

# MANAGERS REPORT

9th March 2022

## Report to Wormwood Scrubs Charitable Trust Committee

**Report Author:**

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### Executive Summary and Decisions Sought

**The Committee is asked to:**

1. Approve match funding for the play area grant
2. Approve the acceptance of Quote 2 for traffic management
3. Approve an Adults Sports day
4. Approve the licence extension for The Kensington Academy
5. Approve the 2022/23 Budget
6. Note all other matters in the report.

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

A contract has been awarded to the London Development Trust LDT to carry out in-depth public consultation and engagement on the Biodiversity Masterplan. LDT have considerable experience in community engagement, including projects concerned with the natural environment. LDT has understood the brief well and has outlined the following four stages of the work.

**Initiation and develop consultation and engagement strategy**

Meet with client team and main stakeholders, review information provided, further research, define and develop strategy.

**Implementation Stage**

Implement consultation and engagement strategy.

**Presentation and report for the design team**

Present findings to the client group and major stakeholders, prepare report for the masterplan designers.

**Reporting and review**

Prepare a full report on the commission, to include recommendations and `lessons learnt`, and a short report for publication.

LDT have reviewed the project documentation, identified gaps in the research and will present their consultation proposals at the meeting.

**Committee to Note.**

## 2. Ground Maintenance Contract update and work programme

A new contract for Grounds Maintenance (GM) at Wormwood Scrubs started on 1<sup>st</sup> February 2022 offering considerable improvements and increased sensitivity to ecological management including:

- A separate works contract for all Council trees also started on the 1<sup>st</sup> February. This enabled a rapid response during the recent storms. Fortunately, damage at the Scrubs was very limited.
- All vehicles and equipment and machinery will be electric once suitable charging infrastructure has been put in place. Handheld equipment and E-Gators should be operational by March with a full electric fleet by the end of September.
- Apprentice: A new apprentice post has been appointed to offering employment and training to a local resident of Hammersmith and Fulham.
- A new post of Environment and Biodiversity Manager has been appointed and will be delivered through a partnership with the RSPB. Kate McVay started work in mid-February and has been actively engaging with stakeholders and volunteers on ecological improvements to improve biodiversity at Wormwood Scrubs and act as Ambassador for the GM Contract.
- A Learning Resources Hub will be provided as part of the new contract. This classroom facility will enable Kate to deliver volunteer and staff training, workshops and other engagement activities becoming the centre for volunteering and education at Wormwood Scrubs.
- A bespoke information management system will promote efficient contract monitoring accessed via a handheld device to allow scheduling and reporting in real time. Council staff will have access to a dashboard to interrogate performance and the public will have access to the work programme to enable stakeholders to understand what and when work is planned.
- A new Residents satisfaction survey has been launched and will collect responses during March 2022. Posters will be up on sites with further details on the website and in social media.

### **Committee to Note.**

## 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 is complete.
- Information and school artwork has been included on the hoarding.
- Lighting has also been installed on the outside and inside of the hoarding. However, after concerns were raised by the community, the lighting on the outside has been turned off and lighting on the inside will only be used whilst work is on site and for security patrols. Lighting on the access road fencing is also being looked at, as although

on the inside, the fence is not solid and so light penetrates out onto the Scrubs. It is hoped that this can also be turned off when not in use.

- Construction of shafts and pipe jack works have commenced.
- Site clearance and reinstated is now expected by the end of August 2022.

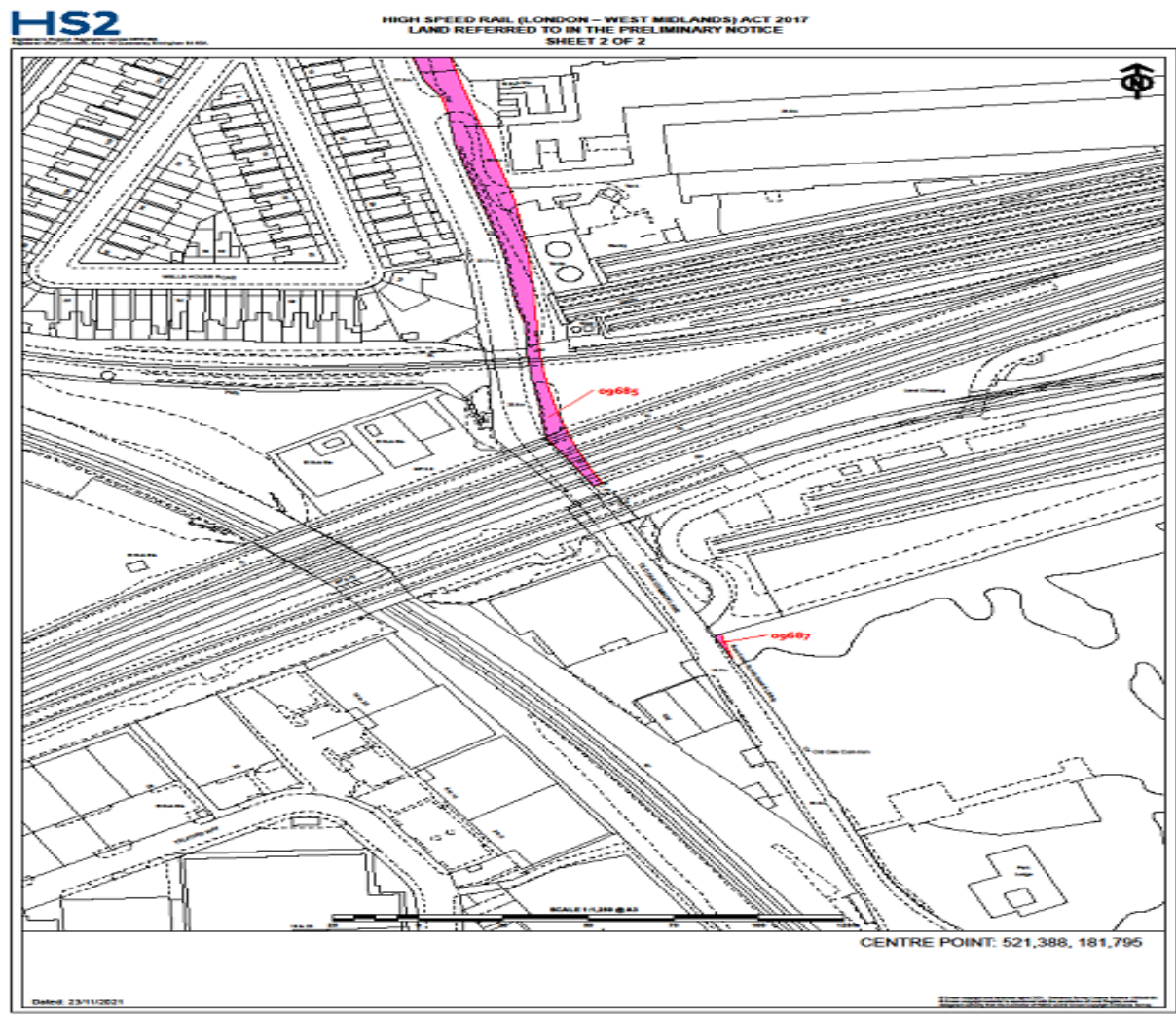
#### UTX site

- 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.
- Full delivery of the station into service is anticipated circa. late-2029.

#### CPO Old Oak Common Lane

HS2 has now served notice of compulsory purchase from 18<sup>th</sup> March 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 1). Once the work has been completed this would form part of the highway under the responsibility of the London Borough of Ealing.

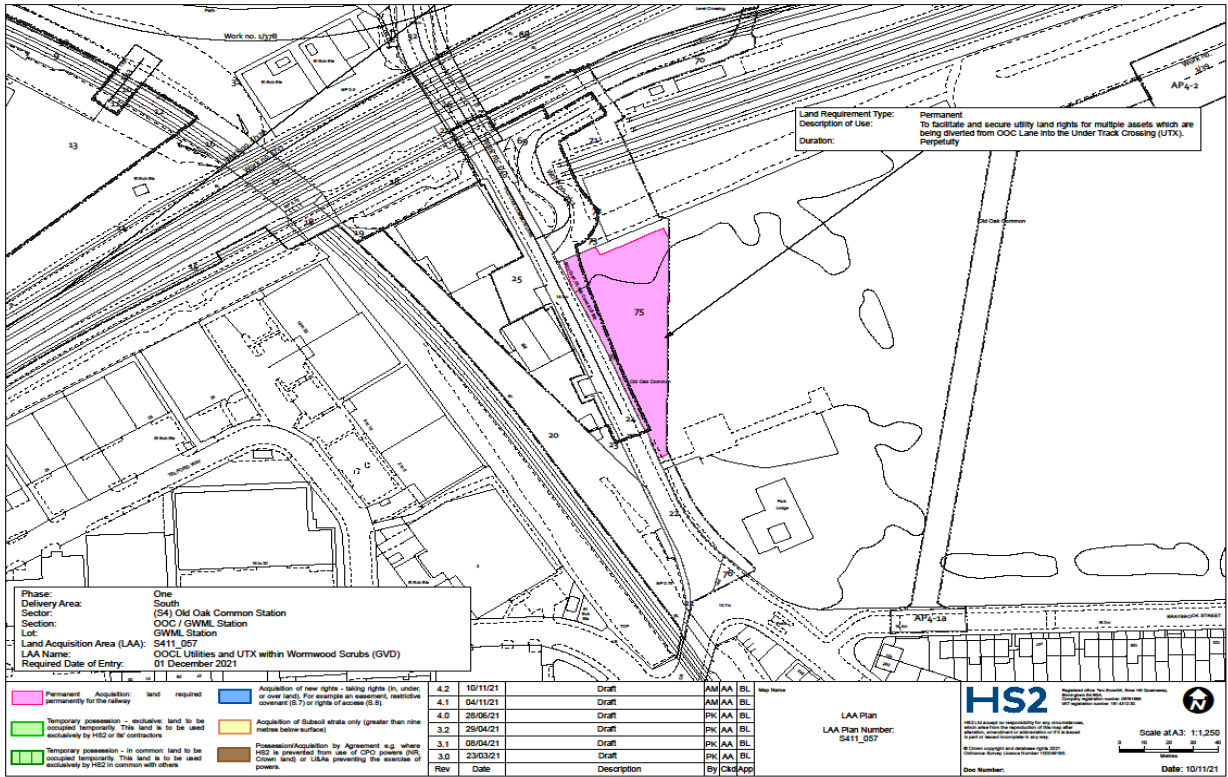
**Plan 1 - CPO area adjacent to Old Oak common Lane**  
Area reference 09687



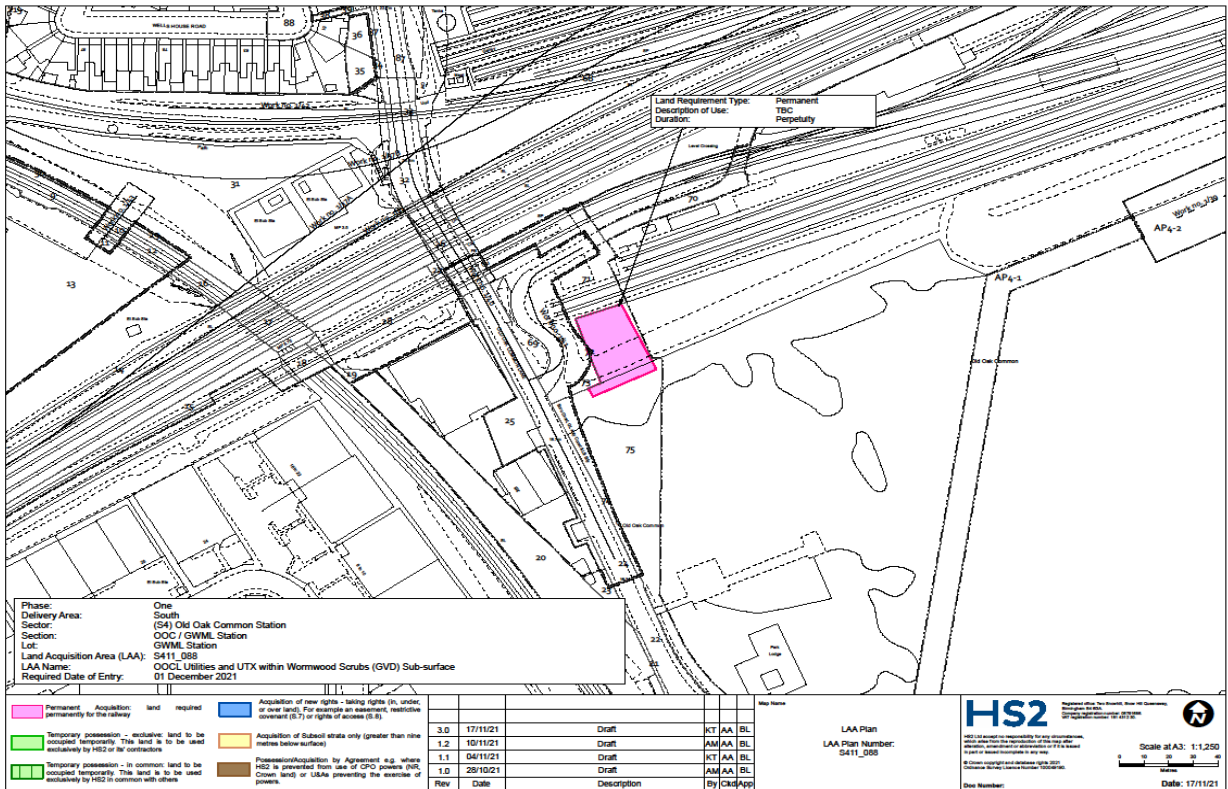
**CPO UTX site**

HS2 has now served notice to CPO the UTX site and sub soil from 18<sup>th</sup> March. Plans of these areas are included below (Plan 2 & 2.1). WSCT has not received a legal guarantee that the land will be returned following the completion of work. Compensation is being sort relating to all three areas outlined.

**Plan 2.**



**Plan 2.1.**



**Committee to Note.**

#### **4. Play equipment Braybrook Street**

An application for funding for the supply and installation of play equipment at the Braybrook Street play area has been successful.

The total cost of the original project was £92,231, consisting of the grant funding of £69,173, with match funding of £18,604 (originally thought to be provided as officer time) and administration costs of £4,454.

In addition, following further consultation with stakeholders, a trampette has been requested to be included at an additional cost of approximately £5,000.

Therefore, the total contribution by the Trust towards the project is a total of £28,058.

The next stages are:

- Submission and approval of a Monitoring and Evaluation plan by the funder
- Submission of at least three competitive quotes
- Public announcement of Project

We plan to have the first two stages complete by the next committee meeting.

#### **Committee to approve**

#### **5. Hedge Laying**

Funding was secured from HS2, to contract Groundwork to lead hedge laying by volunteers on the Scrubs. The Friends organised volunteers for 6 sessions with approximately 12 volunteers at each and have done an excellent job. Due to the bird nesting season this work has now stopped and can recommence in the autumn. A further quote will be obtained from Groundwork to complete the remainder of the hedge. HS2 has been approached but are unable to continue to fund this work and therefore the trust need to consider if it wishes to fund this work to completion. A quote will be presented at the next meeting.

#### **Committee to note.**

#### **6. 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 and mulch have also been spread by the contractor and volunteers to the woodland footpaths and along the path around the SBS depot. A two-metre path is also being maintained along the SBS hoarding as an alternative route.

##### Meadow signage

The signs requesting people to restrict their access to the meadow areas have been asked to be reinstated before the birds start to nest. In addition, ropes and pegs have also been requested to be installed to encourage people to only use the west of the meadow.

##### Tree Planting

250 small trees (whips) were planted in the eastern and north-eastern woodland during December 2021 and 53 standard trees will be planted around in February, and early March to diversify the canopy.

##### Bulb Planting

2,000 bulbs were planted in November and December 2021 along the eastern woodland path by two groups of volunteers. One was the Dementia Group, the other was FoWS volunteers led by Emma Ranson.

### **Committee to Note.**

#### **Traffic management**

Several attempts have been made to repair or replace the current defunct traffic management system and a budget of £63,131 was agreed by the Trust on 8<sup>th</sup> December 2021 based on an estimate from a security firm for a system of rising bollards to replace this.

The tender specification increased the maintenance requirement to three years post warranty and omitted the CCTV element which could be provided by the Council. Two Quotes have been received for the traffic management system via the Councils E-procurement system. However, both prices are in excess of the agreed budget of £63,131.

Quote 1 £79,324 this includes:

- additional three years maintenance after one year warranty
- Additional bollard to stop vehicles avoiding barrier

Quote 2 £69,264.67 this includes:

- additional three years maintenance after one year warranty
- Additional 4 bollards to stop vehicles avoiding barrier. This item has been priced at £9,786.91 for additional bollards to withstand 7.5T @30mph

Evaluation of quotes is 60% Quality based on the method statement provided by the supplier and 40% Price. Both Method statements have been assessed as Good. The Council is confident that the suppliers understand the proposal and have assurance that the work will be delivered to a good standard.

#### **Summary Evaluation**

|         | Price      | Price as % | Quality | Quality as % | Total |
|---------|------------|------------|---------|--------------|-------|
| Quote 1 | £79,324    | 34.9%      | Good    | 48%          | 82.9% |
| Quote 2 | £69,264.67 | 40%        | Good    | 48%          | 88%   |

#### **Recommendation**

That Quote 2 is accepted. It is within 10% of the budget and includes additional bollards not foreseen within that budget.

### **Committee to Approve.**

## **7. Weekend Parking charges**

The introduction of weekend parking charges has now been implemented. The implementation will be monitored to ensure there is not significant displacement into residential areas.

### **Committee to Note.**



## **8. Events**

An 'Adult Sports Day' is planned for 11<sup>th</sup> September, with around 2,000 attendees, involved in team sports. The focus will be on the sport with some food concessions also present. The organisers successfully held a similar, though smaller, event in Fulham in 2021, which was well received and organised.

**Committee to Approve.**

## **9. Kensington Academy Licence Extension.**

As Members may recall Kensington Academy requested a further extension to their licence to occupy land on Wormwood Scrubs. Attached in Appendix 1 is a copy of the agreed form of the licence for a further 1-year extension from 13/7/2021 at £26,523 (exclusive of VAT) per calendar month. Due to the value of the licence, this requires formal approval of the Trust.

**Committee to Approve.**

## **10. Recruitment**

### Trust Manager

A second advert has now been prepared to go out for a Trust Manager following changes to the job description and person to make the position more outward focussed, with the successful candidates having a real interest in the ecology of the Scrubs.

### Wormwood Scrubs Development Manager (responsible for the Master Plan)

Applications have been received for this position following the retirement of Heather Marsh, with interviews planned later this month. It therefore hoped to have a person in place before the next committee.

**Committee to Note.**

## **11. Community Safety**

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

**Committee to Note.**

## **12. 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<br>2018/19 | Outturn<br>2019/20 | Outturn<br>2020/21 | Budget<br>2021/22 | Forecast<br>2021/22 | Variance         | Movement Between<br>Years |             | Comments  | Last<br>Reported   | Movement        |
|--|--------------------|--------------------|--------------------|-------------------|---------------------|------------------|---------------------------|-------------|---|--------------------|-----------------|
|  |                    |                    |                    |                   |                     |                  | Budget                    | Forecast    |   |                    |                 |
|  |                    |                    |                    |                   |                     |                  |                           |             |   |                    |                 |
| Pay and Display Meters & Cashless Parking                  | (351,834)          | (324,945)          | (212,757)          | (300,000)         | (315,853)           | (15,853)         | -41%                      | -48%        | The budget is 92.3% of the 2019/20 outturn. Actual income April 2021 to January 2022 is £16,081 better than the budgeted period.  | (322,837)          | 6,984           |
| Hammersmith Hospital Car Park Licence                      | (337,229)          | (346,995)          | (353,547)          | (360,619)         | (362,466)           | (1,847)          | -2%                       | -3%         | 2021/22: EQ1 - Q3 @ £89,274.75 plus forecasted Q4 @ £94,643.39 (signed agreement)   | (359,775)          | (2,691)         |
| 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>(1,019,186)</b>  | <b>(27,753)</b>  | <b>-10%</b>               | <b>-14%</b> |   | <b>(1,023,479)</b> | <b>4,293</b>    |
| Grounds Maintenance  | 719,895            | 738,368            | 769,767            | 774,859           | 700,697             | (74,162)         | 1%                        | -9%         | Grounds Maintenance cost: £678,808 plus apportioned governance cost: £21,899  | 705,154            | (4,457)         |
| Contribution to Linford Christie Stadium                   | 32,356             | 84,205             | 63,174             | 63,510            | 63,483              | (27)             | 1%                        | 0%          | Fixed annual cost of £31,500; £30,000 (two year additional contribution for repair and maintenance of changing rooms); plus £1,983 governance costs.                            | 63,746             | (263)           |
| Other Expenditure  | 80,945             | 24,235             | 15,209             | 191,741           | 210,578             | 18,838           | 1161%                     | 1285%       | £40,000 Non-routine maintenance, £103,320 Asbestos removal, £32,703 roadway improvements, £26,027 Depot wall demolition; £1,950 bird and bat boxes plus £6,578 governance costs | 222,853            | (12,275)        |
| Trust 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  | 0                  | 0               |
| <b>Total Expenditure</b>                                   | <b>833,196</b>     | <b>846,808</b>     | <b>848,151</b>     | <b>1,105,109</b>  | <b>974,758</b>      | <b>(130,351)</b> | <b>30%</b>                | <b>15%</b>  |   | <b>991,754</b>     | <b>(16,996)</b> |
| <b>Net (income)/expenditure</b>                            | <b>(226,944)</b>   | <b>(147,206)</b>   | <b>(49,439)</b>    | <b>113,676</b>    | <b>(44,428)</b>     | <b>(158,104)</b> | <b>330%</b>               | <b>10%</b>  |   | <b>(31,725)</b>    | <b>(12,703)</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 28<sup>th</sup> February 2022) is a surplus of £44,428, which is £158,104 better than budget. The main reasons for this are increased income; reduced grounds maintenance costs; and delayed project manager recruitment.

The Trust’s audited opening unrestricted income funds balance for 2021/22 was £938,377. Subject to audit, this 2021/22 outturn means that £982,806 general unrestricted income funds will be carried forward to 2022/23. The Trust’s closing funds for 2021/22 are, therefore, estimated at £5,982,807 when £5,000,001 fixed asset funds are added.

### Income (2021/22)

The 2021/22 income budget was set at £991,433. The current forecast, at £1,019,186, contributes £27,753 to the overall favourable budget variance.

Hospital car park income under the Hammersmith Car Park Licence agreement is £362,466 (exceeding budget by £1,847). 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.

The pay and display parking income budget was held at £300,000 (93.2% of the 2019/20 outturn). The current forecast is £315,853 as actual income year-to-date continues to indicate that parking levels are recovering but will remain below the £324,945 2019/20 outturn.



Although actual parking income for the period April to October 2021 was on average similar to the equivalent 2019/20 period (only £719 less), income levels November 2021 to January 2022, have reduced the 2021/22 income level to 95% of the equivalent 2019/20 outturn. This is, however, 62.8% better than the equivalent 2020/21 period (Covid-19 related).

| 2021/22 Parking income comparison with 2019/20 and 2020/21 (P&D and Meters) |                     |                     |                     |                       |             |                       |               |
|---|---------------------|---------------------|---------------------|-----------------------|-------------|-----------------------|---------------|
| Month   | 2019/20<br>(£)      | 2020/21<br>(£)      | 2021/22<br>(£)      | 2019/20 Change<br>(£) |             | 2020/21 change<br>(£) |               |
| 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%        |
| November  | -£28,501.83         | -£20,266.83         | -£25,339.71         | £3,162.12             | 11.1%       | -£5,072.88            | -25.0%        |
| December  | -£24,418.21         | -£17,716.88         | -£21,288.46         | £3,129.75             | 12.8%       | -£3,571.58            | -20.2%        |
| January   | -£28,546.67         | -£17,085.54         | -£21,600.50         | £6,946.17             | 24.3%       | -£4,514.96            | -26.4%        |
| <b>Totals</b>   | <b>-£280,038.22</b> | <b>-£163,406.76</b> | <b>-£266,081.42</b> | <b>£13,956.80</b>     | <b>5.0%</b> | <b>-£102,674.66</b>   | <b>-62.8%</b> |

### 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 £30,450, is £2,450 more than budget. Forecasted governance costs are apportioned as follows: planned contractual grounds maintenance (£21,889); Linford Christie Stadium contribution (£1,983); non-routine maintenance and other costs (£6,578).

### 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 £974,758 (£944,308 plus £30,450 governance costs). This favourable variance contributes £130,351 to the net budget underspend.

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 (£52,621.83) mean the current GM forecast is £700,697 (£678,808 plus £21,889 governance costs), which is a favourable variance of £74,162.

The Linford Christie Stadium contribution budget was set at £63,510 (£31,500 fixed contribution; £30,000 additional contribution; and £2,010 apportioned governance costs). The current forecast, at £63,483 (£31,500 plus £1,983 governance costs) is £27 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 £18,838 above budget, at £210,578, owing mainly to depot wall demolition and increased governance costs apportionment (£6,578).

Delayed recruitment of the project manager to 2022/23 contributes £75,000 to the £158,104 underspend; almost half.

### Committee to Note

## 15. Financial Budget 2022/23

The proposed budget for Wormwood Scrubs Charitable Trust (“the Trust”) for 2022/23 is summarised below along with details of movements and assumptions.

| Income and Expenditure                                       |                    |                  |                  |                         |                        |                         |                    |
|--|--------------------|------------------|------------------|-------------------------|------------------------|-------------------------|--------------------|
| Activity   | Outturn 2018/19    | Outturn 2019/20  | Forecast 2020/21 | Proposed Budget 2021/22 | Revised Budget 2021/22 | Proposed Budget 2022/23 | Forecast 2023/24   |
| Pay and Display Parking Meters                               | (351,834)          | (324,945)        | (212,757)        | (300,000)               | (300,000)              | (324,945)               | (351,834)          |
| Hammersmith Hospital Car Park Licence                        | (337,229)          | (346,995)        | (353,547)        | (360,619)               | (360,619)              | (381,413)               | (388,278)          |
| Other income from activities for generating funds            | (371,078)          | (322,073)        | (331,286)        | (330,814)               | (330,814)              | (346,668)               | (346,668)          |
| <b>Total Incoming Resources from Generated Funds</b>         | <b>(1,060,141)</b> | <b>(994,013)</b> | <b>(897,590)</b> | <b>(991,433)</b>        | <b>(991,433)</b>       | <b>(1,053,026)</b>      | <b>(1,086,780)</b> |
| Grounds Maintenance  | 719,895            | 738,368          | 769,767          | 774,859                 | 774,859                | 430,764                 | 434,635            |
| Contribution to Linford Christie Stadium                     | 32,356             | 84,205           | 63,174           | 63,510                  | 63,510                 | 65,278                  | 65,362             |
| Other Expenditure  | 80,945             | 24,235           | 15,209           | 46,471                  | 191,741                | 228,575                 | 197,122            |
| Project Manager - Strategic Governance Review implementation |                    |                  |                  | 75,000                  | 75,000                 | 77,712                  | 77,812             |
| <b>Total Resources Expended</b>                              | <b>833,196</b>     | <b>846,809</b>   | <b>848,151</b>   | <b>959,839</b>          | <b>1,105,109</b>       | <b>802,329</b>          | <b>774,931</b>     |
| <b>Net Incoming Resources</b>                                | <b>(226,945)</b>   | <b>(147,205)</b> | <b>(49,439)</b>  | <b>(31,595)</b>         | <b>113,675</b>         | <b>(250,697)</b>        | <b>(311,849)</b>   |

The proposal is for a 2022/23 net income budget of £250,697. This is significantly higher than recent years mainly due to contractual changes.

### Income Budget 2022/23

The proposed 2022/23 income budget is £1,053,026. This is £61,593 more than the 2021/22 revised budget and £33,840 more than the current 2021/22 forecast.

2021/22 income from Pay and Display and Parking Meters has been affected by the Covid-19 lockdown. Although caution is still being applied, the 2022/23 budget (£324,945) is set at the level of the 2019/20 outturn as it is anticipated that that income will begin to improve following the introduction of weekend parking.

The Hammersmith Car Park Licence budget (£381,413) is set based on the current agreed quarterly rate plus a 1.3% uplift is forecasted for Quarter 4 (January to March 2023).

The budget for other income includes £324,005 annual rental income payable by KAA for the temporary site and £6,000 Filming income from ad hoc filming assignments. Also included is: £10,125 Pony Centre income; £3446 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (the agreement continues for the next four years); and £3,092 estimated investment income from the bank balance and lodge.

### Expenditure Budget 2022/2023

The proposed 2022/23 expenditure budget is £802,329. Expenditure is planned as far as possible, with priority being given to essential works.

Excluding the fixed Grounds Maintenance contract sum all costs are estimated. The budget is £302,780 and £179,429 less than the 2021/22 budget and 2021/22 forecasted outturn, respectively. Included in expenditure budget are Grounds Maintenance client charges; Project Manager costs (2-year assignment); non-routine maintenance; and items agreed but not implemented in 2021/22.

The budget for governance costs, apportioned to expenditure budgets based on value, is £28,000. This estimate includes audit, legal fees and finance support.

| Forecast Changes   |                             |                |                |                |                         |                        |                         |                  |       |
|--|-----------------------------|----------------|----------------|----------------|-------------------------|------------------------|-------------------------|------------------|-------|
| Activity   | Adjustments                 | Budget 2018/19 | Budget 2019/20 | Budget 2020/21 | Approved Budget 2021/22 | Revised Budget 2021/22 | Proposed Budget 2022/23 | Forecast 2023/24 | Notes |
| Pay and Display & Cashless Parking                         | Brought forward             | (287,012)      | (281,611)      | (345,428)      | (345,428)               | (345,428)              | (300,000)               | (324,945)        | 1     |
|  | Adjustment                  | 5,401          | (63,817)       | 45,428         | 45,428                  | 45,428                 | (24,945)                | (26,889)         |       |
|  | Carried forward             | (281,611)      | (345,428)      | (300,000)      | (300,000)               | (300,000)              | (324,945)               | (351,834)        |       |
| Hammersmith Hospital Car Park Licence                      | Brought forward             | (322,896)      | (336,109)      | (348,178)      | (353,547)               | (353,547)              | (360,619)               | (381,413)        | 2     |
|  | RPI increase                | (13,213)       | (11,686)       | (5,947)        | (7,072)                 | (7,072)                | (20,794)                | (6,865)          |       |
|  | Carried forward             | (336,109)      | (347,795)      | (354,126)      | (360,619)               | (360,619)              | (381,413)               | (388,278)        |       |
| Other income from activities for generating funds          | Brought forward             | (95,873)       | (138,341)      | (147,341)      | (321,038)               | (321,038)              | (330,814)               | (346,668)        | 3     |
|  | Additional income           | (76,085)       | (9,000)        | (173,697)      | (9,776)                 | (9,776)                | (15,854)                | 0                |       |
|  | Carried forward             | (171,958)      | (147,341)      | (321,038)      | (330,814)               | (330,814)              | (346,668)               | (346,668)        |       |
| Grounds Maintenance  | Brought forward             | 688,761        | 699,994        | 723,535        | 749,365                 | 749,365                | 315,731                 | 317,731          | 4     |
|  | Inflation on contract       | 10,712         | 40,180         | 26,264         | 974                     | 974                    | 100,000                 | 101,200          |       |
|  | Carried forward             | 699,473        | 740,174        | 749,799        | 750,339                 | 750,339                | 415,731                 | 418,931          |       |
|  | Governance cost apportioned | 18,024         | 22,187         | 22,149         | 24,520                  | 20,965                 | 15,033                  | 15,704           |       |
|  | Budget                      | 717,497        | 762,360        | 771,949        | 774,859                 | 771,304                | 430,764                 | 434,635          |       |
| Contribution to Linford Christie Stadium                   | Brought forward             | 31,500         | 31,500         | 61,500         | 61,500                  | 61,500                 | 61,500                  | 63,000           | 5     |
|  | Carried forward             | 31,500         | 31,500         | 61,500         | 61,500                  | 61,500                 | 63,000                  | 63,000           |       |
|  | Governance cost apportioned | 844            | 944            | 1,817          | 2,010                   | 1,718                  | 2,278                   | 2,362            |       |
|  | Budget                      | 32,344         | 32,444         | 63,317         | 63,510                  | 63,218                 | 65,278                  | 65,362           |       |
| Other Expenditure  | Brought forward             | 20,000         | 29,000         | 35,000         | 35,000                  | 35,000                 | 190,270                 | 220,598          | 6     |
|  | Carried forward             | 20,000         | 29,000         | 35,000         | 45,000                  | 190,270                | 220,598                 | 190,000          |       |
|  | Governance cost apportioned | 5,637          | 869            | 1,034          | 1,471                   | 5,316                  | 7,977                   | 7,122            |       |
|  | Budget                      | 25,637         | 29,869         | 36,034         | 46,471                  | 195,586                | 228,575                 | 197,122          |       |
| Trust Manager - Strategic Governance Review implementation | Brought forward             |                |                |                |                         |                        | 75,000                  | 75,000           | 7     |
|  | Carried forward             |                |                |                |                         |                        | 2,712                   | 2,812            |       |
|  | Budget                      |                |                |                | 75,000                  | 75,000                 | 77,712                  | 77,812           |       |
| Governance costs (Audit & Legal & Finance)                 | Estimated                   | 19,351         | 24,000         | 25,000         | 28,000                  | 28,000                 | 28,000                  | 28,000           | 8     |
|  | Governance cost apportioned | (19,351)       | (24,000)       | (25,000)       | (28,000)                | (28,000)               | (28,000)                | (28,000)         |       |
|  | Budget                      | -              | -              | -              | -                       | -                      | -                       | -                |       |

| Notes |  |
|-------|--|
| 1.    | Pay & Display and cashless parking income budget is set the same as the 2019/20 outturn (£324,945) This is higher than the 2021/22 forecasted outturn due to the anticipation of reduced COVID-19 impact and the introduction of weekend parking.  |
| 2.    | Agreed inflationary increase of 6% from Q4 2021/22 to be carried forward for Q1-Q3 2022/23 (£378,573.50 annually). Contracted increase for Q4 2023/23 based on contractual indices is estimated at 1.3%.   |
| 3.    | The budget for KAA income is set at £324,004.97 (12 months estimated @ £27,000.41). Filming/Events income is set at £6,000 as it is assumed to be earned after the KAA occupation (2024/25). Other income also includes Pony Centre (£10,125); UKPN (£3,446); and Investment income (£3,092)   |
| 4.    | New Grounds Maintenance contract w.e.f. 1st February 2022 @ £284,730.96 (fixed) annually plus £31,000 (variable) client fee (11% of estimated cost of Parks team) non-routine maintenance (£70,000); and depot wall rebuild (£30,000).   |
| 5.    | Currently a fixed contribution. As the stadium has pressures on maintenance (including minimising legionella risks and providing fully operational changing rooms, lighting equipment, etc) the proposal is to permanently double this fixed contribution (£63,000).   |
| 6.    | Depending on the work done by the Council, every effort is being made to plan ad hoc works and to keep expenditure at a minimum. This 2022/23 budget anticipates: London Development Trust's consultation (£22,540); commencement of Kensington Dragon proposals (£100,000); traffic management system installation (recommendation: 70,000 - revised from previously approved £63,000); Play equipment Braybrook Street (£28,058 including, matched grant funding). |
| 7.    | Temporary trust management role. £75,000 plus £2,712 apportioned governance costs.   |
| 8.    | Legal, audit and finance support costs are apportioned to the expenditure budgets as shown.  |

Hedge laying costs have not been included in the proposed budget as approval is pending and costs have not been confirmed (paragraph 5 above).

**Committee to Approve**

## Trust Funds

Subject to 2021/22 audit, general unrestricted income funds at the end of 2021/22 are now projected at £982,806. Assuming the proposed budget is approved these funds will increase to £1,233,503 and £1,545,352 at the end of 2023/23 and 2023/24, respectively.

Given the current 2021/22 forecast and proposed 2022/23 budget, total Charity Trust funds are estimated to increase as shown below.

| Balance Sheet at end of Year     |                    |                    |                    |                               |                                  |                               |                     |
|----------------------------------|--------------------|--------------------|--------------------|-------------------------------|----------------------------------|-------------------------------|---------------------|
|                                  | Outturn<br>2018/19 | Outturn<br>2019/20 | Outturn<br>2020/21 | Approved<br>Budget<br>2021/22 | Forecasted<br>Outturn<br>2021/22 | Proposed<br>Budget<br>2022/23 | Forecast<br>2023/24 |
| Tangible Assets                  | 5,000,001          | 5,000,001          | 5,000,001          | 5,000,001                     | 5,000,001                        | 5,000,001                     | 5,000,001           |
| Cash at bank                     | 753,688            | 630,800            | 684,358            | 970,426                       | 982,806                          | 1,233,503                     | 1,545,352           |
| Creditors                        | (11,500)           | (52,131)           | (46,258)           | 0                             | 0                                | 0                             | 0                   |
| Debtors                          | 0                  | 310,723            | 300,277            | 0                             | 0                                | 0                             | 0                   |
| <b>Net Assets</b>                | <b>5,742,189</b>   | <b>5,889,393</b>   | <b>5,938,378</b>   | <b>5,970,427</b>              | <b>5,982,807</b>                 | <b>6,233,504</b>              | <b>6,545,353</b>    |
|                                  |                    |                    |                    |                               |                                  |                               |                     |
| <b>Fixed Assets funds</b>        | 5,000,001          | 5,000,001          | 5,000,001          | 5,000,001                     | 5,000,001                        | 5,000,001                     | 5,000,001           |
| <b>Unrestricted Income Funds</b> | 742,188            | 889,392            | 938,377            | 970,426                       | 982,806                          | 1,233,503                     | 1,545,352           |
|                                  |                    |                    |                    |                               |                                  |                               |                     |
| <b>Total Charity Funds</b>       | <b>5,742,189</b>   | <b>5,889,393</b>   | <b>5,938,378</b>   | <b>5,970,427</b>              | <b>5,982,807</b>                 | <b>6,233,504</b>              | <b>6,545,353</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<br>Forecast | 2020/21<br>Actual  | Notes   |
|---|---------------------|--------------------|---|
|   | £                   | £                  |   |
| <b>Income and endowments from:</b>            |                     |                    |   |
| Donations and legacies                        |                     |                    |   |
| <b>Income from Charitable activities:</b>     |                     |                    |   |
| Pay and Display Parking Meters                | (315,853)           | (212,757)          | Parking income is recovering and is almost at pre-COVID-19 levels                   |
| Hammersmith Hospital Car Park Licence         | (362,466)           | (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)           | HS2 Ltd   |
| <b>Total Income and endowments</b>            | <b>(1,019,186)</b>  | <b>(1,002,080)</b> |   |
| <b>Expenditure on:</b>                        |                     |                    |   |
| Raising funds                                 | 0                   | 0                  |   |
| <b>Charitable activities:</b>                 |                     |                    |   |
| Contribution to Linford Christie Stadium      | 63,483              | 63,963             | Contribution to Linford Christie Stadium plus proportion of governance costs.       |
| Non Routine Maintenance of Wormwood Scrubs    | 41,290              | 13,730             | Expenditure on non-routine grounds maintenance plus proportion of governance costs. |
| Routine Grounds Maintenance of Wormwood Scrub | 700,697             | 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             | HS2 Ltd   |
| Other expenditure                             | 169,288             | 1,668              | Asbestos removal, roadway repairs and bird & bat boxes                              |
| <b>Total Expenditure</b>                      | <b>974,758</b>      | <b>953,096</b>     |   |
| Net gains/(losses) on investments             |                     |                    |   |
| <b>Net (income)/expenditure</b>               | <b>(44,428)</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>(5,982,807)</b>  | <b>(5,938,378)</b> |   |

All income is unrestricted.

## Annexe 2

| Wormwood Scrubs Charitable Trust Transactions (1st April 2021 to 14th February 2022) |  |            |
|--|--|------------|
|  |  | 97,336.98  |
| Activity   | Comments   | Amount £   |
| Other Expenditure  | LINFORD CHRISTIE STADIUM ASBESTOS CLEARANCE CONTRIBUTION | 103,320.00 |
| Other Expenditure  | HLP019826 - REACTIVE - HEATING - PLEASE                  | 459.00     |
| 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   |
| Routine Grounds Maintenance of Wormwood Scrubs                                       | WSCT - FIXED GROUND MAINTENANCE 2021/22 TO P10           | 626,186.11 |
| Non Routine Maintenance of Wormwood Scrubs   | REMOVING PROTESTOR BANNER ALOFT 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 X 2 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: 63316400 14982466. CUSTOMER                  | 426.73     |
| Non Routine Maintenance of Wormwood Scrubs   | METAL BRACING TO PLAY BARK TIMBERS                       | 180.00     |
| Non Routine Maintenance of Wormwood Scrubs   | WORMWOOD SCRUBS GATE REPAIR KAS/21527                    | 890.00     |
| Non Routine Maintenance of Wormwood Scrubs   | 3NO LOCKABLE NOTICEBOARDS AS Q4432 DATED                 | 3,498.00   |
| Non Routine Maintenance of Wormwood Scrubs   | CLEAR OIL TREATMENT TO NOTICEBOARDS FOR                  | 450.00     |
| Non Routine Maintenance of Wormwood Scrubs   | INSTALL NOTICEBOARDS AT WORMWOOD SCRUBS                  | 660.00     |
| Non Routine Maintenance of Wormwood Scrubs   | ARTWORK AS QUOTE LBHF00643 A3 SIGNS                      | 210.00     |
| Contribution to Linford Christie Stadium   | ADDITIONAL CONTRIBUTION FROM WSCT TO LINFORD CHRIS       | 30,000.00  |
| Contribution to Linford Christie Stadium   | 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   | 4,700.00   |
| 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   |



| Activity                       | Comments  | Amount £           |
|--------------------------------|---|--------------------|
| 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  | 511.20             |
| Governance Costs - Legal       | Legal fees  | 381.60             |
| Governance Costs - Legal       | Legal fees  | 60.00              |
| Governance Costs - Legal       | Legal fees  | 1,065.60           |
| Governance Costs - Legal       | Legal fees  | 57.60              |
| Governance Costs - Legal       | Legal fees  | 100.80             |
| Other Expenditure              | BC RECHARGE BURLINGTON DANES SCH 2021/00912/DESIGN                        | 900.00             |
| Governance Costs - Audit       | Audit Fees  | (9,750.00)         |
| Governance Costs - Audit       | Audit Fees  | 5,000.00           |
| Governance Costs - Audit       | Audit Fees  | 4,950.00           |
| 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 | WORMWOOD SCRUBS PARKING INC DEC 2021 VAT                                  | (21,288.46)        |
| 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   | (179.20)           |
| 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 28/09/21 (WWD SCBS CR PK)      | (89,274.25)        |
| Other trading activities       | Charing Cross Hospital PERIOD: 25/12/21 TO 24/03/22 (WWD SCBS CR PK)      | (94,643.89)        |
| 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)        |
| Other trading activities       | Kensington Aldridge Academy - OCTOBER 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)        |
| Other trading activities       | Kensington Aldridge Academy - JANUARY 2022                                | (26,523.00)        |
| Other trading activities       | Kensington Aldridge Academy - FEBRUARY 2022                               | (26,523.00)        |
| Other trading activities       | Kensington Aldridge Academy - MARCH 2022                                  | (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)           |
| Income from Investments        | Mr Jenkyns Keigwin JAN TO MAR 2022 - PK LDG                               | (273.00)           |
| Other trading activities       | UPKN RENT 202122 @ X3446 P.A.   | (3,446.00)         |
| Other trading activities       | Network Rail Access & Compound Licence income                             | (25,000.00)        |
| Other trading activities       | Network Rail Access & Compound Licence income                             | 5,000.00           |
| Other trading activities       | Network Rail Access & Compound Licence income                             | (5,000.00)         |
| <b>Main activities</b>         |   | <b>(34,558.69)</b> |

| 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                             | 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                             | 239.77    |
| 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                             | 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                             | 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                             | 41.00     |
| Other Expenditure | ALNUS GLUTINOSA                          | 350.00    |
| Other Expenditure | BETULA PUBSCENS                          | 175.00    |
| Other Expenditure | CARPINUS BETULUS                         | 350.00    |
| Other Expenditure | QUERCUS ROBUR                            | 960.00    |
| Other Expenditure | SALIX ALBA                               | 66.00     |
| Other Expenditure | SORBUS ACUPARIA                          | 240.00    |
| Other Expenditure | TILIA CORDATA                            | 255.00    |
| Other Expenditure | JOB N 2054844, REMOVAL OF HS2 PROTESTOR  | 200.00    |
| Other Expenditure | JOB N 2054912, REMOVAL OF PROTESTOR ROPE | 120.00    |
| Other Expenditure | TREE WORKS AT WORMWOOD SCRUBS AS QUOTE   | 9,980.00  |
| 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    |
| Governance Costs  | JAPANESE KNOTWEED TREATMENT AT WORMWOOD  | 1,050.00  |
| Governance Costs  | JAPANESE KNOTWEED TREATMENT AT WORMWOOD  | 700.00    |
| Governance Costs  | Lambert Smith Hampton Group Ltd          | 14,999.00 |
| Governance Costs  | B A Hydro Solutions Ltd                  | 445.00    |
| 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                 | 8.59      |

| Activity              | Comments                                    | Amount £          |
|-----------------------|---|-------------------|
| 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                    | 751.20            |
| Governance Costs      | Legal and administration                    | 151.20            |
| Governance Costs      | Legal and administration                    | 1,000.00          |
| Governance Costs      | Legal and administration                    | 626.40            |
| Governance Costs      | Legal and administration                    | 1,350.00          |
| Governance Costs      | Legal and administration                    | 14.40             |
| Governance Costs      | Legal and administration                    | 50.00             |
| Governance Costs      | Legal and administration                    | 705.60            |
| Governance Costs      | Legal and administration                    | 948.80            |
| Governance Costs      | Legal and administration                    | 50.00             |
| 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-WSC020-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>131,895.67</b> |
| <b>Overall Result</b> |   | <b>97,336.98</b>  |