

<b>MANAGERS REPORT</b> <b>12<sup>th</sup> December 2023</b>	
<b>Report to Wormwood Scrubs Charitable Trust Committee</b>	
<b>Report Author:</b> Osama El-Amin, Trust Manager	<b>Contact Details:</b> <a href="mailto:Osama.el-amin@lbhf.gov.uk">Osama.el-amin@lbhf.gov.uk</a>

## **Executive Summary and Decisions Sought**

### **The Committee is asked to:**

1. Note correspondence sent to HS2 seeking agreement on the future of the UTX site - Osama El-Amin.
2. Note an update on progress towards planning submission and implementation of the AEM Masterplan - Victoria Abel.
3. Take note on fencing off Lesters Embankment and ensuring contractor access for future work - Victoria Abel.
4. Approve access for HS2 to conduct 'Soil Resistivity Testing' in 2024. - Victoria Abel
5. Approve an amendment to the dog walking licensing system to ensure compliance with the ecological sensitivities of the Wormwood Scrubs Meadow – Osama El-Amin.
6. Receive an update on the performance of the grounds and maintenance contractor – Simon Ingyon.
7. Note an indicative timeline towards implementing a capital works programme at Linford Christie Athletics Stadium - Osama El-Amin.
8. Traffic management system progress update – Osama El-Amin.
9. Community Safety update – Osama El-Amin.
10. Note the current Trust financial position – Carmen Lomotey.

## **1. HS2 – Future of the UTX site**

In 2021, HS2 placed a compulsory purchase order on the land known as the 'UTX site' under the HS2 Act 2017. This parcel of land is located in the north-western corner of the Scrubs and illustrated in purple on the graphic below.

Since acquisition, the Trust has engaged external legal support to understand the options around the future of land ownership and the terms of a potential compensation claim. This committee maintains the position of re-acquiring this land at nil premium under agreement with HS2, in lieu of a compensation claim.

Several approaches via legal representation since 2021 to HS2 have yet to provide any clarity on the future of the site.

Trust Manager, under instruction from the committee chair has begun the process of engaging the LBHF council leadership team to establish an agreement on the future of the UTX site with HS2.

BBVS (HS2 contractor) have requested the creation of an exclusion zone adjacent to the UTX site, shown in green below. This zone is required as a safety precaution to facilitate the diversion of BT services within the UTX site. The exclusion zone would be 30m x 5m as shown on the plan below. BBVS would like to erect CLD green mesh fencing around the green perimeter shown in the plan below.



To create the exclusion zone, BBVS would need to remove some vegetation to allow the fence to be installed. Once clarity is gained on the future of the UTX site, and the Trust is able to grant a license for this work, the license will stipulate the requirement for an ecologist to oversee any vegetation clearance.

No vehicles would access the Scrubs to construct this fencing. The fencing would be brought in through the UTX site and removed the same way. The exclusion zone is required from mid-January to early March for approximately 6 weeks.

Since the land shown in green is not vested by HS2 and therefore access to this space is contingent on Trust licensing, this committee is asked to note that unless HS2 are willing to enter into an agreement on the future of the UTX site, a license will not be issued to grant the temporary exclusion zone.

**Committee to note.**

## **2. AEM Masterplan planning and procurement timeline update.**

Pending communication from external consultants, the Masterplan implementation timeline will be circulated to members prior to the 12.12.2023 and presented at the meeting.

**Committee to note.**

## **3. Lesters Embankment**

Quotes are being obtained to procure infill panels for the chain-link fence along Lesters Embankment. Approximately 7 metres of re-panelling is required along the southern boundary, and 11 metres at the eastern end of the embankment, which is currently open but difficult to access due to the steep gradient of the slope. We need to ensure access is still available for maintenance along identified routes, including for machinery that may be needed for work on the embankment. This fencing work is likely to take place in January 2024, pending cost assessment once quotes are obtained.

**Committee to note.**

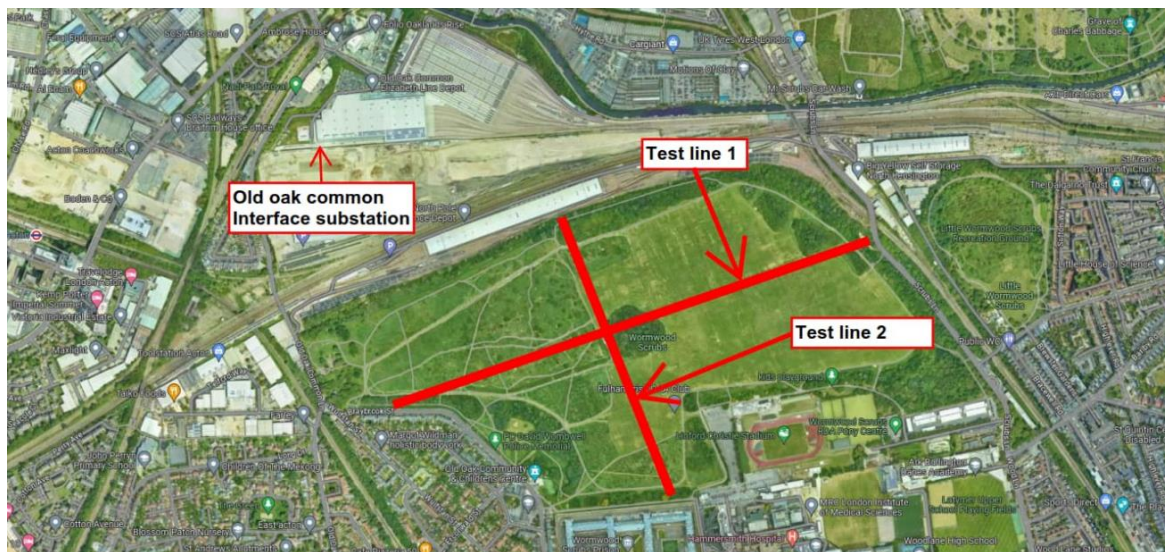
## **4. HS2 - Soil Resistivity Testing Request**

Resistivity testing is the process of measuring the degree to which soil resists or conducts electric current. BBVS (HS2 contractor) have requested access to the Scrubs to carry out some simple resistivity tests of the local soil, to inform the design

of their 'earthing strategy'. These tests will support the construction of the electrical sub-station at the Old Oak Common HS2 site.

These tests would take approximately 1 day to complete. It will consist of a small team walking across the scrubs and inserting 2 probes into the soil and measuring resistivity on a handheld meter. This will be done at 14 points across the 2 proposed test lines shown below. The thin, sharp probes will be inserted 5-10cm into the ground and will not cause any soil deterioration or lasting impact on the surface. If approved BBVS plan to do this work in March when the ground is less saturated.

This committee is asked to approve access by BBVS to conduct these tests under local agreement.



**Committee to approve.**

## **5. Wormwood Scrubs Meadow - Local Nature Reserve (LNR) Designation**

The LNR has progressed to a stage where consultation can start. However, there is a need to ensure the correct policy concerning dog walking in the LNR area is in place and that it is consistent with the PSPO to ensure dogs are kept on leads; either during bird best season, or year-round.

The current PSPO on responsible dog walking is due to be reviewed in 2026, by which time the 'Wormwood Scrubs Meadow' LNR, along with additional LNR locations can be included as partially prohibited for dog walking.

In order to encourage compliant, low-impact dog walking in this ecologically sensitive area, this committee is asked to approve a motion to amend the current professional dog walking licensing system by contacting licensed dog walkers to supply them a map of designated dog walking routes throughout the year, and to ensure any newly recruited licensees are supplied the same information.

To compliment the above, signage can be installed along the relevant meadow walking route(s). If approved, once this system re-design is implemented, behaviour can be monitored and evidence, before updating the committee and beginning the formal consultation process to implement the LNR.

**Committee to approve.**

#### **6. Performance of the grounds and maintenance contractor**

Idverde UK entered into a contract with the Trust in February 2022. This non-inflationary contract and based on a 5-year term, with an option to extend for a further 5 years. In June 2023, this committee approved a 3.51% inflationary uplift to the cost of delivering grounds and maintenance work across the estate. This increase was requested on the basis of an unforeseen sustained level of inflation, affecting the contractor's ability to fulfil the contract specification. Since issuing the uplift, the contractor has maintained a moderate – satisfactory level of output.

Officers are monitoring the contract method statements, matched against the list of daily/weekly/monthly maintenance activities, with a view to ensuring any discrepancies are logged, monitored, and raised with the contractor. This committee should note that this level of performance, on LOT 3 (Wormwood Scrubs) far exceeds that of LOT 1 (Parks, Highways and Cemeteries) and LOT 2 (Housing).

The contractor maintains that levels of inflation, along with difficulties in recruiting and retaining staff continue to pose a significant challenge to maintaining service standards.

Officers continue to give operational support to idverde UK, with little to no improvement on depleted service standards, across LOT's 1 and 2.

Given the economies of scale offered by this contract, a lack of improvement on KPI's across the borough, poses a risk to the remaining 3-year term at Wormwood Scrubs.

This committee is asked to note that officers will continue to monitor this relationship and act where necessary to issue default notices against non-adherence to agreed KPI's.

**Committee to note.**

#### **7. Linford Christie Capital Works – Indicative Timeline**

Since the start of the calendar year, this committee has approved 3 capital works programmes at the Linford Christie stadium. The chart included in appendix 1 illustrates an indicative timeline of these works from commencing on-site, until target completion.

**Committee to note.**



## **8. Traffic management system update**

This installation was commissioned to replace the disabled system and budgeted at £63,131. After tendering these works, selecting a successful contractor, and issuing the award, the rising bollard system was installed. After installation, officers in the LBHF Parks Team failed to clarify which power source the new system would be able to leverage. The old system tapped into the Woodman's Mew's power network. As the new system includes upgraded feeder sockets, the old power network was deemed as incompatible. Said parks officers have been working with the LBHF Highways team to construct a new feeding pillar, to activate this installation. After constructing the feeding pillar on advice from UK Power Networks, electrification was expected. On 2<sup>nd</sup> review from UKPN, the pillar is in the wrong location and needs to be re-positioned. Officers are requesting UKPN waive the cost of conducting this additional work and await an indicative timeframe for re-positioning the pillar, installing a meter and operating the system.

The total cost of this work so far is - £91,959.59. Both the Trust Manager and Advisor to the Trust have reviewed this process and resolve to commission Highways colleagues to conduct any such works requiring requisite knowledge of engineering systems in the future.

**Committee to note.**



## **11. Community Safety update**

### **Wormwood Scrubs updates**

Date	<b>27 November 2023</b>
Classification	<b>Information</b>
Title of report	<b>Service update</b>
Report of	<b>Law Enforcement Team</b>

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Decision /Decision maker    **No**

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Report author(s)                      **Alfie Kerrigan/ Ahmad Rafique**

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**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 works 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 Neighbourhood 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 – 05<sup>th</sup> October – 27<sup>th</sup> November 2023**

**Hi-Visibility patrols:**

From **5<sup>th</sup> October to 27<sup>th</sup> November**, Officers have reported 240 various interactions over this period.

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

Issue	No	Comments
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Weapon sweeps conducted	13	No weapons found
ASB patrols	12	General ASB patrols
Dog Issue/ PSPO awareness	23	Ongoing PSPO education, feedback from walkers regards provisions for dog walkers if now being asked to hold a licence via <a href="mailto:sportsbooking@lbhf.gov.uk">sportsbooking@lbhf.gov.uk</a>
Engagements	77	With joggers, users, Hospital workers, drivers, gym users, users of Linford Christie Stadium.
Dogs PSPO Enforcement	01	FPNs issued for breach of Dogs PSPO
Fly tip/ waste	01	Waste reported and removed in the form of a fly-tip.
High Visibility Patrols	77	Across WWS, LCS gym, All cops, Nature area.
Illegal encampment	01	A campervan parked on grass verge along the road leading to the Pony Centre. No enforcement action taken as they moved on.
Abandoned Vehicle	01	Motorcycle removed and reported.
locking duties	34	Yellow gate off Scrubs Lane and checking height barrier Artillery Lane.
<b>TOTAL</b>	<b>240</b>	

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 – these taskings we will continue for the foreseeable future.

Professional Dog Walkers



- Continued patrols and engagements with all dog users on WWS
- Educating and engaging with the Professional Dog Walkers on the Dogs Public Space Protection Order (PSPO)
- Enforcing the Public Spaces Protection Order - Responsible Dog Ownership.

#### Illegal Encampment

- One campervan parked on grass verge on the road leading to the Pony Centre. No enforcement action required as they left the location.

#### Dogs in Children's play area:

- Any Dogs found in the children's play area are now enforceable by means of a Fixed Penalty Notice to the owner/ dog walker as this is a no dogs' zone.

#### Poisoned Meat:

- Reports of poisoned meat being left on WWS. Hi-Visibility patrols being carried out and Safer Neighborhood Police Team made aware.

#### Engagement with Residents/ WWS users:

- Many engagements with dog walkers using the scrubs safely and securely, feedback still on walkers with excess of 4 and not properly watching the animals in their care.
- Feedback on professional licence managed by Sports Bookings is that what provisions are being put in place in exchange for licence funds e.g., water tap.
- Location mentioned for use 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 (ice cream vendors, hot dog sellers, etc.).
- 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](mailto:oldoakcollegepark_northwards@lbhf.gov.uk) or the team seniors at [Ahmad.Rafique@lbhf.gov.uk](mailto:Ahmad.Rafique@lbhf.gov.uk) / [Alfie.Kerrigan@lbhf.gov.uk](mailto: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](mailto: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](mailto:oldoakcollegepark_northwards@lbhf.gov.uk)

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

**Committee to note.**

## **12. Trust Financial Position –**

The Q3 financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2023/24 is summarised in the table below and detailed in Annexe 1. Financial transactions for the financial year to date (April to November) are set out in Annexe 2.

Activity	Outturn 2017/18	Outturn 2018/19	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Budget 2023/24	Forecast 2023/24 (Q3)	Variance 2023/24 (Q3)	Comparison to 2022/23 Outturn		Comments	Last Reported (Q2)	Movement
						£	£	£	£	Budget	Forecast		£	£
Pay and Display Meters & Cashless Parking	(259,674)	(351,834)	(324,945)	(212,757)	(312,739)	(301,509)	(324,945)	(349,538)	(24,593)	-8%	-16%	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 to October (£24,593 favourable movement).	(336,875)	(12,663)
Hammersmith Hospital Car Park Licence	(324,619)	(337,229)	(346,995)	(353,547)	(362,467)	(391,983)	(433,286)	(433,286)	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	(433,286)	(0)
Other income from activities for generating funds	(488,002)	(371,078)	(322,073)	(331,286)	(394,099)	(389,797)	(369,966)	(400,319)	(30,353)	5%	-3%	Forecast is income from Kensington Aldridge Academy (£352,481); Pony Centre (£13,500); UKPN rent (£3,446); Eid prayers (£800); Filming income (£6,000); and investment (bank interest) income (£24,092). Favourable movement due to KAA licence renewal.	(390,966)	(9,353)
Grant Income		0	0	0	0	(173,572)	0	0	0				0	0
<b>Total Income and endowments</b>	<b>(1,072,295)</b>	<b>(1,060,141)</b>	<b>(994,013)</b>	<b>(897,590)</b>	<b>(1,069,304)</b>	<b>(1,256,862)</b>	<b>(1,128,196)</b>	<b>(1,183,142)</b>	<b>(54,946)</b>	<b>10%</b>	<b>6%</b>		<b>(1,161,126)</b>	<b>(22,016)</b>
Grounds Maintenance	706,909	719,895	738,368	769,767	739,981	411,757	443,008	456,803	13,795	8%	11%	Forecasted spend is Planned Grounds Maintenance cost (£337,586.54); 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 (£15,071.29)	461,792	(4,989)
Contribution to Linford Christie Stadium (LCS)	32,330	32,356	84,205	63,174	170,253	64,258	66,178	65,149	(1,029)	3%	1%	Forecast is fixed annual contribution of £63,000 plus £2,149.48 share of governance costs.	65,861	(712)
Other Expenditure	35,093	80,945	24,235	15,209	66,679	310,969	219,544	538,879	319,335	-29%	73%	Forecast is Linford Christie match funding (£250,000); 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 (£17,779.23). Adverse movement this quarter due to approval of match funding for LCS (+£250,000), GPS mapping software (+£5,100) and governance costs shift (£5,700)	278,079	260,800
Trust Manager - Strategic Governance Review Implementation	0	0	0	0	0	43,052	70,000	66,000	(4,000)	100%	100%	Costs associated with Wormwood Trust Charitable Trust Manager	64,000	2,000
<b>Total Expenditure</b>	<b>774,332</b>	<b>833,195</b>	<b>846,808</b>	<b>848,151</b>	<b>976,912</b>	<b>830,636</b>	<b>798,731</b>	<b>1,126,832</b>	<b>328,101</b>	<b>-4%</b>	<b>36%</b>		<b>969,732</b>	<b>257,190</b>
<b>Net (income)/expenditure</b>	<b>(257,364)</b>	<b>(226,344)</b>	<b>(147,296)</b>	<b>(49,439)</b>	<b>(92,392)</b>	<b>(426,825)</b>	<b>(329,465)</b>	<b>(56,311)</b>	<b>273,154</b>	<b>23%</b>	<b>87%</b>		<b>(291,395)</b>	<b>235,884</b>

The budget for 2023/24 was agreed with an anticipated net income outturn of £329,465. The current forecast at Quarter 3 (Q3) is a net income outturn of £56,311; an adverse movement from Q2 of net £235,084 compared to budget.

**Forecast movement (£235,084):** Both income and expenditure movements have occurred compared to Q2. These are a further increase (-£12,663) to parking income due to actual September and October being better than forecast. Increased income (-£9,353) from the Kensington Aldridge Academy (KAA) licence renewal. Addition of the Linford Christie Stadium (LCS) investment (+£250,000). Also purchase of GPS mapping software (+£5,100) and increased strategic review costs (+£2,000).

### Income Forecast 2023/24 (Q3)

The 2023/24 income forecast is £1,183,142. This is £54,946 more than budgeted (£1,128,196). £21,000 due to the significant increase in interest on Trust funds; £9,353 KAA licence income; and £24,593 better than forecasted car park performance.

Forecasted pay & display and cashless parking income (P&D) is £349,538. This is higher than both the £301,509 2022/23 P&D outturn and 2023/24 budget as there will be a full year impact of recently introduced weekend parking.

Difference								
Wormwood Scrubs: Monthly Collections by Meter								
P&D Income - 2023/24 compared to 2022/23								
LBHF Machine Number	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Total
Parkeon Machines (404, 405, 406) Card	5,086.40	-3,482.60	-2,760.45	-2,305.05	-920.15	857.45	1,161.05	-2,363.35
RingGo Location - 17739 Off Street	10,473.35	10,942.25	12,549.25	10,055.30	6,323.10	7,439.20	3,892.15	61,674.60
Totals (Wormwood Scrubs)	15,559.75	7,459.65	9,788.80	7,750.25	5,402.95	8,296.65	5,053.20	59,311.25
Income	12,966.46	6,216.38	8,157.33	6,458.54	4,502.46	6,913.87	4,211.00	49,426.05
VAT	2,593.29	1,243.28	1,631.47	1,291.71	900.49	1,382.78	842.20	9,885.22
	62%	27%	35%	29%	19%	27%	14%	30%

The above table demonstrates how parking income for the period April to October 2023/24 was £49,426.05 more than the equivalent 2022/23 period.

Hammersmith Hospital Car Park income is forecasted at £433,285, as budgeted. This is £51,872 and £41,403 more than the 2022/23 budget and outturn, respectively due to marked increase in Retail Price Index (RPI). This Q3 Hospital Car park forecast is based on 3 quarters at the agreed rate (£108,051.13) and an expected 1% uplift for Quarter 4 (£109,131.64 - January to March 2024).

Other income is forecasted at £400,319, which includes: £352,481 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 (Q3)**

The 2023/24 expenditure forecast is £1,126,832 (£1,091,832 direct costs + £35,000 governance costs), which is £328,101 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 Q3 governance costs forecast is £35,000, as budgeted. Apportioned by value cost category, the governance cost allocations are forecasted as follows:

2023/24 Q3 Forecast (at November 2023)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	337,596	337,597	11,518	349,115
Contribution to Linford Chrsitie Stadium	63,000	63,000	2,149	65,149
Non Routine Maintenance	84,135	104,135	3,553	107,688
Other exepnditure	201,000	521,100	17,779	538,879
Strategic Governance Review implementation	70,000	66,000	-	66,000
<b>Total</b>	<b>755,731</b>	<b>1,091,832</b>	<b>35,000</b>	<b>1,126,832</b>

*Grounds Maintenance (GM) forecast:* £441,732 – Includes both planned routine maintenance (forecast: 337,597) and non-routine maintenance (forecast: £104,135). 40% of the governance costs (£15,071.29) are allocated to GM.

*Non-routine maintenance:* (£104,135) – Includes the low-level fencing for the new children's playground (£20,000) alongside the budget items: unallocated maintenance and fencing (£54,135); and deport wall works (£30,000).

*Contribution to Linford Christie Stadium forecast:* £65,861 – Governance costs, totalling £2,149.48 have been apportioned to this fixed cost of £63,000.

*Other expenditure forecast:* £538,879 (including 51% of the governance costs) – Includes:

- *Budgeted items (£201,000):* Funding for Kensington Dragons (£100,000 - £40% of the £250,000 agreed funding); grant funding for Thames Valley Harriers AC for the Club House (£40,000); review of emergency vehicle access (£50,000); and Ecology and artist expenditure (£11,000).
- *Unbudgeted items* included in the other expenditure forecast (£320,100) include: LCS investment matched funding (£250,000); vehicles access barriers (£30,000); dog exercise area improvements (£20,000); installation of 2 bicycle racks (£15,000) and GPS mapping software (£5,100).

*Strategic governance review forecast:* £66,000 – this includes the annual costs associated with the Wormwood Scrubs Charitable Trust Manager post.

## Trust Funds

Following the 2022/23 audit general unrestricted income funds at the end of 2022/23 are now confirmed at £1,457,794. Given the current 2023/24 forecast the unrestricted income funds are estimated to increase to £1,514,105; and total Charity Trust funds, to £6,514,106, as shown below.

Balance Sheet at end of Year					
	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Unaudited Outturn 2022/23	Q3 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	1,514,105
Creditors	(52,131)	(46,258)	(73,531)	0	0
Debtors	310,723	300,277	175,035	0	0
<b>Net Assets</b>	<b>5,889,393</b>	<b>5,938,378</b>	<b>6,030,970</b>	<b>6,457,795</b>	<b>6,514,106</b>
<b>Fixed Assets funds</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>
<b>Unrestricted Income Funds</b>	<b>889,392</b>	<b>938,377</b>	<b>1,030,969</b>	<b>1,457,794</b>	<b>1,514,105</b>
<b>Total Charity Funds</b>	<b>5,889,393</b>	<b>5,938,378</b>	<b>6,030,970</b>	<b>6,457,795</b>	<b>6,514,106</b>

**Committee to Note.**

[Appendix - 1: Linford Christie Stadium Capital Works Timeline](#)

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	2023/24 Forecast	2022/23	Notes
	£	£	
<b>Income and endowments from:</b>			
Donations and legacies			
<b>Income from Charitable activities:</b>			
Pay and Display Parking Meters	(349,538)	(301,509)	Parking income is recovering and is almost at pre-COVID-19 levels
Hammersmith Hospital Car Park Licence	(433,285)	(391,983)	Contracted lease payments are expected to increase by inflation
Other trading activities	(377,319)	(368,945)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(23,000)	(22,253)	Interest on cash balances and rental income from the park lodge.
Income from donations and grants	0	(246,401)	HS2 Ltd and GLA grant funding
<b>Total Income and endowments</b>	<b>(1,183,142)</b>	<b>(1,331,091)</b>	
<b>Expenditure on:</b>			
Raising funds	0	0	
<b>Charitable activities:</b>			
Contribution to Linford Christie Stadium	65,149	64,775	Contribution to Linford Christie Stadium, asbestos removal plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	107,688	52,278	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrubs	349,115	362,371	Grounds Maintenance contracted spend plus proportion of governance costs.
Other expenditure	538,879	292,926	Projects and major works
Direct Staff	66,000	37,794	Strategic governance review implementation
Surveys and Studies	0	21,293	
Charitable expenditure	0	72,829	HS2 Ltd
<b>Total Expenditure</b>	<b>1,126,832</b>	<b>904,265</b>	
Net gains/(losses) on investments			
<b>Net (income)/expenditure</b>	<b>(56,311)</b>	<b>(426,826)</b>	
<b>Reconciliation of Funds</b>			
Total funds brought forward	(6,457,795)	(6,030,969)	
<b>Total funds carried forward</b>	<b>(6,514,107)</b>	<b>(6,457,795)</b>	
All income is unrestricted.			



## Annexe 2

Wormwood Scrubs Charitable Trust Transactions (1st April 2023 to 30th November 2023)			(231,981.90)
Activity	Comments		Amount £
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,315.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		490.90
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		1,087.50
Non Routine Maintenance of Wormwood Scrubs	IDV01039-HS2 TREES AND SHRUBS FOR WSCT		971.00
Non Routine Maintenance of Wormwood Scrubs	IDV01039-HS2 TREES AND SHRUBS FOR WSCT		310.00
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
Non Routine Maintenance of Wormwood Scrubs	IDV01039-HS2 TREES AND SHRUBS FOR WSCT		788.00
Non Routine Maintenance of Wormwood Scrubs	COST OF CREATING ATRIAL SWALE AND BUND		970.66
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
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 - SUPPLY AND FIT 50MARMCO		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	WORMWOOD SCRUBS - PLAYBUILDER TIMBER		410.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS BMX TRACK- HARD EDGES		330.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- OLD OAK COMMON RSS		445.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- BASKET SWING REPAIRS:		310.00
Non Routine Maintenance of Wormwood Scrubs	PRS/23049- SUPPLY AND INSTALLATION OF		1,890.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD OLD OAK-RSS PLAYMAKERS		126.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD PLAYBUILDER-TIMBER MULTI PLAY		380.00
Non Routine Maintenance of Wormwood Scrubs	TO MEND THE BROKEN VEHICLE HEIGHT		395.00
Non Routine Maintenance of Wormwood Scrubs	TO SUPPLY & FIT - 2 YELLOW PAINTED		737.50
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- DRINKING FOUNTAIN WITH		4,410.00
Non Routine Maintenance of Wormwood Scrubs	Security spike rolls for Scrubs depot wall		1,950.00
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	ENG FEE WK1-28 23/24 H231134 LINFORD CHRISTIE STAD		75.00
Non Routine Maintenance of Wormwood Scrubs	COMMUNITY AND CULTURE COMMISSION FOR A		(0.01)

Activity	Comments	Amount £
Non Routine Maintenance of Worm wood Scrubs	SCRUBS LANE PARK BARRIER	958.78
Other trading activities	1 YEAR SUBSCRIPTION TO AGPS/MOBILE	5,100.00
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 - 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	237.60
Governance Costs - Legal	Legal fees	330.00
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	338.40
Governance Costs - Legal	Legal fees	360.00
Governance Costs - Legal	Legal fees	210.00
Governance Costs - Audit	ACCRUAL-WSCT02-AUDIT FEE 2022/2023-CREDITOR	(10,900.00)
Other trading activities	WS Braybrook St Playground Improvements S2	(292.00)
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	WORMWOOD SCRUBS PARKING INC AUG 2023 VAT	(28,630.67)
Other trading activities	WORMWOOD SCRUBS PARKING INC SEPT 2023 VAT	(32,606.04)
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: SEPTEMBER 2023	(665.12)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: AUGUST 2023	(1,086.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: AUGUST 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: SEPTEMBER 2023	(1,086.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: SEPTEMBER 2023	(28,594.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: OCTOBER 2023	(29,680.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: NOVEMBER 2023	(29,680.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: DECEMBER 2023	(29,680.00)
Other trading activities	RENTAL INCOME (PONY CENTRE) APRIL TO JUNE 2023	(3,375.00)
Other trading activities	RENTAL INCOME (PONY CENTRE) 24TH JUNE 2023 TO 28TH SEPTEMBER 2023	(3,375.00)
Other trading activities	RENTAL INCOME (PONY CENTRE) 29 SEPTEMBER 2023 TO 24TH DECEMBER 2024	(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)
<b>Main activities</b>		<b>(420,788.42)</b>
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	4,062.25
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	455.99
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	881.50
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	702.78
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	836.82
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	836.82
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	836.82
Direct Costs staff related Development	Worm wood Scrubs Development Manager direct costs	836.82

Activity	Comments	Amount £
Governance Costs	PLANTING ORD 67006, HS2 REPLACEMENT	3,585.00
Governance Costs	TREATMENT OF JAPANESE KNOTWEED ON	2,700.00
Governance Costs	CUTTING BACK VEGETATION ON LESTER'S	5,700.00
Governance Costs	CUTTING BACK VEGETATION ON LESTER'S	(1,140.00)
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD	14,875.00
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD	9,405.00
Governance Costs	RICK EVERARD ESTIMATE COSTS	29,200.00
Governance Costs	PRE PLANNING APPLICATION ADVICE ON THE AEM MASTREP	6,600.00
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD - LUC Limited	11,407.50
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	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	14.40
Governance Costs	Legal fees	7.20
Governance Costs	Legal fees	21.60
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
Governance Costs	HS2 Claim accrual	2,037.74
Governance Costs	HS2 Claim accrual	9,225.00
<b>HS2 Ltd</b>		<b>188,806.52</b>
<b>Overall Result</b>		<b>(231,981.90)</b>