

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

The Committee is asked to:

1. Receive and update on the KAA2 site and agree to engage the Ministry of Defence (MoD) and the Old Oak and Park Royal Development Corporation (OPDC) on the future use of the space.
2. Receive an update on the performance of the Grounds Maintenance contractor and note upcoming maintenance activities in Q2. 2025/26.
3. Take note of the structural issues concerning the Park lodge building and discuss the next steps to securing the site.
4. Receive an update on the Linford Christie sports stadium capital scheme and delegate authority to the Chair for approving the final KDFC lease and progression of the track re-surfacing scheme.
5. Note an update on the Braybrook play area improvement scheme.
6. Celebrate the final designation of the Wormwood Scrubs Meadow – Local Nature Reserve.
7. Note an update on the MUGA re-surfacing programme at Old Oak Family Hub.
8. Receive an update on Community Safety.
9. Note WSCT financial performance and comparison to year end.

1. KAA2 Site Decommissioning Programme

In 2024, the Trust Manager received notice from the Department for Education (DfE) on their intention to maintain the KAA2 temporary school site, on the 'parade ground' for a further 3-year period, beyond the expiry of the current planning permission in July 2025. Since then, DfE have engaged KAA and the wider Grenfell Community on the memorialisation of the tragedy and subsequent state of the tower. In concluding those discussions, the DfE has decided the KAA2 site is no longer required beyond the current permitted term. Officers are working with DfE to co-ordinate the decommissioning of the site and ensure an appropriate re-instatement plan is implemented.

The Wormwood Scrubs Act 1879 confers military access rights to the Ministry of Defence (MoD) over the Western section of the open space, along with the parade ground. Historically, the parade ground was used to exercise cavalry horses. The military has not exercised those rights for over a decade. In 2017, when the Trust was approached to support the establishment of the KAA2 site, the MoD gave express permission to its construction.

The initial re-instatement plan agreed in 2017, allows for the site to be returned to the original parade ground, which featured unbound gravel surfacing, wooden fencing and no security gates. In establishing the KAA2 site, a tarmac surface had been constructed, along with an electrical sub-station, water/foul drainage infrastructure, security gates and fencing. Officers are in discussion with DfE, MoD and the Old Oak and Park Royal Development Corporation (OPDC) to allow those features to be retained. By maintaining these assets, the Trust can supplement its charitable activities through the provision of community events and film unit basing, before seeking a long-term use of the space.

The proposed re-instatement plan will span from 07/07/2025 - 25/11/2025. At which time, the DfE will maintain a tenancy at will and continue to pay monthly rental fees. A detailed programme can be seen in [appendix A](#). In line with the programme, residents of Woodman's Mews have received communication from Portakabin as to the nature of the works. In consultation with the Chair of the Woodman's Mews Resident's Association, Officers have instructed Portakabin to work within the hours of 8am – 6pm, Monday – Friday in order to minimise disruption.

In seeking to establish appropriate re-instatement and secure both interim and long-term utility of the site, this committee is asked to consider how the space can be used, before agreeing to write to the MoD and OPDC on the Trust's ambitions.

Committee to approve.

2. Grounds Maintenance (GM) contract performance update and upcoming activities

Since March 2025, the GM contractor continues to perform to a satisfactory level. No complaints have been received from the public in that time. Grass cutting, sports pitch line marking and regular cleansing regimes have been maintained successfully. Horticultural features including the wildlife hedges and flower beds have been weeded and maintained under the stewardship of the on-site Ecologist.

Main Site: July – September 2025	
Cleansing	1. Litter picked. 2. Benches cleaned. 3. Bins cleaned and emptied – Daily AM/PM.
Inspections	1. Goal posts. 2. Play areas. 3. Hedges. 4. Hard Surfaces. 5. Shrub Beds. - Once a week.
Horticultural Features	1. Shrub beds weeded, pruned and edged once a month.
Sports/Play Area's	1. Line marking once a week. 2. Grass cut once a month. 3. Defects inspected, isolated and reported daily.
Grass Cutting/Maintenance	1. Grass pitches cut once a month. 2. End of sports season renovations, summer sports season maintenance, winter season preparations.
Hard Surfaces	1. Daily sweep. 2. Daily litter picking. 3. Daily graffiti removal. 4. Weeds removed 5 days per week.

In line with the calendar of annual school sports day bookings, the GM team have been instructed to ensure all the facilities at the Linford Christie site are managed in line with GM contract specifications. This includes cutting all amenity grass, weeding hard surfaces and ensuring litter is picked daily. Corporate volunteering sessions have been scheduled throughout the summer period and a new partnership with The Conversation Volunteers (TCV) should offer more corporate volunteering resource to ensure enablement works are complete prior to the Alternative Ecological Mitigation (AEM) Masterplan capital programme.

Committee to note.

3. Park Lodge – Building condition and future use

Park Lodge is a 2-storey, 3-bedroom detached house, located in the South-West corner of the open space. The property sits at the junction of Old Oak Common Lane, Wulfstan and Braybrook St. The property had been tenanted but has recently been vacated.

A building condition survey undertaken at the property has highlighted several structural issues with the building. The abundance of mature vegetation near the building has impacted the foundations, resulting in differential settlement (subsidence), evidenced by large cracks on the internal facade and ceilings. The first-floor façade has timber shiplap cladding which will need to be removed to understand the full extent of the structural movement to the external walls. The existing flat roof covering is also in poor condition and would fail decent homes standards based upon age and condition criteria. Since gaining vacant possession of the property, Officers are working to dispose of any residual items from the previous tenancy, de-commission the utilities and secure the property. Given the extensive structural damage to the property and the anticipated long-term closure of Old Oak Common Lane due to HS2 works, this committee is asked to consider the safety and security risks of maintaining the building in its current state and consider demolishing the building. In the short term, the area could then be repatriated to open space, before considering alternative long-term options, in line with the charitable ambitions of the Trust. If the committee is in agreement, Officers will seek costs of demolition.

Committee to note.

4. Linford Christie Sports Centre – Capital Programme

Changing Room Scheme

As reported in March, Phase 1 of this scheme had been completed, with all changing room units available for hire. Phase 2 involved the replacement of the community room facility at the same specification as the changing room units. Four bespoke portacabin units have been combined into 1 large space, with an accessible ramp and new signage affixed to the entrance. This facility is now available to hire at a cost of £39 per hour, with discounts available for local partners. Additional toilets for use by community room and sports centre users were also added. There is some concern about the state of the two substation buildings which needed to be left in situ following Phase 1, Officers continue to follow this up with the council's Facility Management colleagues.

Artificial Pitch Re-development

Pursuant to the agreement established in 2021 with the Kensington Dragon's Football Club, Officers have worked to ensure the charitable trust and future development ambitions are protected within the bounds of the various legislative designations covering the land. This capital programme is on track to be completed 2-3 weeks earlier than anticipated. Consistent and fortunate weather has contributed to the success of this programme so far. The enablement works, floodlighting improvements,

carpet installation and line marking have all been completed, with testing to take place over the coming fortnight. A new access gate delineating the entrance to the grounds maintenance depot and the KDFC new pitch site, along with the installation of new sports equipment (goal posts, netball hoops, tennis nets, signage etc.) will form the final element of the scheme, before working to re-instate the boundaries of the site and formally hand over. The new sports facilities will be available for hire from August 2025. After practical competition the Council, Trust and KDFC will finalise the Lease for the site. Approval is sought for delegated authority to the Chair for any final minor alterations to the original Lease documents previously approved in 2021.

Track re-surfacing

In testing the surface of the artificial pitches, Surfacing Standards Ltd. (sports facility consultants on both pitch schemes) conducted an additional survey to understand the degree and significance of undulations across the athletics track. The results of that test showed very significant dips in the eastern aspect of the athletics track. Further investigation via trial hole excavation will be required in order to understand the full extent of the damage. Officers are working with SSL to schedule those surveys and finalise the cost implication before assessing the affordability of any additional works required to the track refurbishment programme. If the financial consequence of this work is above the £20K threshold for officer delegation, this committee is asked to delegate authority to the Chair to authorise a solution with a financial implication of up to £100K. If the cost of this addition is above £100K, Officers will consider the options, including raising funds externally, before liaising with the Chair and reporting back to this committee.

Officers have been in regular communication with the Thames Valley Harriers Athletics Club (TVHAC) and noted their concerns regarding the disappointing setback. The track will lose the UK Athletics 'track-mark' accreditation for hosting licensed competitions in August, which was known prior to raising and matching the funds necessary to complete the scheme. This committee should note that the lease covering the clubhouse facility was re-negotiated in 2021, which offers the club a valuation which is favourable to the charitable objects of the club, along with 3 evenings per week of access to the facilities at Linford Christie, including the track, pole vault and covered indoor sprint straight at no additional cost. The Council offers consistent staff support on training nights and event days and free parking for coaches on the weekends.

Officers continue to work in partnership with the club to complete this scheme and consider further improvements on the stadium site.

Committee to approve

5. Braybrook Street Play Area Improvement Scheme Update

The tender for the Braybrook Street Under 8s Play Area improvement was published on the Council's procurement portal at the end of April with a date to receive bids back by 21st May. One bid was received which, at the time of writing, is currently being evaluated. If the bid is deemed to meet the requirements of the brief it will be recommended for approval and the work to install new play equipment and safety surfacing could start on site within 6-8 weeks and completed by mid-September.

Once the new play equipment and safety surfacing is installed, the play area will then be fenced and the path from Braybrook Street entrance extended into the play area to improve accessibility.

Phase 2 involves improving the Over 8s play area. This tender will be published once the outcome of the Under 8s tender is known. If the under 8s tender is unsuccessful the two phases will be tendered together. The financial consequence will take the value of the project above £100K, which will result in a longer procurement timetable. If the Under 8s tender is successful, the Over 8s tender will be published soon after the approval, with potential for the work to install the play equipment on site later this year subject to a successful tender process.

Committee to note.

6. Wormwood Scrubs Meadow – Local Nature Reserve (LNR)

In May 2025, the final LNR declaration was sealed by the LBHF legal team. Prior to this additional designation, the Scrubs hosted 15.95ha of LNR. The Wormwood Scrubs Meadow brings this figure up to – 29.15ha, which represents 38% of the open space. In finalising the designation, this committee, along with Hammersmith and Fulham Council demonstrate their commitment to addressing the climate and ecological emergency. With AEM Masterplan capital works due to start on-site in 2026 and the co-production of access improvements with local stakeholders, these areas of nature conservation will be further enhanced in the interest of equitable access and long-term management.

On the 10 & 11 May WSCT, The Friends of Wormwood Scrubs, RSPB and idverde delivered a 'nature day' celebration event. Over 100 participants engaged on a range of ecology focussed activities, with positive feedback recorded on the new designation and what this means for the protection of nature.

Committee to note.

7. MUGA re-surfacing programme at Old Oak Family Hub.

A contractor has been selected to undertake these resurfacing improvements. On detailed inspection with the contractor, vegetation of the outer edges of the court have affected the uniformity of the surface. An additional layer of rubber crumb will be laid around the perimeter, before installing the new carpet and spraying the required lines. The carpet has been ordered from the EU, with anticipated delivery by the final week of July. The works will take approximately 2 weeks, which will occur during the summer holidays. Barring any logistical problems, this work should be complete by the second week of September.

Committee to note.

8. Community safety report

Wormwood Scrubs updates

Date	4th June 2025
Classification	Information
Title of report	Service update
Report of	Law Enforcement Team
Decision /Decision maker	No
Report author(s)	Alfie Kerrigan & Claire Willis

Law Enforcement Team Officers for your area: –

Alfie Kerrigan Senior Law Enforcement Officer, Claire Willis 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: 28th February 2025 – 30th May 2025

Issue	No	Comments
Weapon sweeps conducted	15	No weapons found.
ASB patrols	68	Conducted to tackle reports of ASB from residents.
Dog Issue/ PSPO awareness	19	Engagement with residents led to several cases of compliance.
Engagements	43	Engagements with members of the public/ persons using WWS.
Dogs PSPO Enforcement	8	<p>During one incident a LET officer came across a dog walker with 6 dogs. The individual became very aggressive and threatened physical violence. Police called and FPN issued.</p> <p>1 x Community Protection Warning issued in May to a known dog walking company.</p>
Fly tip/ waste		No reports of Fly tipping.
High Visibility Patrols	175	Average of 2 patrols a day at least to tackle issues in WWS.
Illegal encampment	2	Encampment found. Removed by parks Contractors.
Abandoned Vehicle		None reported or witnessed by LET.
locking duties		Daily locking duties continue unless the team are extracted to conduct other urgent duties across the borough.
TOTAL	330	

In addition, and since the previous WWS report, a Community Protection Warning has been served and issued in May 2025 to another known dog walking company who are actively carrying out business on Wormwood Scrubs.

The issuing of dog related PSPO violations including Fixed Penalty Notices vary accordingly and are subject to various factors. LET endeavour to enforce accordingly towards any breaches observed or reported.

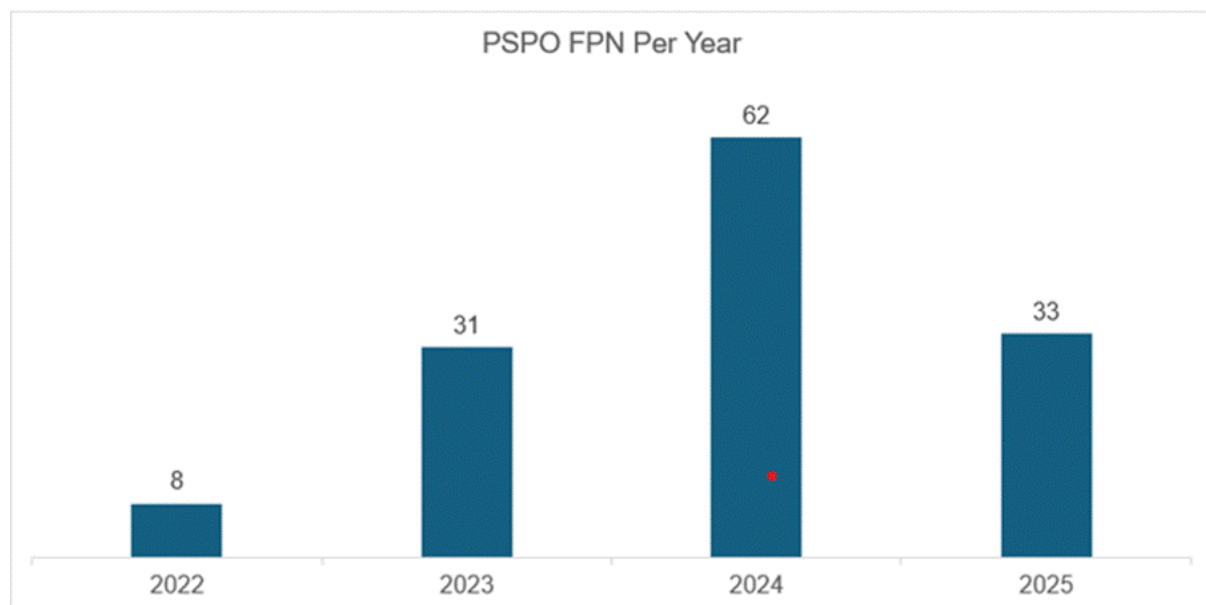
High visibility foot patrols are conducted at different times of the day; however, we aim to focus on specific and targeted approaches to patrols at time frames when anti-social behaviour and PSPO breaches are most likely to occur.

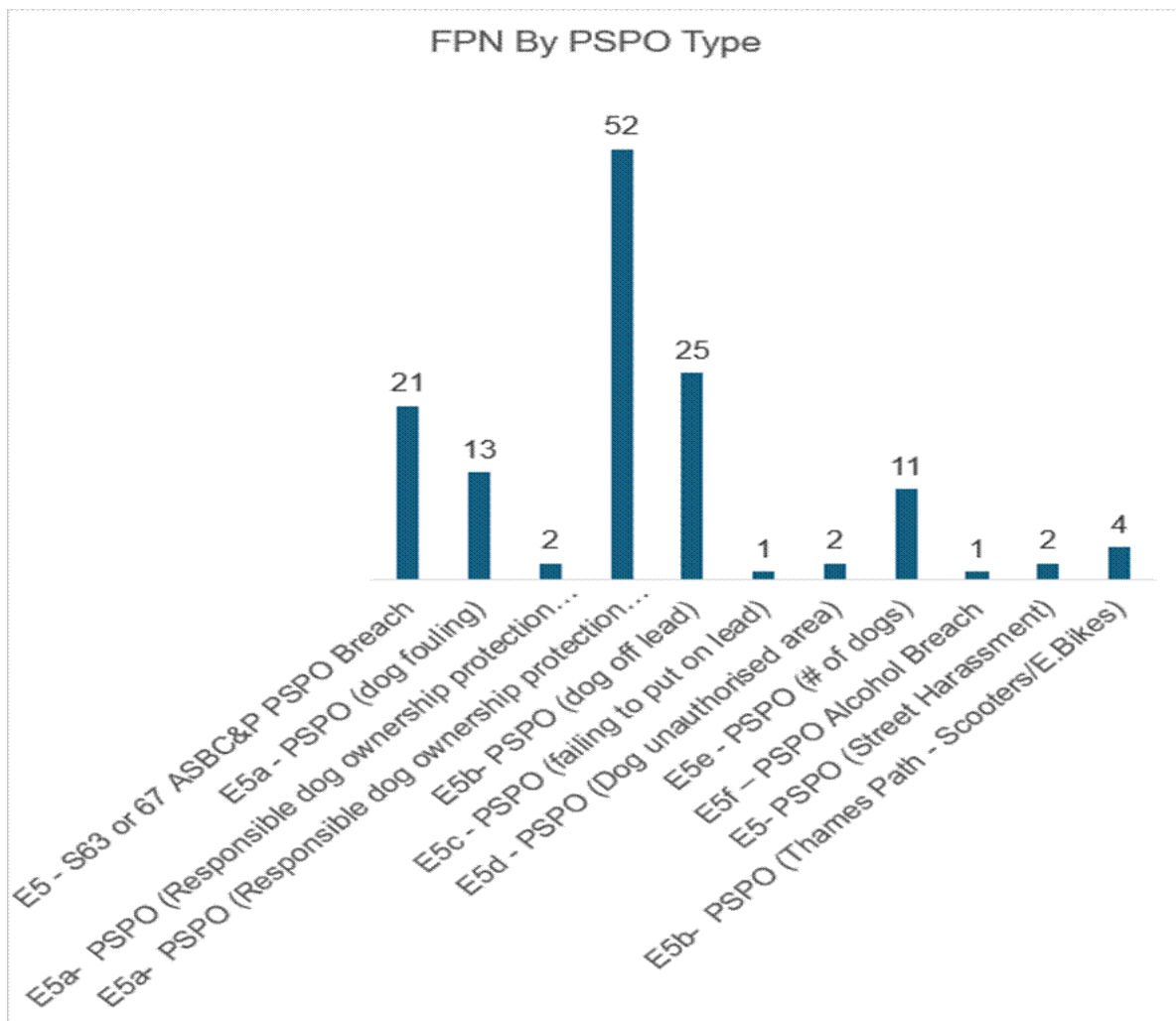
Dangerous vehicle & motorcycle usage and other related elements of crime & ASB such as threats or violence and dangerous dog issues which are experienced or witnessed on WWS are to be reported directly to the Police on 999 in the event of an emergency and 101 in a non-emergency situation. These issues can also be followed up and sent to LET.HF@lbhf.gov.uk keeping us updated and informed.

All reports, issues and concerns are to be sent directly to LET.HF@lbhf.gov.uk

WWS remains one of the most patrolled sites across the borough and staff spend more time here than any other park or open space.

PSPO ENFORCEMENT 'FIXED PENALTY NOTICES' ACROSS THE BOROUGH





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 and the team seniors: Claire.Willis@lbhf.gov.uk / Alfie.Kerrigan@lbhf.gov.uk

To contact the LET, via telephone please call **020 8753 1100** (option 3 then option 1) and via LET.HF@lbhf.gov.uk

When you contact us, your enquiry is logged and allocated to a ward officer. The ward officer will contact you with updates and arrange to meet or speak with you etc. Old Oak & College Park ward has now a dedicated email address which is: oldoakcollegepark_northwards@lbhf.gov.uk

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

9. WSCT financial performance and comparison to year end

Financial Outturn 2024/25

The financial outturn for Wormwood Scrubs Charitable Trust (“the Trust”) for 2024/25 is summarised below (subject to Audit) and is detailed in Annexe 1.

Activity	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Budget 2024/25	Outturn 2024/25 (Q4)	Variance 2024/25 (Q4)	Comparison to 2023/24 Outturn		Comments	Last Reported March	Movement
				£	£	£	£	Budget	Forecast		£	£
Pay and Display Meters & Cashless Parking	(212,757)	(312,739)	(301,509)	(385,986)	(360,000)	(420,544)	(60,544)	7%	-9%	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 2024 to January 2025 exceeding the 2023/24 equivalent income.	(418,957)	(1,587)
Hammersmith Hospital Car Park Licence	(353,547)	(362,467)	(391,983)	(438,757)	(460,705)	(462,327)	(1,622)	-5%	-5%	Actual income was £114,603.37 per quarter (Q1-Q3 in line with 2023/24 signed agreements) plus Q4 forecast of £118,516.50 (2024/25 agreement)	(460,706)	(1,621)
Other income from activities for generating funds	(341,411)	(394,099)	(389,797)	(464,662)	(395,998)	(517,945)	(121,947)	15%	-11%	Actual income from Kensington Aldridge Academy (KAA) (£364,497); Pony Centre (£13,500); UKPN rent (£3,446); Filming income (£8,777); and investment income (£127,715 - (bank interest £126,633 plus £1,092 rental income)). Favourable forecast is due to increased bank interest (£111,633), KAA (£8,347) and filming income (£1,967).	(464,198)	(53,747)
Grant Income	0	0	(173,572)	(14,255)	0	0	0			No approved grants	0	0
Total Income and endowments	(907,715)	(1,069,304)	(1,256,862)	(1,303,659)	(1,216,703)	(1,400,816)	(184,113)	7%	-7%		(1,343,861)	(56,955)
Grounds Maintenance	779,370	739,794	411,757	476,806	445,762	482,846	37,084	-7%	1%	Forecasted spend is Planned Grounds Maintenance cost (£353,471.40), Non Routine maintenance (£116,153), plus share of governance costs (£13,221.54)	435,580	47,266
Contribution to Linford Christie Stadium (LCS)	63,963	170,210	64,258	65,657	64,867	64,774	(94)	-1%	-1%	Forecast is fixed annual contribution of £63,000 plus £1,773.67 share of governance costs.	65,110	(337)
Other Expenditure	15,398	66,709	310,969	24,388	705,302	76,464	(628,838)	2792%	214%	Kensington Dragons contribution (£47,000); Scrubs school (£11,370); materials & equipment (£6,047.2); mapping software (£3,994); Asbestos removal (£2,485); Ecological survey (£1,570); fees and publicity (£881.95); donation to Friends group (Dog Show - £672); electricity (£350), plus governance costs (£2,093.77).	101,141	(24,677)
Trust Manager - Strategic Governance Review implementation	0	0	43,052	61,461	70,000	63,132	(6,868)	100%	100%	Costs associated with Wormwood Trust Charitable Trust Manager	63,000	132
Total Expenditure	858,731	976,713	830,036	628,312	1,285,931	687,215	(598,716)	105%	9%		664,832	22,383
Net (income)/expenditure	(48,984)	(92,591)	(426,825)	(675,347)	69,228	(713,601)	(782,829)	110%	-6%		(679,029)	(34,572)

The 2024/25 outturn provides a significant surplus of £713,600.88 (subject to audit), which is £34,572 better than last forecasted (£679,029 surplus per the March 2025 report). This outturn is £782,829 better than the 2024/25 budget. The overall surplus was largely due to reduced project costs (other expenditure), increased parking income and higher bank interest.

The Trust’s audited opening unrestricted income funds balance for 2024/25 was £2,133,141. Subject to audit, this 2024/25 outturn means that £2,846,742 general unrestricted income funds will be carried forward to 2025/26. The Trust’s closing charity funds for 2024/25 are, therefore, estimated at £7,846,743 when £5,000,001 fixed asset funds are added.

Trust Funds

Given the 2024/25 outturn total Trust funds are estimated to change as shown below.

Balance Sheet at End of Year							
	Outturn 2018/19	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	unaudited Outturn 2024/25
Tangible Assets	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Cash at bank	753,688	630,800	684,358	929,464	1,219,039	1,898,222	2,846,742
Creditors	(11,500)	(52,131)	(46,258)	(73,531)	(33,353)	(36,059)	0
Debtors	0	310,723	300,277	175,035	272,108	270,978	0
Net Assets	5,742,189	5,889,393	5,938,378	6,030,970	6,457,795	7,133,142	7,846,743
Fixed Assets funds	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Unrestricted Income Funds	742,188	889,392	938,377	1,030,969	1,457,794	2,133,141	2,846,742
Total Charity Funds	5,742,189	5,889,393	5,938,378	6,030,970	6,457,795	7,133,142	7,846,743

Committee to note.

Financial Forecast 2025/26

The financial forecast for Wormwood Scrubs Charitable Trust ("the Trust") for 2025/26 is summarised below and is detailed in Annexe 1. Financial transactions for the 2025/26 financial year to date are set out in Annexe 2.

Activity	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Outturn 2024/25	Budget 2025/26	Forecast 2025/26 (Q1)	Variance 2025/26 (Q1)	Comparison to 2024/25 Outturn		Comments
				£	£	£	£	Budget	Forecast	
Pay and Display Meters & Cashless Parking	(312,739)	(301,509)	(385,986)	(420,544)	(400,000)	(405,124)	(5,124)	5%	4%	Pay & Display and cashless parking income budget is set at the conservative rate of £400,000 per annum (£33,333 per month). This is £14,014 more than the 2023/24 outturn and £20,544 less than the 2024/25 outturn. Favourable variance relates to actual income in April and May exceeding the monthly budget. This income is below the 2024/25 equivalents by £1,428
Hammersmith Hospital Car Park Licence	(362,467)	(391,983)	(438,757)	(462,327)	(469,920)	(477,621)	(7,702)	-2%	-3%	Forecast is £118,516.50 per quarter (Q1-Q3 in line with signed agreements) plus Q4 forecast of £122,072
Other income from activities for generating funds	(394,099)	(389,797)	(464,662)	(517,945)	(471,121)	(472,922)	(1,801)	9%	9%	Forecast is income from Kensington Aldridge Academy (KAA - (£366,176)); Pony Centre (£13,500); UKPN rent (£3,446); Filming income (£9,000); investment income (£80,000); UKPN rental income (£3,446); and events (£800). Favourable forecast is net of increased KAA income (£2,893) less lost income from vacated park lodge (1,092).
Grant Income	0	(173,572)	(14,255)	0	0	0	0			No approved grants at Q4
Total Income and endowments	(1,069,304)	(1,256,862)	(1,303,659)	(1,400,816)	(1,341,041)	(1,355,667)	(14,627)	4%	3%	
Grounds Maintenance	739,794	411,757	476,806	482,846	477,494	477,494	(0)	-1%	-1%	Forecasted as budgeted: Planned Grounds Maintenance cost (£369,788), Non Routine maintenance (£100,000), plus share of governance costs (£7,706)
Contribution to Linford Christie Stadium (LCS)	170,210	64,258	65,657	64,774	64,033	64,033	0	-1%	-1%	Forecasted as budgeted: Fixed annual contribution of £63,000 plus £1,033 share of governance costs.
Other Expenditure	66,709	310,969	24,388	76,464	1,131,460	1,131,460	0	1380%	1380%	Forecasted as budgeted: LCS Athletics infrastructure improvements (£250,000); Kensington Dragons contribution (£202,500); LCS cafe (£150,000); Play Area (£150,000); Car park (£65,000) and MUGA (£40,000) improvements; Access and CCTV improvement (£115,000); Scrubs school, nature, art and communication activities (£35,000); Depot contribution and lodge options (£70,000); fencing and licencing (£30,000); mapping software (£5,700); plus governance costs (£18,260).
Trust Manager - Strategic Governance Review implementation	0	43,052	61,461	63,132	70,000	70,000	0	100%	100%	Costs associated with Wormwood Trust Charitable Trust Manager
Total Expenditure	976,713	830,036	628,312	687,215	1,742,988	1,742,988	(0)	154%	154%	
Net (income)/expenditure	(92,591)	(426,825)	(675,347)	(713,601)	401,947	387,321	(14,627)	156%	154%	

The 2025/26 budget was agreed with an anticipated net expenditure outturn of £401,947. The current forecast (at quarter 1 (Q1)) is a net expenditure outturn of £387,321; a favourable income movement of £14,627.

Income Forecast 2025/26 (Q1)

The 2025/26 income forecast is £1,355,667. This is £14,627 more than budgeted (£1,341,041).

Forecasted pay & display and cashless parking income (P&D) was budgeted at £400,000 (£33,333 monthly). The Q1 forecast is £405,124. This is £5,124 higher than budget but £15,420 less than the 2024/25 P&D outturn because 2025/26 year-to-date income (£71,791) is £1,428 less than the 2024/25 equivalent (£73,218). Also 5 months of 2024/25 actuals were either below or around the £33,333 monthly target.

Hammersmith Hospital Car Park income is forecasted at £477,621. This is £7,702 and £15,294 more than the 2025/26 budget and 2024/25 outturn, respectively. Quarterly income for quarters 1 to 3 is fixed at £118,516.50. Quarter 4 income is forecasted at £122,072 based on an estimated increase in Retail Price Index (RPI).

Other income is forecasted at £472,922, which is £1,801 above budget. This includes:

- annual rental income payable by KAA for the temporary site (£366,176). This is £2,893 more than budgeted.
- estimated investment income from the bank balance (£80,000). The budgeted income from the park lodge (£1,092) will not be achieved as the tenant has vacated.
- Pony Centre income (£13,500)
- filming and events income from ad hoc filming assignments and events (£9,800).
- annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (£3446 - the agreement ends on 24th March 2026; renewal/termination needs to be considered soon).

Expenditure Forecast 2025/2026 (Q1)

At Q1 the expenditure forecast agrees with the 2025/26 budget (£1,742,988, i.e. £1,715,988 direct costs + £27,000 governance costs).

Governance Cost – These are variable and comprise of Audit, Legal and Finance support to the Trust. The Q1 governance costs forecast is £27,000, as budgeted. Apportioned by value to cost categories, the governance cost allocations are forecasted as follows:

2025/26 Q1 Forecast (6th June 2025)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	369,788	369,788	6,066	375,854
Contribution to Linford Chrstie Stadium	63,000	63,000	1,033	64,033
Non Routine Maintenance	100,000	100,000	1,640	101,640
Other exepnditure	1,113,200	1,113,200	18,260	1,131,460
Strategic Governance Review implementation	70,000	70,000	-	70,000
Total	1,715,988	1,715,988	27,000	1,742,988

Grounds Maintenance (GM) forecast (£477,494) – Includes both planned routine maintenance (£369,788), non-routine maintenance (£100,000), and £7,706 apportioned governance costs.

Contribution to Linford Christie Stadium forecast (£64,033) – Governance costs, totalling £1,033 have been apportioned to this fixed cost of £63,000.

Other expenditure forecast (£1,131,460 (£1,113,200 plus £18,260 governance costs) – This includes a range of projects and investment:

- Linford Christie Stadium projects (£602,500) – Athletics infrastructure improvements (£250,000); Kensington Dragons contribution (£202,500), and café (£150,000).
- Recreation (£238,300) – Play area improvements (£198,000) and multi-use games area (MUGA) resurfacing (£40,000).
- Access and CCTV (£125,000) – Access improvements (£100,000), CCTV on access road (£15,000) and Dog exercise area (£10,000).
- Buildings and boundaries (£90,000) – Depot maintenance (£50,000), Park lodge options appraisal (£20,000) and Wooden fencing safety improvements (£20,000).
- Arts, communication and ecology (£35,000) – Scrubs school (outdoor learning), guided nature walks, art programme and WSCT communication.
- Hammersmith car park improvements (£10,000).
- Licences and administration (£12,400).

Trust Funds

Subject to 2024/25 audit, opening 2025/26 general unrestricted income funds are projected at £2,846,742. Given the current 2025/26 net expenditure forecast total Charity Trust funds are estimated to reduce by £387,321 to £7,459,422 as shown below.

Balance Sheet at End of Year							
	Outturn 2019/20	Outturn 2020/21	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	unaudited Outturn 2024/25	Forecasted Outturn 2025/26
Tangible Assets	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Cash at bank	630,800	684,358	929,464	1,219,039	1,898,222	2,846,742	2,459,421
Creditors	(52,131)	(46,258)	(73,531)	(33,353)	(36,059)	0	
Debtors	310,723	300,277	175,035	272,108	270,978	0	
Net Assets	5,889,393	5,938,378	6,030,970	6,457,795	7,133,142	7,846,743	7,459,422
Fixed Assets funds	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001	5,000,001
Unrestricted Income Funds	889,392	938,377	1,030,969	1,457,794	2,133,141	2,846,742	2,459,421
Total Charity Funds	5,889,393	5,938,378	6,030,970	6,457,795	7,133,142	7,846,743	7,459,422

Committee to note.

WORMWOOD SCRUBS CHARITABLE TRUST

STATEMENT OF ACCOUNTS 2025/26 - Unaudited

Wormwood Scrubs Charitable Trust

Statement of Financial Activities for Year ended 31 March 2025

Income and Expenditure	2025/26 Forecast	2024/25 Outturn	Notes
	£	£	
Income and endowments from:			
Donations and legacies			
Income from Charitable activities:			
Pay and Display Parking Meters	(405,124)	(420,544)	Parking income is recovering and is at its highest level
Hammersmith Hospital Car Park Licence	(477,621)	(462,327)	Contracted lease payments are expected to increase by inflation (RPI)
Other trading activities	(392,922)	(390,221)	Includes income from the KAA, UKPN charging points, Pony Centre and filming income.
Income from Investments	(80,000)	(127,725)	Interest on cash balances and 2024/25 rental income from the park lodge
Income from donations and grants	0		HS2 Ltd and GLA grant funding
Total Income and endowments	(1,355,667)	(1,400,816)	
Expenditure on:			
Raising funds	0	0	
Charitable activities:			
Contribution to Linford Christie Stadium	64,033	64,774	Contribution to Linford Christie Stadium plus proportion of governance costs.
Non Routine Maintenance of Wormwood Scrubs	101,640	119,423	Expenditure on non-routine grounds maintenance plus proportion of governance costs.
Routine Grounds Maintenance of Wormwood Scrubs	375,854	363,423	Grounds Maintenance contracted spend plus proportion of governance costs.
Other expenditure	1,131,460	76,464	Projects and major works
Direct Staff	70,000	63,132	Strategic governance review implementation
Charitable expenditure	0	0	HS2 Ltd
Total Expenditure	1,742,988	687,214	
Net gains/(losses) on investments			
Net (income)/expenditure	387,321	(713,601)	
Reconciliation of Funds			
Total funds brought forward	(7,846,741)	(7,133,141)	
Total funds carried forward	(7,459,421)	(7,846,741)	
All income is unrestricted.			

Annexe 2

Wormwood Scrubs Charitable Trust Transactions (1st April 2025 to 6th June 2025)		
Activity	Comments	(28,424.54) Amount £
Direct Costs staff related	Wormwwod Scrubs Manager Direct Costs	4,642.50
Direct Costs staff related	Wormwwod Scrubs Manager Direct Costs	4,642.50
Direct Costs staff related	Wormwwod Scrubs Manager Direct Costs	633.82
Direct Costs staff related	Wormwwod Scrubs Manager Direct Costs	633.82
Non Routine Maintenance of Wormwood Scrubs	TREE ROOT BARRIERS - LCS	2,976.00
Non Routine Maintenance of Wormwood Scrubs	TREE PLANTING - PAYMENT OF OUTSTANDING	(441.00)
Non Routine Maintenance of Wormwood Scrubs	DIG OUT AND REPLACE DAMAGED YELLOW BAR	879.00
Non Routine Maintenance of Wormwood Scrubs	PARKS GULLY CLEANSING - WORMWOOD SCRUBS	1,600.00
Routine Grounds Maintenance of Wormwood Scrubs	GM INFLATION - WSCT (Q1 24/25)	2,498.23
Routine Grounds Maintenance of Wormwood Scrubs	LOT3 INFLATION FEB & MAR'25	4,487.92
Routine Grounds Maintenance of Wormwood Scrubs	LOT3 INFLATION UP TO 31JAN'25	21,717.05
Routine Grounds Maintenance of Wormwood Scrubs	ACCRUAL 2024/25 WSCT03 GM INFLATION APR 24-JAN 25	(16,650.43)
Routine Grounds Maintenance of Wormwood Scrubs	ACCRUAL 2024/25 WSCT03 GM INFLATION FEB-MAR 25 CRE	(4,487.92)
Routine Grounds Maintenance of Wormwood Scrubs	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/01/23 CR	(1,665.68)
Routine Grounds Maintenance of Wormwood Scrubs	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/03/24 CR	(3,400.94)
Non Routine Maintenance of Wormwood Scrubs	WORMWOOD SCRUBS- GYM BIKE. REPLACE SPEED	310.50
Non Routine Maintenance of Wormwood Scrubs	5 TONNES OF TOP SOIL FOR WORMWOOD SCRUBS	935.00
Non Routine Maintenance of Wormwood Scrubs	IDV01173- GREEN FLAG PLANTING FOR	723.00
Other Expenditure	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	(53,037.61)
Other Expenditure	X10 METAL 'NO BBQ SIGNS' - WORMWOOD	736.85
Other Expenditure	X10 ACCESS CARDS AND PROGRAMMING - WWS	649.50
Other Expenditure	2ND PAYMENT - BRAYBROOK PLAYAREA	8,846.32
Other Expenditure	DELIVERY OF STALL AND ACTIVITY FOR WWS	300.00
Other Expenditure	WSCT/SV - BMX COACHING SESSION 24/05/2025	360.00
Other Expenditure	WORMWOOD SCRUBS CIRCULATION ROUTES PLAN	4,845.00
Other Expenditure	2ND GRANT FUNDING PAYMENT RELATING TO	53,000.00
Other Expenditure	3RD GRANT FUNDING PAYMENT RELATING TO	50,000.00
Other Expenditure	ARTILLERY LANE RESURFACING ON BEHALF OF	53,037.61
Governance Costs - Audit	WSCT 2024-25 ACCOUNTS AUDIT FEE	(11,700.00)
Other trading activities	WORMWOOD SCRUBS PARKING INC APRIL 2025 VAT	(33,793.17)
Other trading activities	0MFIN06858-	(800.00)
Other trading activities	CHARING CROSS HOSPITAL CAR PARK PERIOD: 25/03/2025 TO 24/06/2025	(118,516.50)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: APRIL 2025	(30,648.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: MAY 2025	(30,648.00)
Other trading activities	KENSINGTON ALDRIDGE ACADEMY RENT: JUNE 2025	(30,648.00)
Other trading activities	ACCRUAL-WSCT02- RENTAL INCOME 2025-26 (PONY CENTRE	(3,375.00)
Trust normal transactions		(121,357.63)
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	4,389.50
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	4,389.50
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	595.87
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	595.87
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	904.23
Direct Costs staff related	Wormwood Scrubs Development Manager direct costs	904.23
Governance Costs	Pick Everard - Financial work	2,000.00
Governance Costs	Pick Everard - Financial work	1,000.00
Governance Costs	ACCRUAL-WSCT05 BEVAN BRITTAN LLP 2021/22-HS2-DEBTO	1,344.00
Governance Costs	ACCRUAL-WSCT05 ENGINEERS COMPUND BOUNDARY 2020/21-	1,047.80
Governance Costs	ACCRUAL-WSCT05 LAMBERT SMITH HAMPTON 2021/22-HS2-D	14,999.00
Governance Costs	ACCRUAL-WSCT05 LAMBERT SMITH HAMPTON 2022/23-HS2-D	11,165.00
Governance Costs	ACCRUAL-WSCT05 LAMBERT SMITH HAMPTON 2024/25-HS2-D	11,635.67
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40002032 2020/21-HS2	6,033.60
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40002105 2021/22-HS2	10,939.60
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40002105 CPO-HS2-DEB	2,689.20
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40002105&2032 2022/2	2,037.74
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40004490 CPO-HS2-DEB	64.80
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40006228 AEM-HS2-DEB	7.20
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE NO. 40006527 MP-HS2-DEBT	7.20
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE-AA (SEWER) 2023-24-HS2-D	1,320.60
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE-AEM 2023-24-HS2-DEBTOR	1,330.00
Governance Costs	ACCRUAL-WSCT05 LEGAL FILE-CA (CPO) 2023-24-HS2-DEB	307.20
Governance Costs	ACCRUAL-WSCT05 NEIL CAMERON QC 2021/22-HS2-DEBTOR	9,225.00
Governance Costs	ACCRUAL-WSCT05-LEGAL FILE NO. 40002032 2021/22-HS2	4,752.00
Governance Costs	ACCRUAL-WSCT06-TELEPHONE RECHARGES RIA	(1.72)
Governance Costs	ACCRUAL-WSCT07-BBVS REIMBURSED LEGAL FEES SEWER -	(750.00)
HS2 transactions		92,933.09

Appendices

1. Appendix A – [KAA2 Site decommission programme.](#)