

MANAGERS REPORT	
Report to Wormwood Scrubs Charitable Trust Committee	
December 2024	
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Executive Summary and Decisions Sought

The Committee is asked to:

1. Note an update on the HS2 (High Speed 2) funded Alternative Ecological Mitigation (AEM) Masterplan scheme.
2. Approve a procurement strategy for the AEM Masterplan project.
3. Take note on the future freehold interest of the HS2 UTX site, acquired via compulsory purchase by HS2 Ltd.
4. Receive an update on the planned diversion of Old Oak Common Lane through the HS2 UTX site.
5. Approve an extension to the KAA2 license to occupy the parade ground.
6. Receive an update on the Q1, Q2 and Q3 performance of our Grounds Maintenance contractor and note upcoming maintenance activities.
7. Note the highlights of an Ecological baseline survey, and recommendations of an accessibility audit.
8. Note the next steps towards establishing the Wormwood Scrubs Meadow Local Nature Reserve (LNR).
9. Receive an update on the Linford Christie athletics stadium capital programme.
10. Take note on developing a cafe space on the LCS site.
11. Note an update on Outdoor Learning on Wormwood Scrubs.
12. Take note of the re-design of Braybrook play area.
13. Receive results of the annual Green Flag mystery shop.
14. Note emergency rectification works on Artillery Lane and future roadway re-surfacing.
15. Note WSCT Financial performance and comparison to year end.

1. HS2 funded Alternative Ecological Mitigation (AEM) Masterplan

A planning application for the AEM Masterplan was submitted to OPDC in April 2024. Following a period of public consultation, OPDC indicated that they would not recommend the application for approval due to an objection from statutory consultee: Sport England who objected to the loss of playing field capacity, due to the relocation of two Gaelic football pitches. Despite delivering an analysis of playing pitch usage, with clear indication of the over-capacity that both pitches presently hold, the objection was upheld. OPDC were also concerned about the extent of footpaths included in the masterplan and whether these would prejudice wider connectivity improvements across the rest of Wormwood Scrubs in the future.

Given the urgent need to progress, consent was given to withdraw the planning application and amend the scope of work to remove the elements that required planning permission for example the borehole, pond, and footpaths, which were desirable but not essential elements of the original scheme. Please refer to the screenshot below and Appendix A for the amended scheme.

Improving access is still an important element of the project and will require further consultation and co-production with several stakeholders including FoWWs, hospital patient groups, H&Fs Disabled Resident Group and local resident's associations. Once the coproduction process is complete the footpaths will be implemented as a separate phase of work subject to funding arrangements.



This committee is asked to approve an amended AEM Masterplan proposal which differs to the previous version in focusing on the Sustainable Urban Drainage System (SUDs) made up of a large scrape, which will replace the pond included in the previous design. A series of shallow swales and smaller scrapes to the south of the site, along with retention ponds created in the existing wet woodlands to the southeast corner of the Scrubs, will effectively contribute to the ecological enhancements which this program seeks. Tree planting will take place at various locations and existing habitats will be improved through amended management regimes, along with the creation of meadows and grasslands. Hibernacula's will be created, and bird and bat boxes installed. A 10 Year Management and Maintenance plan will then be implemented to manage habitats and maintain the new features implemented through the capital works.

HS2 have responded positively to this amended approach and remain committed to securing a legacy of sustainable improvements on the Scrubs.

The tendering process will take approximately 8–9 months to complete. The tender is due to go live in January 2025 so work could begin on site in September/October 2025 subject to a successful tender process, details of which are included in the following section.

Committee to approve.

2. AEM Masterplan - Procurement Strategy

Please note the Procurement Strategy and Briefing Note included as Appendix B. The Procurement Strategy was initially approved by CAB (Corporate Assurance Board) in April 2023, directly after this committee had approved the previous version of the Masterplan, yet before OPDC had confirmed that planning permission was required for the work. An updated briefing note has been presented to CAB in Dec 24, updating on the delays to the original timetable and the amended approach to the procurement and delivery of the Masterplan.

The main aim of the Procurement Strategy is to appoint the same contractor to implement the capital works and then deliver the 10 Year Management and Maintenance plan. The rationale is that the contractor will maintain the interventions they construct as part of the capital works for ten years.

This strategy sets out the process to be followed when appointing a contractor to implement the proposals in the Masterplan. The strategy also includes a timetable to ensure all necessary approvals are obtained for a contract of this value. The process is expected to take 8-9 months from the point of issuing the opportunity on the procurement system.

The strategy will ensure that tenderers are experienced in delivering capital works in an ecologically sensitive space and are aware of the special nature of the site and the diverse range of habitats and wildlife that exist on the Scrubs. Part of the tender returns will require bidders to demonstrate that they have previous experience of working on similar projects and to give examples of completed projects to ensure they have worked on ecologically sensitive sites that are publicly accessible. Finally, an assessment of a social value offer will form part of the selection process.

Committee to approve.

3. HS2 – Future of the UTX Site.

In 2022, HS2 submitted vesting notices to the London Borough of Hammersmith and Fulham. 3 notices, across 3 parcels of land located in the north-western corner of Wormwood Scrubs. The total size of land acquired is 3,200.33 sqm. The UTX site represents approximately 76% of the above figure. HS2 have written to the Trust to express their intention to hand back the UTX site once the station construction is complete. Despite receiving that intention in written form, the Trust is unable to rely on this correspondence as an effective tool to support any future legal proceedings.

Land acquired via compulsory purchase is subject to Crichel Down rules, which give the previous landowner the first right to buy back their land. This rule can only be invoked if the land itself is deemed 'surplus to requirements.' Until this point, HS2 have been unable to

demonstrate whether the land acquired will need to be retained, or not. It is unlikely they will gain that clarity until the station construction is more complete. Old Oak Common station construction is due to be completed between 2029 – 2033.

In the absence of that clarity, officers have been working with HS2 to enter into an agreement on the future freehold interest of the land. On completion of lengthy negotiations, the parties have established an agreement which extends the Trust's ability to claim compensation up until 2036. The agreement also protects the Trust from an increase in the material value of the land once the station has been constructed.

If the land is deemed surplus to HS2 requirements and the Crichel Down rules are invoked, this agreement protects the Trust from an inflated land valuation along with the ability to claim compensation beyond the anticipated construction completion date. Despite this protection, this committee maintains the position of ensuring the land is handed back to the Trust at no cost, in lieu of a compensation claim to the Secretary of State.

This matter will resume once HS2 indicates whether the land will be retained to provide access to utility companies and their assets. That clarity is likely to appear in the next 3-4 years. Officers will maintain regular contact with HS2, monitor the overall programme of work and continue to work constructively with HS2 to enable station construction to reach completion.

HS2 have agreed to re-imburse the Trust for professional fees incurred throughout the CPO (Compulsory Purchase Order) process, totaling £50,657. Officers are in dialogue with HS2 and CBRE to resolve this claim. A further update will be reported to the committee once the claim is settled.

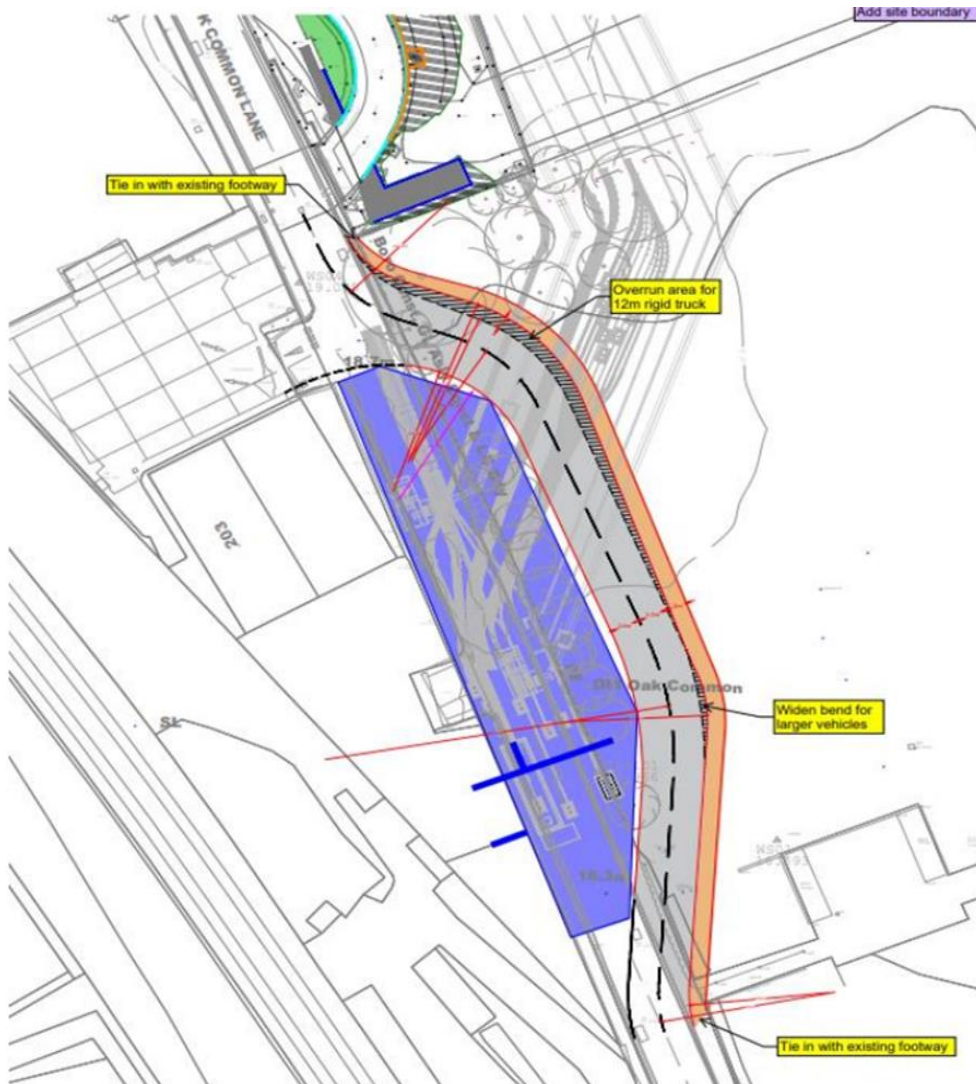
Committee to note.

4. HS2 – Temporary diversion of Old Oak Common Lane via Wormwood Scrubs UTX site.

HS2 have proposed a temporary diversion of Old Oak Common Lane, into their 'UTX' site for a period of 3 years, commencing in October 2025. This diversion enables traffic to continue flowing, while contractors excavate and begin diverting utilities from beneath the roadway into the new station site. The figure below shows the extent of the roadway to be diverted. The blue section represents the area to be excavated. As part of this work package, officers have engaged HS2 on several mitigation measures including – maintaining all construction within the LLAU zone, developing an updated ecological method statement for the construction, agreeing appropriate boundary/hoarding installation, ensuring that light spillage is minimized in accordance with the Highway code and constructing drainage features which mitigate the risk of surface water running into the Scrubs. Colleagues in the LBHF legal team have scrutinized this proposal's legality, as related to the HS2 Act 2017, which does allow for such diversions to take place within act limits. Officers will continue to

ensure any mitigations are agreed prior to granting permission for this work to proceed. Further detail on this work stream is expected in early 2025.

Fig.1



Committee to note.

5. KAA2 Secondary school site – License extension.

The committee is asked to approve an extension to the license with the Department for Education (DfE), covering the KAA2 temporary school site on Wormwood Scrubs, for a

further 12 months. The terms and conditions of the expired license will apply to this extension, with the inclusion of a 3.26% uplift (RPI for the previous 12 months) on the license fee. This uplift brings the revised license fee to £30,648 per month.

Officers are working with the DfE to understand the intentions for the site beyond July 2025, which is when the planning permission for the site expires. Officers are also seeking to understand whether the Ministry of Defense intends to exercise its military access rights over this piece of land, and factor that position into future planning. The Chair of the committee will be kept informed as those discussions develop.

Committee to approve

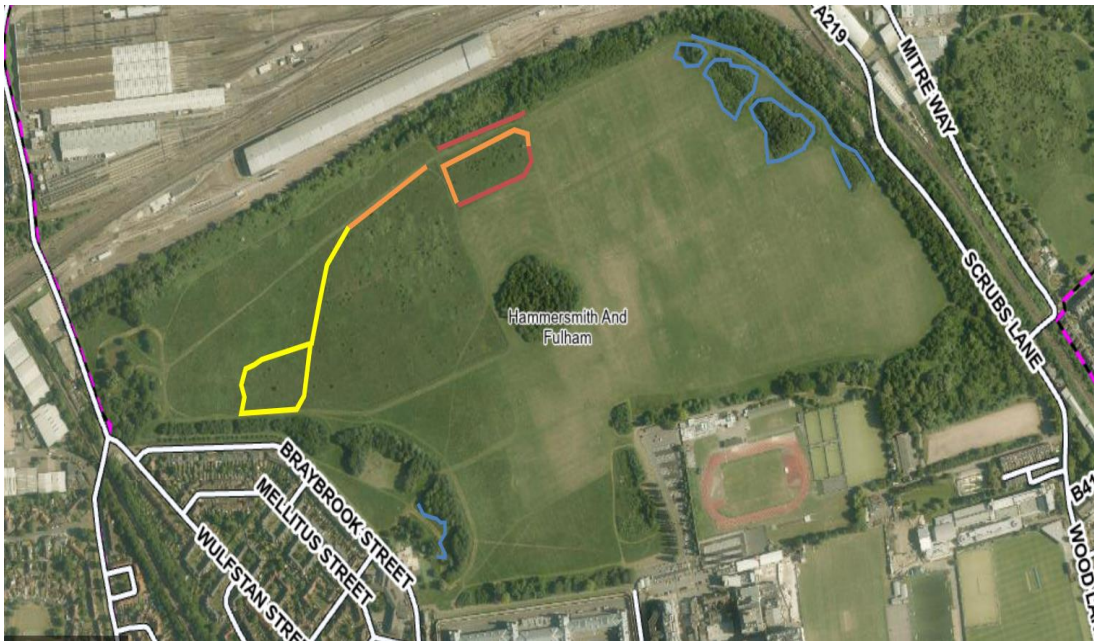
6. Grounds maintenance contactor performance: April – August (Q1, Q2, Q3) and priority tasks to complete from January 2025 – March 2025.

Since the previous committee meeting in March 2024, the ground maintenance (GM) contractor has demonstrated a commitment to ensuring improvements across the contract. This is evidenced by the steady completion of overdue work items recorded on confirm. 36/45 items have been completed this fiscal year, with the remaining 9 to be completed by the end of the calendar year. In Q1 the GM contractor was penalized with a £2,500 charge relating to incomplete tasks which had escalated to the point of financial deduction. That same period saw the removal of gully cleansing from the contract, which accounts for £540.00 saving. Officers have established an interim gully cleansing regime with the council's Highways term contractor to ensure we mitigate the risk of flooding across the estate. DfE have also deployed resources to cleanse the gulleys in the KAA2 site to mitigate ongoing risks of surface water runoff.

In addition to the above, the GM team has been undertaking their annual programme of Scrub and bramble management since September, which has involved the following:

1. Identifying areas of dense, over-seeded, dominant vegetation across the Scrubs requiring maintenance.
2. Surveying those locations for any animal activity and placing indicators at those areas, to be retained.
3. Using a phased approach, cutting back selected areas using machinery. The map below shows the areas that have been cut back. Red = cut back by 5m. Orange = cut back by 4m, blue cut back by 1m.
4. The remaining areas in yellow will be cut back using handheld tools, by volunteers.
5. Most arisings have been mulched, which others have been deposited at select locations for use as habitat for insects.

Fig.2.



All work involving machinery is being undertaken while ground conditions permit. Volunteer clearance will continue through to February 2025. Officers are continuing to monitor the progress of these works, which are well on track.

The table below illustrates the programme of regular activity to be undertaken between January – March 2025.

Table 1.

Main Site: January – March 2025	
Sports Fields	1. Pitches marked once a week; Jan-Mar. Holes filled daily .2. Defects reported daily. 3. Litter picked daily. 4. Grass is left to grow in Jan and Feb, cut twice in March.
Amenity Grass	Grass is left to grow from Jan – Feb. Cut twice in March.
Hard Surfaces	Daily sweeping
Whole Site	1. Daily litter picking. 2. Daily bin collection. 3. Broken glass collected daily. 4. Defects reported daily.
Play Area's	1. Daily site inspections. 2. Defects reported daily. 3. Daily litter picking.

Main Site: January – March 2025	
Bins	1. Collected daily, with any damages/defects reported.
Hedge Cutting	1. Litter picked, hedge cut, and arisings collected once in January and once in February. 2. Left to grow in March.
Shrub Beds	1. Shrub beds weeded once per month; Jan – Mar. 2. Report all defects and isolate dangerous materials once a month.
Linford Christie Stadium	
Sports Field	1. Daily goal inspections. Grass left to grow in Jan – Feb. Cut twice in March. 2. Litter picked once per month.
Amenity Grass	1. Grass cut twice in March. 2. Litter picked twice per month.
Hard Surfaces	1. Signs and benches pressure washed daily. 2. Graffiti removed daily. 3. Daily sweeping of hard surfaces. 4. Defects isolated and reported daily. 5. Weeds removed weekly.
Synthetic Pitches	1. Surfaces brushed, remove all debris once per week. 2. Isolated and reported any dangerous defects weekly. (Mon-Fri).
Whole Site - Performance Rectification	
Re-define the grass edges to footpaths.	
Drag mat the ball courts, prior to line re-marking	
Maintain the access route up Lesters Embankment, behind the chain-link fence.	
Line marking the synthetic pitches at LCS.	
Scrub and bramble management - Years 1 and 2 of non-compliance to be factored into 2024 work stream and rectified before end of contract term.	
Wash all the bins.	

Committee to note.

7. Ecological baseline reporting and accessibility audit recommendations

Ecological Baseline Survey

In December 2022, this committee approved the cost of an ecological baseline audit on Wormwood Scrubs, to assess the biodiversity value of the site and establish an ecological baseline to evaluate the effects of proposed enhancements within the Alternative Ecological Masterplan (AEM).

The audit was completed over a calendar year and the final report was delivered in March 24. The full version can be viewed in Appendix C. The survey results revealed the importance of Wormwood Scrubs as a haven for biodiversity, with several locally and nationally rare species found to be inhabiting the site. These include slow worms, common lizards, noctule bats and nightingales. The habitat types identified at the Scrubs are scarce in central London, particularly regarding the scrub and grassland mosaic in the western meadow area. The Scrubs is particularly important as a stop-over area for migratory birds, many of which seek out long grass and dense scrub. Any future management decisions will consider the needs of the species mentioned in the report and ecological monitoring should continue to ensure the impacts of these decisions are fully realised. This committee is asked to approve the continuation of this work stream, as a regular feature of annual reporting, at an annual cost of £9k.

Committee to approve.

Accessibility Audit

An Accessibility Audit for Wormwood Scrubs was completed in August 2024. The Access Audit was carried out by CAE (Centre for Accessible Environments) and included a review of the proposals in the Alternative Ecological Masterplan, along with a wider assessment of accessibility and potential barriers to accessing the Scrubs which included several short-, medium- and long-term recommendations. The full report can be viewed in Appendix D. A summary of recommendation can be seen in the table below:

Table 2.

Audit Recommendations		
Short Term	Medium Term	Long Term
Replace all the old tactile paving surfaces at junctions	Relocate all bins to accessible areas and paint with a contrasting color.	Re-design all play areas, incorporating ‘inclusive design for play’ guidelines.
Paint all bollards to provide visual contrast with the background	Drop down kerbs beside all access routes into car parks	Construct a network of paths to connect all areas of the open space

Audit Recommendations		
Short Term	Medium Term	Long Term
Cut back vegetation to at least 1m from the pathway.	Add arm rests to all benches around the perimeter of the site.	Develop a permanent, accessible toilet provision.
Add contrasted strips to all lamp posts		Develop a cafe space with accessible seating and comfort facilities.
Fill in any gaps to footpaths		Develop new, accessible interpretive and wayfinding signage across the site.
Mow all grass paths		
Re-line all wheelchair car parking spaces		
Lower information signs at Braybrook Play area		

Short term fixes have been programmed and will be implemented by Q1 – 2025/26, with funding allocated via the non-routine ground maintenance budget. Medium term items will be coordinated among Council teams, with a view to implementing them as soon as possible and longer-term improvements will be programmed in the Trust’s strategic business plan.

CAE appraised the AEM Masterplan outline. In general, paths should be firm, slip-resistant, and reasonably smooth. The design should ensure a firm sub-stratum is applied to mitigate undulation, with any rutting to be filled and levelled. CAE also recommend all play areas include pathways leading up to and within those sites, with furniture to be located on firm, level surfacing and play equipment to visually contrast to its surroundings.

Officers will use these insights to inform the co-production of footpaths and signs with local residents and stakeholders. These plans will be developed in 2025, and presented to this committee for sign off, before implementing at a later stage to the AEM Masterplan capital works.

Committee to note.

8. Wormwood Scrubs meadow LNR, next steps

The Scrub and meadow area included in the proposed LNR (Local Nature Reserve) is currently being maintained by our contractor (Idverde) as part of their annual work programme. With the support of dedicated volunteers, vegetation is surveyed, selected, and then cut back, with arisings bunched and deposited for its ecological value. This area has

been historically under-managed. Officers are working with Idverde and volunteers to sensitively address the most prominently overseeded, heterogenous areas, while aiming to bring a wider range of floristic diversity. All maintenance work takes place outside of the bird nesting season and is dependent on weather cycles. This season's programme is running smoothly, with a consistent number of sessions held and scheduled until Feb 2025. Once this work is complete, we will start to engage with Natural England about the designation of the area as an LNR and the continued management of the area.

In the meantime, public consultation on the proposal is live on the 'Have Your Say' webpage, [Wormwood Scrubs Meadow: Proposed Local Nature Reserve | H&F Have Your Say](#) This consultation will close on 18th December, before responses are shared with Natural England.

The next steps will be:

- Formal consultation with Natural England.
- Legal documents signed.
- LNR is declared.

This committee should note that the designation of an LNR does not preclude the implementation of asset improvements, including the installation of footpaths, signs, bins, or benches, which are all permissible. The added value of an LNR lies within the additional layer of protection offered and opportunity to celebrate the space for its ecological value.

Officers will monitor the success of Scrub/bramble management and proceed with the steps above once this year's target has been met.

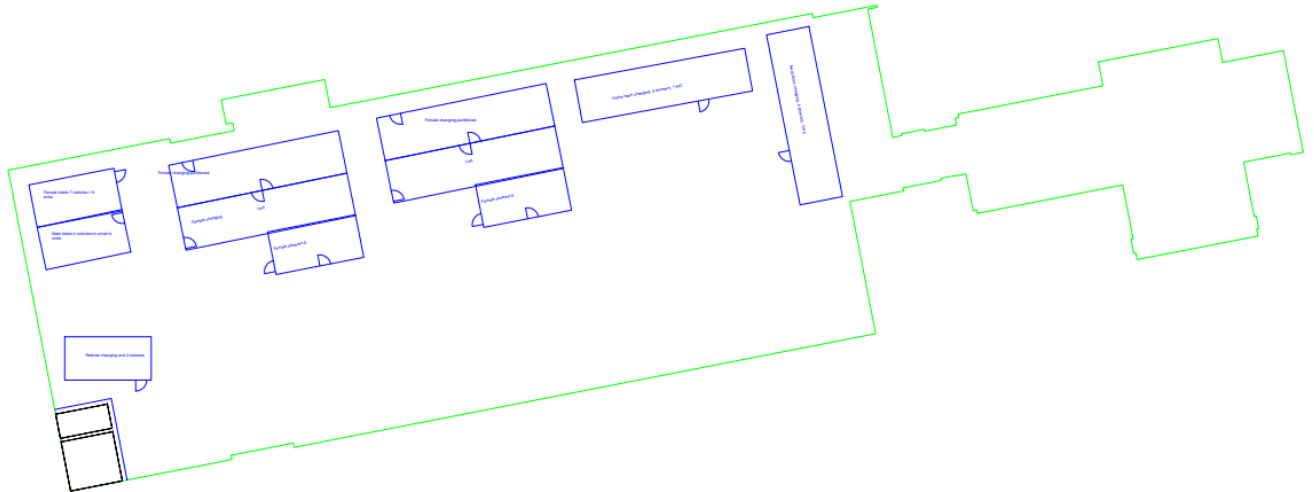
Committee to Note.

9. Linford Christie Capital programme

Northern block demolition and portacabin replacement

Since March, the Council's corporate property team have re-tendered this work and awarded a contract. The scope of demolition includes the entire northern changing room block, including the Kensington Dragon's changing room area, community room and kitchenette, with the retention of utility assets. The green border on the map below indicates the extent of demolition, and the blue boxes represent the placement of bespoke portacabin units providing new temporary/semi-permanent toilet, shower and sport changing facilities.

Fig.3



The empty section to the right is where the community room/kitchenette currently stands. This space offers an opportunity to develop a multi-use facility that can look out across north and south vantage points. Officers are working to develop options for this space, which will be reported back to the committee once the initial scope of this project is accomplished. This demolition program is expected to take 12 weeks, concluding by mid-December 2024.

Artificial grass pitch re-surfacing scheme

At the previous committee meeting, Officers reported a request from Kensington Dragon's FC (KDFC) to increase the financial contribution from the Trust and the Council by £250K. Since then, Officers have worked with the club to amend the plans and revise the scheme to fit within the budget. The revised pitch provision will include one 11-a-side 3G artificial grass pitch leased to KDFC, two 7-a-side artificial grass pitches (one sand dressed for multi-sport and one £G surface for football) and three tennis/netball porous tarmac courts. Before contractors are mobilised, Officers are working internally to understand how the VAT claims process may work on the capital scheme managed by KDFC under license. As the Trust is a registered charity and the work will commence on land managed by the Council, previous VAT arrangements may be affected by changes in legislation and governance regulations.

Track re-surfacing

The costs of this scheme have been received, with the track re-surfacing and LED floodlights coming in on budget and additional field events facilities, however the covered sprint straight track costs taking the project over budget. Officers have worked closely with Thames Valley Harriers AC to prioritise those additional elements to bring the entire scheme to budget. The track work is weather dependent and relies on consistently dry mild weather for successful implementation. Therefore, this work is due to take place in spring 2025. A timetable of capital works can be seen in Appendix E. This committee will receive a further update in 2025.

Committee to note.

10. Cafe development at Linford Christie Stadium

The committee had previously approved a procurement process aimed at securing a concession operator at the Linford Christie (LC) car park. On advice from planning colleagues and the corporate services team, the car park option will require an amendment to the terms of usage for that asset, as the concession would not satisfy the conditions of a Highways permit. This option is not conducive to the Trust's income generation.

The most viable long-term solution for this ambition is to incorporate a new cafe space into the LCS site once the demolition and changing room replacement programme is complete. Fig.2 above shows the configuration of portacabin units and considerable space remaining on what is currently the kitchenette/community room space. Officers are assessing how best to fit in a cafe concession into this space. A proposal will be developed in consultation with local users, license holders and internal teams before reporting back to committee.

Committee to note.

11. Outdoor learning on Wormwood Scrubs

In March, this committee approved a £10K budget towards running a pilot outdoor learning program on Wormwood Scrubs. Our initial partners were unfortunately unable to progress the initiative due to unforeseen circumstances. The Trust has developed a partnership with a local charity – Urbanwise Ltd, a well-established entity with strong links to local schools.

Urbanwise Ltd begun this scheme in October 2024, with the final session to be held in December. Thus far, feedback from the participants has been incredibly positive, with the model of delivery as an after-school club being quite successful in ensuring high safeguarding standards and a chance for the school to have an input of the design and management of this programme.

This committee will receive a further update once the pilot has concluded, data has been synthesized, and the fundraising programme has commenced.

Committee to note.

12. Braybrook play area re-design

Results of the CAE accessibility audit indicate the need to ensure the design of this play area suits the needs of diverse communities. Officers have received design proposals from 2 contractors to re-design the space. Both contractors agreed that the older play equipment still holds some play value. One proposal included uprooting that equipment, incorporating it into the new play space, and fencing off that large area. The second proposal included a new ninja warrior assault course and accessible picnic tables, which were not deemed to be an accurate enough adherence to the brief. With the authorisation of the Chair, Officers have engaged a specialist play company to develop a vision for the space which holds –

accessibility, orientation, human/wildlife interaction and sustainability as core tenets of the design brief. A Parks projects officer is working with the design company to develop a specification from that concept design, to develop a more coherent plan and invite tender submissions.

Finally, the Trust maintains a £66K budget secured through S106 to improve play facilities on Wormwood Scrubs. A matching contribution from the Trust can be considered once a costed design proposal is secured.

Committee to note.

13. Green flag mystery shop results

As part of the green flag accreditation, each site is subject to an bi-annual mystery shop, which is used to measure performance of the space in accordance with the 8 selection criteria. Feedback can be read in Appendix F, with a summary provided here ...‘This is a lovely large open space that retains areas that feel wild and natural (a rarity in London) whilst also providing valuable and well used formal sports and informal exercise space for local people, especially for dogs and their walkers...The large areas of natural habitat are a great haven for wildlife and an oasis of green for local people who are surrounded by huge developments, building sites, traffic, and noise...Small concerns flagged up about accessibility can hopefully be resolved in the future if the Trust and local people can work together and identify appropriate solutions and funding.’ (Green Flag, 2024)

Committee to note.

14. Artillery lane remedial works and future resurfacing

The roadway dissecting Queen Charlotte’s hospital and HMP Wormwood Scrubs requires some remedial action, with several potholes to be filled. This work has been completed. A comprehensive re-surfacing of the entire roadway, including the entrance to the Wormwood Scrubs Charitable Trust car park will take place in Q1. 2025, weather and contractor schedules permitting. Due to the urgency of remediation work, the Chair was able to approve a £55K budget to this project. Officers will work closely with hospital staff, HMP Wormwood Scrubs and residents to minimise any disruption.

15. WSCT Q3 Financial Performance and comparison to year end

The financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2024/25 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 2020/21	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Budget 2024/25	Forecast 2024/25 (Q3)	Variance 2024/25 (Q3)	Comparison to 2023/24 Outturn		Comments	Last Reported (Q2)	Movement
				£	£	£	£	Budget	Forecast		£	£
Pay and Display Meters & Cashless Parking	(212,757)	(312,739)	(301,509)	(385,986)	(360,000)	(400,214)	(40,214)	7%	-4%	Pay & Display and cashless parking income budget is set at the conservative rate of £360,000 per annum. This is £25,986 less than the 2023/24 outturn. Favourable variance relates to actuals in each month April to October 2024.	(384,535)	(15,679)
Hammersmith Hospital Car Park Licence	(353,547)	(362,467)	(391,983)	(438,757)	(460,705)	(460,706)	(1)	-5%	-5%	Forecast is £114,603.37 per quarter (Q1-Q3 in line with signed agreements) plus Q4 forecast of £116,895.44	(460,706)	0
Other income from activities for generating funds	(331,286)	(394,099)	(389,797)	(464,662)	(395,998)	(464,198)	(68,200)	15%	0%	Forecast is income from Kensington Aldridge Academy (£356,160); Pony Centre (£13,500); UKPN rent (£3,446); Filming income (£10,000); and investment income (£81,092 - (bank interest £80,000 plus £1,092 rental income)). Favourable forecast is due to increased bank interest (£65,000) and filming income (£3,200).	(464,198)	0
Grant Income	0	0	(173,572)	(14,255)	0	0	0			No approved grants at Q2	0	0
Total Income and endowments	(897,590)	(897,590)	(1,256,862)	(1,303,659)	(1,216,703)	(1,325,117)	(108,414)	7%	-2%		(1,309,439)	(15,678)
Grounds Maintenance	769,767	739,981	411,757	476,806	445,762	451,344	5,582	-7%	-5%	Forecasted spend is Planned Grounds Maintenance cost (£338,464), Non Routine maintenance (£100,000), plus share of governance costs (£12,916)	451,344	0
Contribution to Linford Christie Stadium (LCS)	63,174	170,253	64,258	65,657	64,867	64,851	(17)	-1%	-1%	Forecast is fixed annual contribution of £63,000 plus £1,851 share of governance costs.	64,851	(0)
Other Expenditure	15,209	66,679	310,969	24,388	705,302	710,269	4,967	2792%	2812%	Linford Christie match funding (£250,000); Kensington Dragons contribution (£250,000); Depot improvements (50,000); Ground resurfacing (£50,000); Play area Improvements (£50,000); Dog exercise area (£10,000); Car park improvements (£10,000). Scrubs school (£11,000); cycle storage unit (£4,000); Strategy development (£5,000); plus governance costs (£20,269).	710,269	0
Trust Manager - Strategic Governance Review implementation	0	0	43,052	61,461	70,000	63,000	(7,000)	100%	100%	Costs associated with Wormwood Trust Charitable Trust Manager	63,000	0
Total Expenditure	848,151	848,151	830,036	628,312	1,285,931	1,289,464	3,533	105%	105%		1,289,464	(0)
Net (income)/expenditure	(49,439)	(49,439)	(426,825)	(675,347)	69,228	(35,653)	(104,881)	110%	95%		(19,975)	(15,678)

Trust Funds

Subject to 2023/24 audit, the 2023/24 outturn is a £675,437 surplus. The budget for 2024/25 was agreed with an anticipated net expenditure outturn of £69,228. The current forecast (at Q3) is a net income outturn of £35,653, a favorable movement of net £104,881 (£108,414 income overachievements less £3,533 increased costs).

Given this current 2024/25 Q3 forecast general unrestricted income funds at the end of 2023/24 and 2024/25 are now projected at £2,133,141 and £2,168,794, respectively. Total Charity Trust funds are estimated to increase to £7,168,795 by the end of March 2025 (2024/25 year-end), as shown in the table below.

Balance Sheet at end of Year					
	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Unaudited Outturn 2023/24	Q3 Forecast 2024/25
Tangible Assets	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Cash at bank	684,358	929,464	1,219,039	2,133,141	2,168,794
Creditors	(46,258)	(73,531)	(33,353)	0	0
Debtors	300,277	175,035	272,108	0	0
Net Assets	5,938,378	6,030,970	6,457,795	7,133,142	7,168,795
Fixed Assets funds	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Unrestricted Income Funds	938,377	1,030,969	1,457,794	2,133,141	2,168,794
Total Charity Funds	5,938,378	6,030,970	6,457,795	7,133,141	7,168,795

Income Forecast 2024/25 (Q3)

The 2024/25 income forecast is £1,325,117. This is £108,414 more than budgeted (1,216,703) mainly due to the significant increase in bank interest on Trust funds. The interest budget was set at £15,000. However, given the actual 2023/24 interest of £86,065.46, the forecasted interest for 2024/25 is £65,000 more, at £80,000. Favorable income movements also include Filming and events (£3,200) and parking income (40,214).

Forecasted *pay & display and cashless parking income* (P&D) is £400,214. This is £40,214 higher than the £360,000 2024/25 budget, and £14,228 more than the 2023/24 outturn. The current financial year's actual income (April to October) exceeds the monthly income in the two years with the highest income to date: 2018/19 – 19% and 2023/24 – 14%. October 2024 reports the highest recorded monthly income.

Hammersmith Hospital Car Park income is forecasted at £460,706, as budgeted. This is based on 3 quarters at the agreed License rate (114,603.37) and a 2% annual RPI uplift for Quarter 4 (£116,895.44 - January to March 2025).

Other income is forecasted at £464,198, which includes: £356,160 annual rental income payable by KAA for the temporary site; £13,500 Pony Centre income; £10,000 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 until 24th March 2026); and £81,092 estimated investment income from the bank balance and lodge.

Expenditure Forecast 2024/2025 (Q3)

The 2024/25 expenditure forecast of £1,289,464 (£1,254,464 direct costs + £35,000 governance costs) is net £3,533 more than budgeted (£1,285,931). £10,533 additional costs (£5,582 grounds maintenance (GM) and £4,951 other expenditure) have been partially offset by £7,000 reduced staff related costs.

Grounds Maintenance (GM) forecast: £451,344 – Includes both planned routine maintenance (forecast: 338,464) and non-routine maintenance (forecast: £100,000). 37% of the governance costs (£12,916.01) are allocated to GM.

Contribution to Linford Christie Stadium forecast: £64,851– Governance costs, totalling £1,850.66 (5%) have been apportioned to this fixed cost of £63,000.

Other expenditure forecast: £710,269 (£690,000 plus £20,269 (58%) governance costs) – This forecast, which is £4,967 more than budgeted (£705,302), due to increased strategy development and storage costs, includes:

- £250,00 agreed funding for Kensington Dragons.
- £250,000 contribution to Linford Christie Stadium athletic infrastructure improvements.
- £50,000 contribution to the Wormwood scrubs depot improvements.
- £50,000 contribution to the Artillery Land / car park resurfacing project.
- £50,000 for play area improvements.
- £11,000 for the Scrubs school (outdoor learning)
- £10,000 for the dog exercising aera at Linford Christie Stadium.
- £10,000 for Hammersmith car park improvements
- £5,000 for development of the Wormwood Scrubs strategy.
- £4, 000 for cycling storage units

Strategic governance review forecast: £63,000 – this includes the annual costs associated with the Wormwood Scrubs Charitable Trust Manager post. This forecast is 7,000 less than budgeted (£70,000).

Governance Cost – These are variable and comprise of Audit, Legal and Finance support to the Trust. The Q2 governance costs forecast is £35,000, as budgeted. Apportioned by value cost category, the governance cost allocations are forecasted as follows:

2024/25 Q2 Forecast (at September 2024)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	332,931	338,464	9,943	348,406
Contribution to Linford Chrsitie Stadium	63,000	63,000	1,851	64,851
Non Routine Maintenance	100,000	100,000	2,938	102,938
Other exepnditure	685,000	690,000	20,269	710,269
Strategic Governance Review implementation	70,000	63,000	-	63,000
Total	1,250,931	1,254,464	35,000	1,289,464

Some items categorised as “other expenditure” are under review (i.e. car park improvements and playground improvements), which means the possibility of implementation delay (to 2025/26) or increased costs. Any changes will be reported and, if necessary, approvals will be sought at Q4.

Committee to note.

Annexe 1: Financial Forecast

WORMWOOD SCRUBS CHARITABLE TRUST			
STATEMENT OF ACCOUNTS 2024/25 - Unaudited			
Wormwood Scrubs Charitable Trust			
Statement of Financial Activities for Year ended 31 March 2025			
Income and Expenditure	2024/25 Forecast	2023/24	Notes
	£	£	
Income and endowments from:			
Donations and legacies			
Income from Charitable activities:			
Pay and Display Parking Meters	(400,214)	(385,986)	Parking income is recovering and is at its highest level
Hammersmith Hospital Car Park Licence	(460,706)	(438,757)	Contracted lease payments are expected to increase by inflation (RPI)
Other trading activities	(383,106)	(378,596)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(81,092)	(86,065)	Interest on cash balances and rental income from the park lodge.
Income from donations and grants	0	(14,255)	HS2 Ltd and GLA grant funding
Total Income and endowments	(1,325,117)	(1,303,659)	
Expenditure on:			
Raising funds	0	0	
Charitable activities:			
Contribution to Linford Christie Stadium	64,851	65,657	Contribution to Linford Christie Stadium, asbestos removal plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	102,938	123,649	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrubs	348,406	353,157	Grounds Maintenance contracted spend plus proportion of governance costs.
Other expenditure	710,269	24,388	Projects and major works
Direct Staff	63,000	61,461	Strategic governance review implementation
Surveys and Studies	0	0	
Charitable expenditure	0	0	HS2 Ltd
Total Expenditure	1,289,464	628,311	
Net gains/(losses) on investments			
Net (income)/expenditure	(35,653)	(675,347)	
Reconciliation of Funds			
Total funds brought forward	(7,133,141)	(6,457,795)	
Total funds carried forward	(7,168,795)	(7,133,141)	
All income is unrestricted.			

Annexe 2: Financial Transactions

Wormwood Scrubs Charitable Trust Transactions (1st April 2024 to 22nd November 2024)			(445,288.54)
Activity	Comments		Amount £
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		4,511.25
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		517.95
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs		550.00
Non Routine Maintenance of Wormwood Scrubs	SUPPLY OF POLYHEMPE ROPE - FOREST SCHOOL		790.00
Non Routine Maintenance of Wormwood Scrubs	WWS - ORDER AND INSTALL GATES ON		2,450.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - PHASE 2 OF THE SWALE		970.56
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - REMEDIAL ACTION ON		1,317.45
Non Routine Maintenance of Wormwood Scrubs	LNDN & KENT AIR CONDITIONING HLP031054 9005283881 - Depot		360.00
Non Routine Maintenance of Wormwood Scrubs	SUTTON PROJCTS HLP031185 9005244147 - Depot		2,076.00
Routine Grounds Maintenance of Wormwood Scrubs	WSCT GM INFLATION 01/02/23 TO 31/03/2023		68,512.75
Routine Grounds Maintenance of Wormwood Scrubs	WSCT GM CONTRACT 01/04/23 TO 30/06/2023		11,754.16
Routine Grounds Maintenance of Wormwood Scrubs	GM CONTRACT - WSCT (Q2 24/25)		73,090.97
Routine Grounds Maintenance of Wormwood Scrubs	GM CLIENT COSTS - STAFF TO Q2 2024/25		10,952.61
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL 2023/24 WSCT01 UK POWER NETWORKS 92202658		-10,998.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL 2023/24 WSCT05 DRAYON FENCING 24/15875 CRE		-1,590.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL 2023/24 WSCT01 RED SQUIRREL19944 CREDITOR		-1,782.00
Non Routine Maintenance of Wormwood Scrubs	ACCRUAL 2023/24 WSCT05 FM CONWAY 9005037138 CREDIT		-111.76
Non Routine Maintenance of Wormwood Scrubs	PLANTING ORD 63077- TRANSPLANTS WS UTCF		1,782.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - SCRUBS LANE; CAR PARK		1,590.00
Non Routine Maintenance of Wormwood Scrubs	SCRUBS LANE (W12) - CABLING WORKS TO		10,988.00
Non Routine Maintenance of Wormwood Scrubs	WORKS ORD 81102, TREE WORKS, SCRUBS		4,097.30
Non Routine Maintenance of Wormwood Scrubs	TATMAC MP LIMESTONE FOR BMX TRACK		1,257.40
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -BMX SECURE BOARDS TO		140.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -GYM - RE SECURE LOOSE		12.50
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -GYM - RE TENSION LOOSE		12.50
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -GYM - SUPPLY AND FIT		55.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -PLAYBUILDER - DISMANTLE		145.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS -PLAYGROUND - SMOOTH OFF		88.50
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS (BRAYBROOK PLAYGROUND.		107.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS (BRAYBROOK ST)-SAFETY		45.00
Non Routine Maintenance of Wormwood Scrubs	SUPPLY AND INSTALL OF A NEW TRAFFIC		1,629.56
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS-GYM RING. HAND GRABS AND		310.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD BRAYBROOK PLAY- TIMBER MULTI		658.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS-BOLLARDS. RESET APPROX.		1,540.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS BRAYBROOK 5 STATION		105.00
Non Routine Maintenance of Wormwood Scrubs	SUPPLY OF 6X TREES TO RED SQUIRREL		634.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- LC GYM MISSING BOLLARD		200.00
Non Routine Maintenance of Wormwood Scrubs	WORKMWOOD SCRUBS-BARK RETAINER 2ND		433.00
Non Routine Maintenance of Wormwood Scrubs	GROUNDS MAINTENANCE		1,017.40
Non Routine Maintenance of Wormwood Scrubs	SUPPLY OF 2X SIGNS FOR WORMWOOD SCRUBS		318.24
Non Routine Maintenance of Wormwood Scrubs	SUPPLY AND INSTALL OF A NEW TRAFFIC		525.00
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - SCRUBS LANE ENTRANCE,		692.00
Non Routine Maintenance of Wormwood Scrubs	21517 INTERNAL RECHARGE ON BRAYBOOK STREET		448.72
Non Routine Maintenance of Wormwood Scrubs	PRS/24719 WORMWOOD SCRUBS REPAIR CAR		280.00
Non Routine Maintenance of Wormwood Scrubs	06/09/2024 B&Q MARKETPLACE		45.83
Non Routine Maintenance of Wormwood Scrubs	IDV01134- CR 1245 SUPPLY AND SPREAD 60		3,425.52
Non Routine Maintenance of Wormwood Scrubs	WWS - BRAYBROOK PLAYGROUND RE-DESIGN		17,692.65
Non Routine Maintenance of Wormwood Scrubs	WWS - BRAYBROOK PLAYGROUND RE-DESIGN		(8,846.32)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS - 2 TOWER MULTI UNIT		2,425.00
Other Expenditure	WORMWOOD SCRUBS - TO CONDUCT FULL NICEIC		350.00
Other Expenditure	WWS - AEM POSTERS		60.00
Other Expenditure	WWS - AEM POSTERS		-10.00
Other Expenditure	TMS ACCESS SIGNS AND LABELS		155.00
Contribution to Linford Christie Stadium	Contribution to Linford Christie Stadium		63,000.00

Wormwood Scrubs Charitable Trust Transactions (1st April 2024 to 22nd November 2024)

		(446,038.54)
Activity	Comments	Amount £
Other Expenditure	WWS STORAGE FOR OUTDOOR LEARNING	1,099.00
Other Expenditure	WWS - BOLLARDS, EXTRA KEY CARDS	698.00
Other Expenditure	WWS - AX VISITOR AND USER REPORTS	2,995.00
Other Expenditure	10 SITE SUBSCRIPTION TO ACTIVE XCHANGE	999.00
Other Expenditure	TOPOCREW QUOTATION REFERENCE:	551.95
Other Expenditure	TO CARRY OUT A PRELIMINARY ECOLOGICAL	1,570.00
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs	92.33
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs	93.76
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs	4.78
Direct Costs staff related	Wormwood Scrubs Manager Direct Costs	4.84
Other Expenditure	GRANT FUNDING TO DELIVER FOWWS DOG SHOW	672.00
Governance Costs - Legal	Legal fees	28.80
Governance Costs - Legal	Legal fees	222.00
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	108.00
Governance Costs - Legal	Legal fees	272.00
Governance Costs - Legal	Legal fees	110.00
Governance Costs - Legal	Legal fees	201.60
Governance Costs - Legal	Legal fees	10.00
Governance Costs - Legal	Legal fees	7.20
Governance Costs - Legal	Legal fees	86.40
Governance Costs - Audit	ACCRUAL-WSCT03-AUDIT FEE 2023/2024-CREDITOR	-11,500.00
Governance Costs - Audit	WSCT 2023-24 ACCOUNTS AUDIT FEE	2,000.00
Grant Income	ACCRUAL 2023/24 WSCT02 UTCF WORMWOOD SCRUBS DEBTOR	8,654.40
Other trading activities	WORMWOOD SCRUBS PARKING INC APRIL2024 VAT	-36,175.71
Other trading activities	WORMWOOD SCRUBS PARKING INC MAY2024 VAT	-37,042.67
Other trading activities	WORMWOOD SCRUBS PARKING INC JUNE2024 VAT	-36,104.04
Other trading activities	WORMWOOD SCRUBS PARKING INC JULY2024 VAT	-35,212.79
Other trading activities	WORMWOOD SCRUBS PARKING INC AUG2024 VAT	-31,520.12
Other trading activities	WORMWOOD SCRUBS PARKING INC SEPT2024 VAT	-33,821.21
Non Routine Maintenance of Wormwood Scrubs	INVOICE 10880298 IDVERDE TREES & SCRUBS REIMBURSEM	(220.00)
Other trading activities	FILMING AT W. SCRUBS Q1 24/25 - OWL FILMS	-8,368.73
Other trading activities	FILMING ON WS 29/04/2024 SIMON WALDOCK LTD	-136.25
Non Routine Maintenance of Wormwood Scrubs	I030007452-T TRADING LTD LIMESTONE REBURSEMENT_05	(1,107.40)
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 25/03/2024 TO 23/06/2024	-114,603.37
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 24/06/2024 TO 28/09/2024	-114,603.37
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 29/09/2024 TO 24/12/2024	-114,603.37
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: APRIL 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: MAY 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: JUNE 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: JULY 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: AUGUST 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: SEPTEMBER 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: OCTOBER 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: NOVEMBER 2024	-29,680.00
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: DECEMBER 2024	-29,680.00
Income from Investments	ACCRUAL-WSCT06- RENTAL INCOME 2024-25 (LODGE)-PREP	-273.00
Income from Investments	JULY 2024 TO SEPTEMBER 2024	-273.00
Other trading activities	ACCRUAL-WSCT06- RENTAL INCOME 2024-25 (PONY CENTRE	-3,375.00
Other trading activities	PONY CENTRE - PERIOD: 24/06/2024 TO 28/09/2024	-3,375.00
Other trading activities	PONY CENTRE - PERIOD: 29/09/2024 TO 24/12/2024	-3,375.00
Other trading activities	UKPN RENT 2024/25 @ £3446 P.A.	-3,446.00
Trust normal transactions		-529,768.23

Wormwood Scrubs Charitable Trust Transactions (1st April 2024 to 22nd November 2024)

		(446,038.54)
Activity	Comments	Amount £
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4,258.25
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	483.04
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	877.19
Governance Costs	UPDATED BNG CALCULATION RE WWS	7,165.00
Governance Costs	LANDSCAPE ARCHITECTS FEES FOR WORMWOOD	100.33
Governance Costs	DESIGN WORMWOOD SCRUBS POSTER - ROUND ONE	180.00
Governance Costs	DESIGN WORMWOOD SCRUBS POSTERS FOR CONSULTATION	150.00
Governance Costs	CPO ADVICE IN RESPONSE OF HS2 SCHEME AT	5,481.67
Governance Costs	CPO ADVICE IN RESPONSE OF HS2 SCHEME AT	6,154.00
Governance Costs	NON INTRUSIVE UXO SURVEY OF SOUTHERN	5,850.00
Governance Costs	NON INTRUSIVE UXO SURVEY OF SOUTHERN	2,450.00
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4.86
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4.94
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4.78
Direct Costs staff related Development	Wormwood Scrubs Development Manager direct costs	4.84
Governance Costs	MARCH 15-31 LEGAL TIMECHARGE FILE NO. 40002105	597.60
Governance Costs	P1 LEGAL TIMECHARGE FILE NO. 40002105	561.60
Governance Costs	MAY LEGAL TIMECHARGE FILE NO. 40002105	561.60
Governance Costs	P3 LEGAL DISBURSEMENTS FILE NO.40002105	18.00
Governance Costs	JUNE LEGAL TIMECHARGE FILE NO.40002105	417.60
Governance Costs	P4 LEGAL TIMECHARGE FILE NO.40002105	144.00
Governance Costs	P4 LEGAL TIMECHARGE FILE NO.40006228	7.20
Governance Costs	P5 LEGAL TIMECHARGE FILE NO. 40002105	50.40
Governance Costs	P5 LEGAL TIMECHARGE FILE NO. 40006527	7.20
Governance Costs	P6 LEGAL TIMECHARGE FILE NO.40002105	14.40
Governance Costs	P6 LEGAL TIMECHARGE FILE NO.40004490	21.60
Governance Costs	2016 AEM AGREEMENT	-39,348.78
Governance Costs	AEM LUC PLANNING FEE'S	-17,144.25
Governance Costs	AEM MASTERPLAN - UXO SURVEY COSTS	-8,300.00
Governance Costs	ACCRUAL-W SCT04 LEGAL FILE-AA (SEWER) 2023-24-HS2-D	1,320.60
Governance Costs	ACCRUAL-W SCT04 LEGAL FILE-AEM 2023-24-HS2-DEBTOR	1,330.00
Governance Costs	ACCRUAL-W SCT04 LEGAL FILE-CA (CPO) 2023-24-HS2-DEB	307.20
Governance Costs	ACCRUAL-W SCT04-ARCHITECTS-LUC 062231 -HS2-DEBTOR	9,878.92
Governance Costs	ACCRUAL-W SCT04-BEVAN BRITTAN LLP 2021/22-HS2-DEBTO	1,344.00
Governance Costs	ACCRUAL-W SCT04-ENGINEERS COMPUND BOUNDARY 2020/21-	1,047.80
Governance Costs	ACCRUAL-W SCT04-LAMBERT SMITH HAMPTON 2021/22-HS2-D	14,999.00
Governance Costs	ACCRUAL-W SCT04-LAMBERT SMITH HAMPTON 2022/23-HS2-D	11,165.00
Governance Costs	ACCRUAL-W SCT04-LEGAL FILE NO. 40002032 2020/21-HS2	6,033.60
Governance Costs	ACCRUAL-W SCT04-LEGAL FILE NO. 40002032 2021/22-HS2	4,752.00
Governance Costs	ACCRUAL-W SCT04-LEGAL FILE NO. 40002105 2021/22-HS2	10,939.60
Governance Costs	ACCRUAL-W SCT04-LEGAL FILE NO. 40002105&2032 2022/2	2,037.74
Governance Costs	ACCRUAL-W SCT04-NEIL CAMERON QC 2021/22-HS2-DEBTOR	9,225.00
Governance Costs	40002405 22/23 TRESPASS WORMWOOD SCRUBS	-7.20
HS2 transactions		84,479.69

Committee to note.

Appendices

1. **Appendix A – [AEM Masterplan amended, final scheme.](#)**
2. **Appendix B - [AEM Masterplan Procurement Strategy](#)**
3. **Appendix C – [Eco-baseline Report Final Version.](#)**
4. **Appendix D – [Accessibility Audit Final Version](#) and [AEM Access Appraisal.](#)**
5. **Appendix E – [Linford Christie Capital Programme.](#)**
6. **Appendix F – [Green Flag Mystery Shop](#)**