

MANAGERS REPORT

Report to Wormwood Scrubs Charitable Trust Committee

Report Author:

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Contact Details:

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Executive Summary and Decisions Sought

The Committee is asked to:

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

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

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

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

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

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

Committee to note.

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

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

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

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

Committee to note.

3. Local Nature Reserve establishment – Wormwood Scrubs Meadow

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

Committee to note.

4. Linford Christie Stadium – Maintenance of athletics facilities

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

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

Committee to approve.

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

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

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

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

Committee to note.

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

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

Committee to Note.

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

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

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

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

Committee to approve.

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

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

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

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

Committee to note

9. WSCT strategic planning and implementation of recommendations

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

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

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

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

Committee to note.

10. Secret Cinema event postponement

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

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

Committee to note.

11. Traffic Management system

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

Committee to note.

12. Community Safety update



Wormwood Scrubs Open Space update

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

Law Enforcement Team Officers for your area –

Ahmad Rafique, Senior Law Enforcement Officer

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

Summary:

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

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

The LET's main objectives are:

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

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

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

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

	1	
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Hi-Visibility patrols:

From **13th June to 4th October**, Officers have reported 641 various interactions over this period. LET Officers have engaged with residents, illegal encampments, visitors, dog walkers, hospital workers, event organisers, public gym users, stakeholders, and facility users.

Public reassurance and safeguarding work:

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

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

Professional Dog Walkers

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

Height barriers on Hammersmith Hospital carparking site

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

Unlicensed Music Events:

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

Engagement with Residents/ WWS users:

- Many engagements with dog walkers using the scrubs safely and securely, feedback still on walkers with excess of four and not properly watching the animals in their care.
- Feedback on professional license managed by Sports Bookings is that what provisions are being put in place in exchange for license funds e.g., water tap.
- Location is mentioned as user concerns of damage to ground, only shaded area in summer for dog walkers and users, additional crime and ASB to the area, disruption to the eco system.

Safeguarding the Council Assets:

- Vehicles being parked on the grass.
- Reporting of any damage to the infrastructure at WWS
- Checking on any unauthorised usage of WWS (sports events, personal training, unauthorised campers/ gazebos, illegal street trading.
- Regular patrols are being undertaken, ensuring no unauthorised campers are sighted at WWS.

Park Locking:

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

How to contact the LET:

We are aware that residents and resident groups will want to know their ward officers, and we are committed to ensuring that this happens. It is important that our ward officers know as much about their ward as possible and that residents are essential to assisting us with this knowledge. If you would like to meet with the Seniors or the ward Officers on-site to undertake a site visit around WWS, please email oldoakcollegepark_northwards@lbhf.gov.uk or the team seniors at Ahmad.Rafique@lbhf.gov.uk / Alfie.Kerrigan@lbhf.gov.uk.

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

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

13. WSCT Financial Position

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

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

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

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

Income Forecast 2023/24 (Q1)

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

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

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

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

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

Other income is forecasted at £390,966, which includes: £343,128 annual rental income payable by KAA for the temporary site; £13,500 Pony Centre income; £6,800 Filming and events income from ad hoc filming assignments and events; £3,446 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (the agreement continues for the next four years); and £24,092 estimated investment income from the bank balance and lodge.

Expenditure Forecast 2023/2024 (Q2)

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

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

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

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

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

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

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

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

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

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

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

Trust Funds

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

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

Committee to Note.

WORMWOOD SCRUBS CHARITABLE TRUST

STATEMENT OF ACCOUNTS 2023/24 - Unaudited

Wormwood Scrubs Charitable Trust

Statement of Financial Activities for Year ended 31 March 2024

Income and Expenditure	WSCT	HS2	2023/24 Forecast	2022/23 unaudited	Notes
	£	£	£	£	
Income and endowments from:					
Donations and legacies					
Income from Charitable activities:					
Pay and Display Parking Meters	(336,875)	0	(336,875)	(301,509)	Parking income is recovering and is almost at pre-COVID-19 levels
Hammersmith Hospital Car Park Licence	(433,285)	0	(433,285)	(391,983)	Contracted lease payments are expected to increase by inflation
Other trading activities	(366,874)	0	(366,874)	(366,453)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(24,092)		(24,092)	(23,345)	Interest on cash balances and rental income from the park lodge.
Income from donations and grants			0	(173,572)	HS2 Ltd and GLA grant funding
Total Income and endowments	(1,161,126)	0	(1,161,126)	(1,256,862)	
Expenditure on:					
Raising funds			0	0	
Charitable activities:					
Contribution to Linford Christie Stadium	65,861		65,861	64,258	Contribution to Linford Christie Stadium, asbestos removal plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	108,864		108,864	52,278	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrubs	352,927		352,927	359,480	Grounds Maintenance contracted spend plus proportion of governance costs.
Direct Staff	64,000		64,000	43,052	Trust Manager - Strategic governance review implementation
Charitable expenditure			0	0	HS2 Ltd
Other expenditure	278,079	0	278,079	310,969	Grant related projects, traffic management and other projects
Total Expenditure	869,732	0	869,732	830,036	
Net gains/(losses) on investments					
Net (income)/expenditure	(291,395)	0	(291,395)	(426,825)	
Reconciliation of Funds					
Total funds brought forward	(6,457,797)	0	(6,457,797)	(6,030,970)	
Total funds carried forward	(6,749,191)	0	(6,749,192)	(6,457,797)	
All income is unrestricted.					

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

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

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

Activity	Comments	Amount £
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	702.78
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	836.82
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	836.82
Governance Costs	PLANTING ORD 67006, HS2 REPLACEMENT	3,585.00
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD	14,875.00
Governance Costs	PPE PLANNING APPLICATION ADVICE ON THE AEM MASTREP	6,600.00
Governance Costs	R GILL APR TO JUNE 22 HS2 SUPERVISION /MANAGEMENT	531.66
Governance Costs	R GILL AUG 22 MAR 23 (SALARY) HS2 SUPERVISION/MANAG	1,294.38
Governance Costs	R GILL AUG 22 MAR 24 (ONCOST) HS2 SUPERVISION /MANA	377.88
Governance Costs	R GILL JAN TO MARCH 22 HS2 SUPERVISION /MANAGEMENT	171.67
Governance Costs	R GILL JANUARY TO MARCH 22 HS2 SUPERVISION /MANAGEM	579.23
Governance Costs	R GILL APR TO JUNE 22 HS2 SUPERVISION /MANAGEMENT	(531.66)
Governance Costs	R GILL AUGUST 22 TO MARCH 2023 (SALARY) HS2 SUPER	(1,294.38)
Governance Costs	R GILL AUGUST 22 TO MARCH 2024 (ONCOST) HS2 SUPERV	(377.88)
Governance Costs	R GILL JAN TO MARCH 22 HS2 SUPERVISION /MANAGEMENT	(171.67)
Governance Costs	R GILL JANUARY TO MARCH 22 HS2 SUPERVISION /MANAGEM	(579.23)
Governance Costs	2020/21 TEMPORARY TENNIS COURT SIGNS RICHARD GILL	(178.75)
Governance Costs	ACCRUAL-TEMPORARY COURT SIGNS 2020/21-2200161397	(178.75)
Governance Costs	ACCRUAL-TEMPORARY COURT SIGNS 2020/21-HS2-DEBTOR	178.75

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

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

Appendix

1. Wormwood Scrubs Open Space – Recommended Improvements