other Expenditure	LINFORD CHRISTIE STADIUM ASBESTOS CLEARANCE CONTRIBUTION	103,320.00
Other Expenditure	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 BANNERALOFT IN TREES	300.00
Non Routine Maintenance of Wormwood Scrubs	1KAS/20563	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	WORMWOOD SCRUBS, WOODLAND STAND	2,400.00
Non Routine Maintenance of Wormwood Scrubs	KAS/20878: RE-SECURE 1NO EXISTING SEAT	525.00
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	1REPAIR HEIGHT RESTRCITION 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
Non Routine Maintenance of Wormwood Scrubs	PRS/21202 REPAIRS TO BARRIER AND	1,140.00
Non Routine Maintenance of Wormwood Scrubs	EMERGENCY REPAIR TO BOLLARD TO THE	400.00
Non Routine Maintenance of Wormwood Scrubs	RE-BED HAUNCHING ON MANHOLE. M04783	100.00
Non Routine Maintenance of Wormwood Scrubs	60 TONNES OF SANDY LOAM DRESSING SCRUBS	2,863.00
Non Routine Maintenance of Wormwood Scrubs	60 TONNES OF SANDY LOAM DRESSING SCRUBS	(0.68)
Other Expenditure	DEMOLITION AND DISPOSAL OF SCRUBS DEPOT	7,500.00
Other Expenditure	HOARDING FOR SCRUBS WALL- 20 X2 METRES	7,400.00
Other Expenditure	SCRUBS DEPOT WALL NEW BRICKS	7,251.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS BRAYBROOK ST PLAY AREA	205.00
Non Routine Maintenance of Wormwood Scrubs	TRADE CARD: 6331640014982466. CUSTOMER	426.73
Non Routine Maintenance of Wormwood Scrubs	3NO LOCKABLE NOTICEBOARDS AS Q4432 DATED	3,498.00
Non Routine Maintenance of Wormwood Scrubs	ADDITIONAL CONTRIBUTION FROM WSCT TO UNFORD CHRIS	30,000.00
Non Routine Maintenance of Wormwood Scrubs	ANNUAL CONTRIBUTION FROM WSCT TO LINFORD CHRISTIE	31,500.00
Other Expenditure	WORMWOOD SCRUBS DEFIBRILLATOR - CARDIAC	985.00
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	2,250.00
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	38.00
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 - Legal	Legal fees	14.40
Governance Costs - Legal	Legal fees	79.20
Governance Costs - Legal	Legal fees	2,138.40
Governance Costs - Legal	Legal fees	21.60
Governance Costs - Legal	Legal fees	21.60
Governance Costs - Legal	Legal fees	1,101.60
Governance Costs - Legal	Legal fees	748.80
Governance Costs - Legal	Legal fees	2,044.80
Governance Costs - Legal	Legal fees	230.40
Governance Costs - Legal	Legal fees	172.80
Governance Costs - Legal	Legal fees	288.00
Governance Costs - Legal	Legal fees	172.80
Governance Costs - Legal	Legal fees	288.00
Governance Costs - Legal	Legal fees	(172.80)
Governance Costs - Legal	Legal fees	(288.00)
Other Expenditure	BC RECHARGE BURLINGTON DANES SCH 2021/00912/DESIGN	900.00

Activity	Comments	Amount £
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	WORMWOOD SCRUBS PARKING INCOME JULY 2021 VAT	(27,416.96)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INCOME AUGUST 2021 VAT	(24,401.25)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INC SEPT 2021 VAT	(28,064.46)
Pay and Display Parking Meters	WORMWOOD SCRUBS PARKING INC OCT 2021 VAT	(30,117.29)
Pay and Display Parking Meters	FILMIMNG SCRUBS LANE CAR PARK - PARKING	(866.95)
Pay and Display Parking Meters	FILMIMNG SCRUBS LANE CAR PARK - PARKING	(866.95)
Pay and Display Parking Meters	FILMIMNG 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: 29/09/21 TO 24/12/21 (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 - SEPT EMBER 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - OCT OBER 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - NOVEMBER 2021	(26,523.00)
Other trading activities	Kensington Aldridge Academy - DECEMBER 2021	(26,523.00)
Income from Investments	Mr Jenkyns Keigwin APRIL TO SEPT 2021 - PK LDG	(546.00)
Income from Investments	Mr Jenkyns Keigwin OCT TO DEC 2021 - PK LDG	(273.00)
Other trading activities	UPKN RENT 202122 @ X3446 P.A	(3,446.00)
<b>Main activities</b>		<b>(459,467.05)</b>
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	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	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	WSCT Manager	635.52
Governance Costs	WSCT Manager	635.52
Other Expenditure	JOB N 2054844, REMOVAL OF HS2 PROTESTOR	200.00
Other Expenditure	JOB N 2054912, REMOVAL OF PROTESTOR ROPE	120.00
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

Activity	Comments	Amount £
Governance Costs	JAPANESE KNOTWEED TREATMENT AT WORMWOOD	1,050.00
Governance Costs	JAPANESE KNOTWEED TREATMENT AT WORMWOOD	700.00
Governance Costs	Legal and administration	10.35
Governance Costs	Legal and administration	9.05
Governance Costs	Legal and administration	8.28
Governance Costs	Legal and administration	8.31
Governance Costs	Legal and administration	8.57
Governance Costs	Legal and administration	8.69
Governance Costs	Legal and administration	6,975.00
Governance Costs	Legal and administration	1,344.00
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	1,260.00
Governance Costs	Legal and administration	100.80
Governance Costs	Legal and administration	352.80
Governance Costs	Legal and administration	1,404.00
Governance Costs	Legal and administration	14.40
Governance Costs	Legal and administration	43.20
Governance Costs	Legal and administration	187.20
Governance Costs	Legal and administration	75.120
Governance Costs	Legal and administration	151.20
Governance Costs	Legal and administration	1,000.00
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-WSC T020-LAND USE INVOICE-HS2 DEBTOR	2,805.00
Governance Costs	HS2 CHARGES	(700.00)
Governance Costs	HS2 CHARGES	(10,197.50)
<b>HS2 Ltd</b>		<b>95,277.92</b>
<b>Overall Result</b>		<b>(364,189.13)</b>