

Wormwood Scrubs Charitable Trust Committee Minutes

Wednesday 18 June 2025

PRESENT

Committee members: Councillors Alex Sanderson (Chair), Bora Kwon and Dominic Stanton

Co-opted members: Faye Thomas and Sir Stephen Waley-Cohen

Advisors to the Trust: Osama El-Amin (Trust Manager), Simon Ingyon, Victoria Abel, Carmen Lomotey, Nick Falcone.

1. APPOINTMENT OF CO-OPTED MEMBERS

The Committee approved the appointment of Sir Stephen Waley-Cohen and Faye Thomas as non-voting co-opted members.

2. APOLOGIES FOR ABSENCE

No apologies for absence were received.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES OF THE LAST MEETING

Matters arising:

Stephen Waley-Cohen (Co-Opted Member) sought updates on the timetable for the master plan, as well as the timetable for signs and access. Lastly, he noted that the grounds maintenance contract was expiring in 18 months, and he asked what the process was for renewal. The Chair explained that a written response would be provided for the timetable related queries and that the process to renew the grounds maintenance contract would be a procurement process. Mark Raisbeck (Advisor to the Trust) added that a strategic report would be going to cabinet for the maintenance contract to seek permission to begin the procurement process. Stephen Waley-Cohen, on behalf of Friends of Wormwood Scrubs, offered to be involved in the procurement process, as had been the case previously.

RESOLVED

That the minutes of the previous meeting held on 18th March 2025 were agreed as an accurate record.

5. **MANAGER'S REPORT**

KAA2 Site Decommissioning Programme

Osama El-Amin (Trust Manager) provided an overview of the report which explained that in 2024, the Department for Education (DfE) outlined their intention to maintain the KAA2 temporary school site, on the 'parade ground' for a further 3-year period. Since then, DfE had 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 had decided the KAA2 site was no longer required beyond the current permitted term.

Stephen Waley-Cohen mentioned that it was recommended that the tarmac not be retained due to flooding risk and asked how the new solution with slate on top, would not cause the same issue. The Chair explained that the slate was semi-permeable.

The Committee agreed to engage the Ministry of Defence (MoD) and the Old Oak and Park Royal Development Corporation (OPDC) on the future use of the space.

Grounds Maintenance (GM) contract performance update and upcoming activities

Osama El-Amin updated the committee on the performance of the grounds maintenance contract. It was currently performing to a satisfactory level. No complaints had been received from the public in that time. Grass cutting, sports pitch line marking and regular cleansing regimes had been maintained successfully. Horticultural features including the wildlife hedges and flower beds had been weeded and maintained under the stewardship of the on-site Ecologist.

The Committee noted the update

Park Lodge – Building condition and future use

Osama El-Amin introduced the report which updated the Committee on the condition of Park Lodge. A building condition survey undertaken at the property had highlighted several structural issues with the building. The abundance of mature vegetation near the building had impacted the foundations, resulting in differential settlement (subsidence), evidenced by large cracks on the internal facade and ceilings. The committee was asked to consider the safety and security risks of maintaining the building in its current state and consider demolishing the building.

Councillor Stanton asked whether there had been an income stream to the Council from Park Lodge. Osama El-Amin explained that there had been a small income stream through rent.

Councillor Stanton questioned what would happen to the space, once the building was demolished. Osama El-Amin told the committee that the building would not be replaced in the short term, due to the limited footfall in the area because of the HS2 construction. In the short term it could be used as open space, then officers, with direction from the Committee, could think about how to use the space in the long term.

Councillor Stanton asked how big the grounds were. Osama El-Amin indicated the garden had been overgrown, so at the moment it is difficult to calculate an exact square meterage.

Councillor Stanton wanted to understand whether demolishing the building would have an impact on any future planning. Osama El-Amin explained that it was on metropolitan open land and therefore it would be very difficult to get planning permission to build. He added that in its current state, the building was not fit to be lived in and beyond a level of repair that warranted undertaking improvements.

Faye Thomas (Co-Opted Member) asked at what point once a building has been demolished could they no longer build on the site. Osama El-Amin told the committee that if they capped off the utilities, they could be used in the future, but if they went to the utility companies and asked for them to be stopped at the source it would then be more difficult to provide utilities to the site again.

Faye Thomas wondered for what purpose the building was built for. Osama El-Amin clarified that it was originally built for a staff member to live on the site.

Stephen Waley-Cohen commented that this part of the scrubs was not an ideal place for a building as it was one of the most ecologically sensitive parts of the scrubs. He added that he would be supportive of building in a different part of the scrubs. Osama El-Amin added that the idea of a park ranger had been raised before, and this would be better in a part of the scrubs with higher footfall.

The Committee noted the update

Linford Christie Sports Centre – Capital Programme

Osama El-Amin introduced this report. Phase 1 of the changing room 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, this had now been completed. The feasibility of replacing an old toilet block with a café was currently being looked at. The artificial pitch resurfacing scheme was almost complete. The Committee were asked to delegate authority to finalise the lease for the artificial pitch to the Chair. There was ongoing work to the Athletics track. Tests had found undulations under the track and the base layer was damaged. There were two options, one was a partial remediation of the base layer and the other was to resurface all the concrete below the track. The Committee were asked to delegate authority to the Chair to pursue if these options were financially viable.

Councillor Stanton asked whether the work to the track would mean that they would miss out on holding events next season. Osama El-Amin confirmed that they couldn't host the National Athletics League events until the track was repaired but that it wouldn't be the season for those events until after the remediation work was completed, and the Harriers could still use the track in the meantime.

The Committee noted the update on the Linford Christie sports stadium capital scheme and delegated authority to the Chair for approving the final KDFC lease and progression of the track re-surfacing scheme.

Braybrook Street Play Area Improvement Scheme Update

Victoria Abel (Advisor to the Trust) introduced the report which highlighted that the tender for the Braybrook Street Under 8s Play Area improvement was published on the Councils procurement portal at the end of April with a date to receive bids back by 21st May. One bid was received which, was currently being evaluated. Phase 2 involved 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.

Faye Thomas asked what the timeline was for finalising the review of the bid. The Chair explained that she was still reviewing the bid and hadn't made a decision. Stephen Waley-Cohen commented that there needed to be more shade at the play area. Officers responded that this would be considered within the phase 2 scheme.

The Committee noted the update.

Wormwood Scrubs Meadow – Local Nature Reserve

This report was introduced by Osama El-Amin May 2025, the final Local Nature Reserve (LNR) declaration was sealed by the London Borough of Hammersmith and Fulham (LBHF) legal team. Prior to this additional designation, the Scrubs hosted 15.95ha of LNR. The Wormwood Scrubs Meadow brought this figure up to – 29.15ha, which represented 38% of the open space. In finalising the designation, this committee, along with Hammersmith and Fulham Council demonstrated their commitment to addressing the climate and ecological emergency. Osama El-Amin thanked the committee, RSPB, LBHF Ecology officers and the Friends of Wormwood Scrubs in arriving at this achievement.

The Committee noted the update.

MUGA resurfacing programme

Osama El-Amin introduced this report which gave an update on the MUGA resurfacing. A contractor had been selected to undertake resurfacing improvements. An additional layer of rubber crumb would be laid around the perimeter, before installing new carpet and spraying the required lines. The works would take approximately 2 weeks, which will occur during the summer holidays. This work should be complete by the second week of September.

The Committee noted the update.

Community Safety report

Alfie Kerrigan (Advisor to the Trust) introduced the report which highlighted the work of the Law Enforcement team (LET). They had undertaken 15 weapon sweeps, none had been found, there were 68 Anti-Social Behaviour sweeps due to reports from residents. The majority of issues were dog and public space awareness related. How to contact the LET was also outlined.

The Chair questioned what issues should lead to contacting the LET and which should mean people contact the Police. Alfie Kerrigan highlighted a number of issues such as threats of violence, dangerous driving, racism and harassment which should go to the Police whereas as general Anti-Social behaviour should go to the LET team. He added that if anyone is in doubt, they should contact the Police.

The Committee noted the report.

Wormwood Scrubs Charitable Trust financial performance

Carmen Lomotey (Advisor to the Trust) introduced the report which outlined the financial performance of the Trust in Q1 2025. The 2024/25 outturn provided a significant surplus of £713,600.88 (subject to audit), which was £34,572 better than last forecasted (£679,029 surplus per the March 2025 report). The overall surplus was largely due to reduced project costs (other expenditure), increased parking income and higher bank interest.

Councillor Stanton questioned whether vacating Kensington Aldridge was taken into account in the 2025/26 forecast. Carmen Lomotey confirmed that it was not taken into account as there was not currently a date of vacation. She added that there may be a downward adjustment of circa £100k for this reason.

The Chair commented that the financial situation was healthier than it had been in a long time.

The Committee noted the report.

RESOLVED

That the Committee:

1. Received the update on the KAA2 site and agreed 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. Received an update on the performance of the Grounds Maintenance contractor and noted upcoming maintenance activities in Q2. 2025/26.
3. Noted the structural issues concerning the Park lodge building and discussed the next steps to securing the site.
4. Received an update on the Linford Christie sports stadium capital scheme and delegated authority to the Chair for approving the final KDFC lease and progression of the track re-surfacing scheme.
5. Noted an update on the Braybrook play area improvement scheme.
6. Noted the final designation of the Wormwood Scrubs Meadow – Local Nature Reserve.
7. Noted an update on the MUGA re-surfacing programme at Old Oak Family Hub.
8. Received an update on Community Safety.
9. Noted WSCT financial performance and comparison to year end.

6. DATE OF THE NEXT MEETING

The Committee noted the date of the next meeting scheduled to be held on 24th September 2025

Meeting started: 6:30pm
Meeting ended: 7:23pm

Chair

Clerk: Liam Oliff
E-mail: Liam.Oliff@lbhf.gov.uk