

## MANAGERS REPORT

### Report to Wormwood Scrubs Charitable Trust Committee

February 2026

**Report Author:**

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Manager

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### Executive Summary and Decisions Sought

#### The Committee is asked to:

1. Approve the WSCT annual report and financial statements for year ended 31<sup>st</sup> March 2025.
2. Delegate authority to the Chair to progress the AEM Masterplan contract procurement.
3. Note the re-instatement of the KAA2 site and resident engagement activities.
4. Note performance of the ground's maintenance contractor and planned works from February – April 2026.
5. Approve a £20K uplift to the athletics track improvement scheme at Linford Christie Sports Stadium.
6. Approve a pilot workforce plan for 2026/27.
7. Note completion of works to the Multi-Use Games Area.
8. Note updates on the Braybrook play improvements scheme.
9. Celebrate the Principal Award for Nature Conservation and Biodiversity Enhancement by the British Association of Landscape Industries (BALI)
10. Note a community safety update.
11. Note a comparison of the Trust's finance to year end.

## **1. WSCT Annual Report and Financial Statements – 2024/25**

The Trust delivered a surplus for the year of £713,601. This surplus was substantially underpinned by the additional income from the Kensington Aldridge Academy's occupation of the parade ground which concluded in December 2025. Deferred capital expenditure of some projects to 2025/26 also contributed to this position.

The Trust started 2024/25 with an opening balance of £7,133,142. With the addition of the in-year surplus of £713,601, the year-end balance was £7,846,743. The amount carried forward consists of unrestricted income funds of £2,846,742 (£2,000,000 of which are designated funds for future spend on capital projects) and restricted funds relating to the valuation of land and buildings of £5,000,001. The Trust's land includes the Linford Christie Athletics Stadium, Pony Centre, three-bedroom cottage (Park Lodge) and single storey parks depot, all of which are valued as £1 in total as well as the car park valued at £5,000,000 as at 31st March 2018.

Further details on the financial performance can be found within the Statement of Accounts and Trustee's report which was circulated to committee members electronically in December 2025 and approved electronically in January 2026.

MHA were re-appointed as the Trust's auditors of the financial statements for 2024/25. They undertook most of their audit work in November 2025 and their audit findings report was shared with committee members electronically alongside the Trustee's annual report. MHA then completed their final sign-off and issued an unqualified audit opinion following the Trust's approval of the annual report in January 2026.

Following the conclusion of the audit, the 2024/25 Trustee's annual report and accounts was then submitted to the Charity Commission as part of the 2025 annual return before the 31st of January 2026 deadline.

The following recommendations relating to this item have already been approved by all committee members and include the following:

1. To approve the 2024/25 Trustee's Annual Report (including the Trust's Reserves policy).
- 2 To approve the 2024/25 financial accounts for Wormwood Scrubs Charitable Trust ("the Trust"), incorporated as part of the Annual Report.
3. To approve the 2024/25 management representation letter.

4. To note the contents of the annual risk assessment (contained in the Trustee's report on pages 18-20).
5. To note that the accounts remain subject to change until the final audit opinion is issued and to delegate authority to the Director of Public Realm, Mark Raisbeck in consultation with the Chair of the Committee, to approve any changes to the 2024/25 Financial Accounts, Annual Report and the management representation letter required as part of the finalisation of the audit process.

This committee is asked to officially record their approval of the 2024/25 audited financial accounts and statements.

**Committee to approve.**

## **2. AEM Masterplan Procurement**

The tender process for the AEM Masterplan contract was published on 7<sup>th</sup> August 2025 with a 4-week allowance for tender submissions, concluding on Thursday 4<sup>th</sup> September. Prior to publication, several expressions of interest were logged. At the conclusion of the tender submission period, a total of four bids were received, all of which required clarification on numerous items.

In line with Local Authority Procurement regulations for projects of this value, the bids were evaluated by two separate panels. One panel assessed submissions for their technical quality (TQ). A second panel assessed the pricing elements (PE) of each submission.

In concluding those evaluations, submitted costs sat above the identified budget, yet lay within a similar range, indicating the real market price for these works. In line with the 2016 – Alternative Ecological Mitigation Agreement between HS2 and LBHF acting as sole corporate trustee to the Trust, clause 8 - 'costs: liability and payment' - *"If the costs of the contractor appointed under clause 8 exceed three million eight hundred and eighty five thousand six hundred and fifty seven pounds (£3,885,657), the promoter shall increase the cap to the amount specified in the contractor's tender response, provided the Council has acted in accordance with the requirements of this Agreement and has, in particular, had regard to the need to achieve value for money.*

In adhering to the transparency obligations of this agreement and demonstrating value for money in the preferred contractor's submission, officers have shared costs with HS2 under a non-disclosure agreement. The current Masterplan implementation programme identifies February 2026 as the contract start date. As this matter is still in moderation and the outcome of negotiations with HS2 will be settled in-between

committee meetings, this committee is asked to delegate authority to the Chair to authorise the most appropriate solution.

A further update will be reported to this committee in March 2026.

**Committee to approve.**

**3. Kensington Aldridge Academy (KAA2) Site re-instatement**

In 2017, the KAA2 site was constructed in the immediate aftermath of the tragedy at Grenfell Tower to support the needs of Kensington Aldridge Academy secondary school, which sits in the shadow of the tower. The site gained planning permission from the OPDC, which included the terms of site re-instatement, including the removal of utility connections, termination of services and removal of asphalt surfacing.

The Department for Education (DfE) submitted a site re-instatement plan to the Trust in May 2025. The plan covered a 28-week period (June 2025 – December 2025). As the license to occupy the site expired in July 2025, the Trust negotiated a sustained rental fee based on the 2024/25 rate, to apply for the duration of the re-instatement period.

Terms of re-instatement followed that appended to the planning permission and the programme concluded on time. As the space is now totally open and potentially liable to vehicular incursions, the Trust negotiated an additional week of rent with DfE to support the cost of constructing iron railings at the site entrance. This security measure is having the desired effect and will remain in place. The Trust Manager is also working with the Woodman's Mews Residents Association to identify communal improvements around the estate as a means of recognising the disturbance caused to residents as a result of the re-instatement programme.

Given discussions with the OPDC regarding the limitations to development afforded by 'Metropolitan Open Land (MOL)' designation, Officers are working with a consortium of local community groups and interested parties to develop an outline plan for the future use of that space. Any proposals will align with local and national planning policy frameworks regarding MOL, before reporting back to this committee for consideration.

**Committee to note.**

**4. Grounds maintenance performance and planned activities**

As presented in September 2025, the seasonal scrub and bramble management programme has progressed with the support of local volunteers. Approximately

8000m<sup>2</sup> has been maintained this autumn, with the remaining identified locations to be completed after the bird nesting season in September 2026.

Performance levels have been maintained, although officers are monitoring use of the ground's maintenance depot, as the green waste processing pile has accumulated significantly over the past 3 months. Our agreement obliges the contractor to process and filter the green waste into adequately graded mulch, before distributing that organic matter across shrub beds and designated spaces across the borough. Officers are also awaiting a final 'invasive weed treatment plan' with confirmed dates and resource arrangements. Failure to adequately address these outstanding issues will result in penalty charges.

February – April planned maintenance activities will include the following scheduled tasks

<b>Main Site: February – April</b>	
<b>Sports Fields</b>	1. Pitches marked once a week. Holes filled daily .2. Defects reported daily. 3. Litter picked daily. 4. Grass cut once per month in March and April.
<b>Amenity Grass</b>	No grass cutting in February. Grass is cut once per month in March and April.
<b>Hard Surfaces</b>	Daily sweeping
<b>Whole Site</b>	1. Daily litter picking. 2. Daily bin collection. 3. Broken glass is collected daily. 4. Defects reported daily.
<b>Play Area's</b>	1. Daily site inspections. 2. Defects are reported daily. 3. Daily litter picking.
<b>Bins</b>	1. Collected daily, with any damages/defects reported.
<b>Shrub Beds</b>	1. Monthly nesting bird checks. 2. Shrub beds weeded once per month; Feb – Apr. 3. Report all defects and isolate dangerous materials once a month.
<b>Wildlife Hedges</b>	1. Check for nesting bird activity.
<b>Woodland Management</b>	1. Tree's surveyed (priority locations – Scrubs Lane, Braybrook St, Loverose Lane), with crowning, or monolithing or felling in February. Woodchip laid across Forest School routes, timber edging and habitat management.
<b>Linford Christie Stadium: February – April</b>	
<b>Sports Field</b>	1. Daily goal inspections. Grass cut once per month; Mar – Apr. 2. Litter picked once per week.
<b>Amenity Grass</b>	1. Grass cut one per month; Sep - Dec. 2. Litter is picked once per week.
<b>Hard Surfaces</b>	1. Signs and benches to be pressure washed fortnightly. 2. Graffiti is removed daily. 3. Daily sweeping of hard surfaces. 4.

	Defects isolated and reported daily. 5. Weeds are removed weekly.
<b>Synthetic Pitches</b>	1. Surfaces brushed, remove all debris once per week. 2. Isolated and reported any dangerous defects weekly. (Mon-Fri).

Tree works will be communicated to estate tenants and Friends of Wormwood Scrubs at least 2 weeks prior to completion, with signage installed where appropriate. Weekly volunteering activities will continue to proceed, with extra care paid to the activity of ground nesting birds. Users are asked to ensure all dogs are kept on leads in the Western Meadow area until September 2026.

**Committee to note.**

## **5. Linford Christie Stadium – Running track upgrade**

As reported to this committee in September 2025, phase three of the Linford Christie capital programme involves renovating the athletics track and the associated base structure. Three signatories to the Alliance leisure framework submitted costs against the identified scope of works, which initially included re-surfacing the 130m covered sprint straight, steeple chase and water jump pit and improving the shot-put area. Tender returns identified a budget deficit of £230K.

Officers have worked with the Thames Valley Harriers and surfacing consultants to amend the scheme by prioritising the 400m athletics track, floodlighting and base repairs, which come in at £128K over budget.

This uplift will be met via the following allocations: £40K contribution from the LBHF S106/Community Infrastructure Levy (CIL). £18K from the LBHF Sports and Leisure department budget, £20K from WSCT in 2025/26, with a further £50K from WSCT in 2026/27.

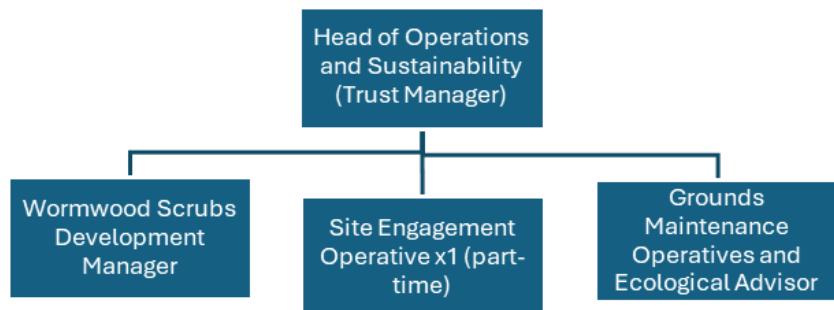
Officers have logged a letter of intent to the preferred bidder and are awaiting confirmed dates for this programme. We will seek to ensure priority bookings, including in-borough state schools will maintain required access. A final date range will be reported back to this committee in March 2026. This committee is asked to approve an uplift of £20K to this programme, this financial year.

**Committee to approve.**

## **6. WSCT workforce plan for 2026/27**

In consultation with the Committee Chair, the Friends of Wormwood Scrubs and on-site staff, the Trust Manager has identified priority workstreams for the Trust in 2026/27. Among these priorities include; Grounds maintenance and ecological works compliance, monitoring byelaw, PSPO and sports booking compliance and ensuring general accessibility and safety around the WSCT estate.

In 2026, capital and community investment programmes will see a heightened level of activity on the Scrubs. In pursuit of those ambitions, this committee is asked to approve the following outline workforce plan for 2026/27.



Head of operations and sustainability role (pay scale; PO10, SP54) will be an enhancement of the Trust Manager role with additional line management responsibility, a requirement to produce a 5-year business sustainability strategy, lead all development activities and maintain all compliance responsibilities for the charity. The Wormwood Scrubs Development Manager role (pay scale; PO4, SP39) will continue to be paid by the 2016 AEM Agreement with HS2, reporting into the Head of Operations and Sustainability, with a soft line reporting into the Head of Parks and Cemeteries. Grounds maintenance operatives and on-site Ecology Advisor will continue in their current capacities, paid for by the ground's maintenance contract, and a new site Engagement Officer will be recruited to support on-site monitoring and compliance. This will be a seasonal, part time role (Scale 1C, SP2). This structure will be piloted in 2026/27 for 1 year, with the Engagement Officer recruited in the spring, for a summer start.

The financial implication of this structure will be a £40K increase for the duration of the pilot programme, bringing the Trust's total staffing overheads to £110K in 2026/27. This committee is asked to approve the proposed workforce structure. Budget approval will be sought in March along with other budget items for 2026/27.

### **Committee to approve.**

## **7. Multi-Use Games Area (MUGA) improvement works**

This capital programme concluded in early December 2025, after a 4-week closure. The contractor successfully removed the old damaged surfaced, laid and levelled a new asphalt sub-base, re-aligned the concrete edges and laid a new multi-use carpet. We have also upgraded the fencing and installed new LED floodlights, at a total cost of £64K. With the support of local parents and youth activity providers in operating in the community, the facility will remain open access for all to enjoy. Feedback from users and parents has been excellent, citing the lack of free to use facilities elsewhere in the region. Officers will continue to monitor usage and ensure the necessary maintenance regime is factored into future budgets.

**Committee to note.**

**8. Braybrook St play area improvement works**

**Phase 1** - Play area improvements for under 8s was completed by Sutcliffe Play in November 2025 and work to extend the existing footpath from Braybrook Street into the play area was completed in December 2025, with some minor repairs to the safety surfacing completed in January 2026. The final element to phase 1 is the installation of gates and 1.1m high wooden fence around the play area, which will be completed in February 2026.

**Phase 2** - Play area improvements to the over 8s section includes installation of a large scale and challenging piece of play equipment in the northeast corner of the play area, along with safety surfacing and low-level wooden fencing.

The large-scale equipment tender process has concluded. A contract is in place with the successful bidder and prestart is scheduled for 23rd March, with work due to start on site in early April and completed in 4 – 6 weeks, weather permitting. The equipment to be provided is wooden and treated with a sustainable resin for longevity. A 3D illustration of the equipment can be seen below. Officers have confirmed with the contractor that both pieces of equipment will adjoin with safety surfacing (not shown below). A planning application for this development will be submitted to OPDC prior to installation.



Once the play equipment has been installed, we will consider how to provide shade within the play area along with the additional seating, which Officers will discuss with the Friends of Wormwood Scrubs.

**Committee to note.**

**9. BALI awards 2025**

The British Association of Landscape Industries (BALI) is the United Kingdom's leading trade association and accreditation body for landscaping professionals. BALI present annual awards to industry members across a variety of categories. In December 2025, The Wormwood Scrubs Charitable Trust and Idverde successfully won the Principal Award for Nature Conservation and Biodiversity Enhancement, recognising the stellar delivery of the Trust's community eco-volunteering function. In 2025, we delivered 168 volunteering sessions, with 1,224 volunteers contributing 5,732 hours. Over 450 new tree whips were planted, 4000m<sup>2</sup> of dense vegetation managed and a wealth of ecological monitoring data submitted to support the Trust's ecological management regime. This committee is asked to note these efforts and thank idverde/RSPB and all those volunteers for their time effort and support.

**Committee to note.**

## 10. Community safety report



### **Wormwood Scrubs updates**

Date	<b>24th January 2026</b>
Classification	<b>Information</b>
Title of report	<b>Service update</b>
Report of	<b>Law Enforcement Team</b>
Decision /Decision maker	<b>No</b>
Report author(s)	<b>Alfie Kerrigan &amp; Claire Willis</b>

#### **Law Enforcement Team Officers for your area: –**

**Alfie Kerrigan Senior Law Enforcement Officer, Claire Willis Senior Law Enforcement Officer, Robert Colquhoun Law Enforcement Officer, College Park & Old Oak ward, Joseph Poonsamy 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: 11<sup>th</sup> September 2025 – 24<sup>th</sup> January 2026**

Issue	No	Comments
Weapon sweeps conducted	22	No weapons found.
ASB patrols	73	Conducted to tackle reports of ASB from residents.
Dog Issue/ PSPO awareness	24	Engagement with residents led to several cases of compliance.
Engagements	80	Engagements with members of the public/ persons using WWS.
Dogs PSPO Enforcement	5	Enforcement of PSPO aspects across WWS.
Fly tip/ waste	9	Reports of Fly tipping and waste issues which some are still under investigation to proceed with relevant enforcement action.
High Visibility Patrols	198	Average of 2 patrols a day at least to tackle issues in WWS.
Illegal encampment	10	Encampments found and reported for clearance and working alongside relevant outreach services to assist.
Abandoned Vehicle	2	Abandoned vehicles reported and removed.
locking duties		Daily locking duties continue unless the team are extracted to conduct other urgent duties across the borough.
<b>TOTAL</b>	<b>433</b>	

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.

The issuing of Fixed Penalty Notices, Community Protection Warnings and Community Protection Notices have had a positive result in reducing the number of breaches. This has caused a deterrent and resulted in a reduction of persons/ companies not continuing to breach the PSPO since its implementation. More individuals/ companies who utilise WWS for dog walking activities have become

acquainted with the Law Enforcement Team and have been educated accordingly on the PSPO which has helped reduce such breaches.

Hi 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](mailto: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](mailto: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.

#### **How to contact the LET:**

We are aware that residents and resident groups will want to know their ward officers, and we are committed to ensuring that this happens. It is important that our ward officers know as much about their ward as possible and that residents are essential to assisting us with this knowledge.

If you would like to meet with the Seniors or the ward Officers on-site to undertake a site visit around WWS, please email [oldoakcollegepark\\_northwards@lbhf.gov.uk](mailto:oldoakcollegepark_northwards@lbhf.gov.uk) and the team seniors: [Claire.Willis@lbhf.gov.uk](mailto:Claire.Willis@lbhf.gov.uk) / [Alfie.Kerrigan@lbhf.gov.uk](mailto:Alfie.Kerrigan@lbhf.gov.uk)

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

When you contact us, your enquiry is logged and allocated to a ward officer. 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](mailto:oldoakcollegepark_northwards@lbhf.gov.uk)

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

## 11. WSCT Financial performance to year end

### WSCT Q1 – Q3 Financial Performance and comparison to year end

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

Activity	WSCT 2025/26 Year End Forecast - as at Quarter Q3							Comments				Last Reported (Q1)	Movement £		
	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Outturn 2024/25	Budget 2025/26	Forecast 2025/26 (Q2)	Variance 2025/26 (Q2)	Comparison to 2024/25 Outturn							
	£	£	£	£	£	£	£	Budget	Forecast						
Pay and Display Meters & Cashless Parking	(312,739)	(301,509)	(365,986)	(420,544)	(400,000)	(477,196)	(77,196)	5%	-13%	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 related to the actual income received from April to July exceeding the monthly budget. This forecast exceeds the 2024/25 outturn by £77,196	(405,124)	(72,072)			
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	(477,621)	0			
Other income from activities for generating funds	(394,099)	(389,797)	(464,662)	(517,945)	(471,121)	(366,791)	104,330	9%	29%	Forecast is income from Kensington Aldridge Academy (KAA - (£260,508)); Pony Centre (£13,500); UKPN rental income (£2,983); Fining income (£9,000); investment income (£80,000); and events (£300). Unfavourable forecast is due to loss of KAA income (£102,775) and lost income from vacated park lodge (1,092).	(472,922)	106,131			
Grant income	0	(173,572)	(14,255)	0	0	0	0			No approved grants at Q4	0	0			
<b>Total Income and endowments</b>	<b>(1,069,304)</b>	<b>(1,256,862)</b>	<b>(1,303,659)</b>	<b>(1,400,816)</b>	<b>(1,341,041)</b>	<b>(1,321,609)</b>	<b>19,432</b>	<b>4%</b>	<b>6%</b>		<b>(1,355,667)</b>	<b>34,059</b>			
Grounds Maintenance	739,794	411,757	476,806	482,846	477,494	477,487	(7)	-1%	-1%	Forecasted as budgeted: Planned Grounds Maintenance cost (£369,788); Non Routine maintenance (£100,000), plus share of governance costs (£7,699)	477,494	(7)			
Contribution to Linford Christie Stadium (LCS)	170,210	64,258	65,657	64,774	64,033	64,032	(1)	-1%	-1%	Forecasted as budgeted: Fixed annual contribution of £63,000 plus £1,032 share of governance costs.	64,033	(1)			
Other Expenditure	66,709	310,969	24,386	76,464	1,131,460	1,132,968	1,508	1380%	1382%	Forecasts: LCS Athletics infrastructure improvements (£250,000); Kensington Dragons contribution (£203,000); LCS cafe (£150,000); LCS Dog exercise area (£10,000); Play Area (£150,000), MUGA Improvements (£66,000 (£26k increase)); Access and CCTV Improvement (115,000); Scrubs school, nature, art and communication activities (£22,000 (£13k decrease)); Depot contribution and lodge options (£50,000 (£20k decrease)); fencing and licencing (£40,000 (£10k increase); mapping software (£5,700); plus governance costs (£18,268).	1,131,460	1,508			
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	70,000	0			
<b>Total Expenditure</b>	<b>976,713</b>	<b>830,036</b>	<b>626,312</b>	<b>687,215</b>	<b>1,742,988</b>	<b>1,744,488</b>	<b>1,500</b>	<b>154%</b>	<b>154%</b>		<b>1,742,988</b>	<b>1,500</b>			
<b>Net (income)/expenditure</b>	<b>(92,591)</b>	<b>(426,625)</b>	<b>(875,347)</b>	<b>(713,801)</b>	<b>401,947</b>	<b>422,879</b>	<b>20,932</b>	<b>156%</b>	<b>159%</b>		<b>387,321</b>	<b>35,559</b>			

### Trust Funds

Subject to 2024/25 audit, the 2024/25 outturn is a £713,601 surplus. The budget for 2025/26 was agreed with an anticipated net expenditure outturn of £401,947. The current forecast (at Q3) is a net expenditure outturn of £422,879, an unfavorable movement of net £20,932 (£19,432 income underachievement plus £1,500 increased costs).

Given this current 2025/26 Q3 forecast general unrestricted income funds at the end of 2024/25 and 2025/26 are now projected at £2,846,742 and £2,423,863, respectively. Total Charity Trust funds are estimated to increase to £7,423,864 by the end of March 2026 (2025/26 year-end), as shown in the table below.

Balance Sheet at End of Year		Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Unaudited Outturn 2024/25	Forecast Outturn 2025/26	Forecast 2026/27
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	929,464	1,219,039	1,898,222	2,660,098	2,423,863	2,907,533	
Creditors	(73,531)	(33,353)	(36,059)	(98,053)			
Debtors	175,035	272,108	270,978	284,697			
<b>Net Assets</b>	<b>6,030,969</b>	<b>6,457,795</b>	<b>7,133,142</b>	<b>7,846,743</b>	<b>7,423,864</b>	<b>7,907,534</b>	
<b>Fixed Assets funds</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	<b>5,000,001</b>	
<b>Unrestricted Income Funds</b>	<b>1,030,969</b>	<b>1,457,794</b>	<b>2,133,141</b>	<b>2,846,742</b>	<b>2,423,863</b>	<b>2,907,533</b>	
<b>Total Charity Funds</b>	<b>6,030,970</b>	<b>6,457,795</b>	<b>7,133,142</b>	<b>7,846,743</b>	<b>7,423,864</b>	<b>7,907,534</b>	

## **Income Forecast 2025/26 (Q3)**

The 2025/26 income forecast is £1,321,609. This is £19,432 less than budgeted (1,341,041) mainly due to the loss of rental income from Kensington Aldridge Academy in December 2025. The interest budget was set at £80,000 and this is still the amount forecast. Parking income has moved favourably (£77,196) due to higher receipts in April to November but there is no sign of any filming income yet although this is still forecast to budget (£9,000)

Forecasted *pay & display and cashless parking income* (P&D) is £477,196. This is higher than the £400,000 2025/26 budget and £56,652 more than the 2024/25 outturn *Hammersmith Hospital Car Park income* is forecasted at £477,621 which is £7,702 more than the budget of £469,920. This is based on 3 quarters at the agreed License rate (118,516.50) and a 3% annual RPI uplift for Quarter 4 (£122,072 - January to March 2026).

*Other income* is forecast at £366,791, which includes: £260,508 rental income payable by KAA for the temporary site ending in December 2025; £13,500 Pony Centre income; £9,000 Filming and events income from ad hoc filming assignments and events; £2,983 annual rental income payable by UKPN for occupation of the Scrubs sub-station (the agreement continues until 24<sup>th</sup> March 2026); and £80,000 estimated investment income from the bank balance. No income is expected from Park Lodge.

## **Expenditure Forecast 2025/26 (Q3)**

The 2025/26 expenditure forecast of £1,744,488 (£1,717,488 direct costs + £27,000 governance costs) is net £1,500 more than budgeted (£1,742,988) caused by a slight variation in project costs.

*Grounds Maintenance (GM) forecast:* £477,488 – Includes both planned routine maintenance (forecast: £369,788) and non-routine maintenance (forecast: £100,000). 29% of the governance costs (£7,699) are allocated to GM.

*Contribution to Linford Christie Stadium forecast:* £64,032 – Governance costs, totalling £1,032 (4%) have been apportioned to this fixed cost of £63,000.

*Other expenditure forecast:* £1,132,968 (£1,114,700 plus £18,268 (68%) governance costs) – This forecast includes:

- £203,000 funding for the artificial pitch scheme (Kensington Dragons) (£47k spent in 2024/25).
- £250,000 contribution to Linford Christie Stadium athletic infrastructure improvements.
- £50,000 contribution to the Wormwood scrubs depot improvements.
- £150,000 contribution to the Linford Christie Cafe project.
- £203,000 for play area improvements.
- £10,000 for the dog exercising area at Linford Christie Stadium.

- £5,000 for development of the Wormwood Scrubs strategy, brand and website.
- £66,000 for Old Oak MUGA
- £155,000 for accessibility improvements, and wooden fencing.
- £22,700 for ecological education and community engagement.

*Strategic governance review forecast: £63,000* – this includes the annual costs associated with the Wormwood Scrubs Charitable Trust Manager post.

*Governance Cost* – These are variable and comprise of Audit, Legal and Finance support to the Trust. The Q2 governance costs forecast is £27,000, as budgeted. Apportioned by value cost category, the governance cost allocations are forecasted as follows:

2025/26 Q3 Forecast (as at December 2025)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	369,788	369,788	6,060	375,848
Contribution to Linford Chrsitie Stadium	63,000	63,000	1,032	64,032
Non Routine Maintenance	100,000	100,000	1,639	101,639
Other exepnditure	1,113,200	1,114,700	18,268	1,132,968
Strategic Governance Review implementation	70,000	70,000	-	70,000
<b>Total</b>	<b>1,715,988</b>	<b>1,717,488</b>	<b>27,000</b>	<b>1,744,488</b>

**Committee to note.**

## Annexe 1: Financial Forecast

### WORMWOOD SCRUBS CHARITABLE TRUST

#### STATEMENT OF ACCOUNTS 2025/26 - Unaudited

##### Wormwood Scrubs Charitable Trust

###### Statement of Financial Activities for Year ended 31 March 2026

Notes	Income and Expenditure	WSCT	HS2	2025/26 Forecast	2024/25 Outturn	Notes
		£	£	£	£	
<b>Income and endowments from:</b>						
Donations and legacies						
2	<b>Income from Charitable activities:</b>					
	Pay and Display Parking Meters	(477,196)	0	(477,196)	(420,544)	Parking income is recovering and is at its highest level
	Hammersmith Hospital Car Park Licence	(477,621)	0	(477,621)	(462,327)	Contracted lease payments are expected to increase by inflation (RPI)
2	Other trading activities	(286,791)	0	(286,791)	(390,221)	Includes income from the KAA, UKPN charging points, Pony Centre and filming
3	Income from Investments	(80,000)	0	(80,000)	(127,725)	Interest on cash balances
	Income from donations and grants	0	0	0	0	
	<b>Total Income and endowments</b>	<b>(1,321,609)</b>	<b>0</b>	<b>(1,321,609)</b>	<b>(1,400,816)</b>	
<b>Expenditure on:</b>						
Raising funds						
5.8	<b>Charitable activities:</b>					
6	Contribution to Linford Christie Stadium	64,032		64,032	64,774	Contribution to Linford Christie Stadium plus proportion of governance costs.
7	Non Routine Maintenance of Wormwood Scrubs	101,639		101,639	119,423	Expenditure on non-routine grounds maintenance plus proportion of governance
7	Routine Grounds Maintenance of Wormwood Scrubs	375,848		375,848	363,423	Grounds Maintenance contracted spend plus proportion of governance costs.
7	Other expenditure	1,132,968		1,132,968	78,464	Projects and major works
16	Direct Staff	70,000		70,000	63,132	Strategic governance review implementation
	Surveys and Studies			0	0	
12	Charitable expenditure	0	0	0	0	HS2 Ltd
	<b>Total Expenditure</b>	<b>1,744,488</b>	<b>0</b>	<b>1,744,488</b>	<b>687,214</b>	
Net gains/(losses) on investments						
	<b>Net (Income)/expenditure</b>	<b>422,879</b>	<b>0</b>	<b>422,879</b>	<b>(713,601)</b>	
<b>Reconciliation of Funds</b>						
	Total funds brought forward	(7,846,743)	0	(7,846,741)	(7,133,141)	
	<b>Total funds carried forward</b>	<b>(7,423,864)</b>	<b>0</b>	<b>(7,423,863)</b>	<b>(7,846,741)</b>	

All income is unrestricted.

**Annexe 2: Financial Transactions**

Wormwood Scrubs Charitable Trust Transactions (1st April to 20th January 2026)

Activity	Comments	Amount
Grounds Maintenance	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	-53,037.61
Grounds Maintenance	ACCRUAL 2024/25 WSCT03 GM INFLATION APR 24-JAN 25	-16,650.43
Grounds Maintenance	ACCRUAL 2024/25 WSCT03 GM INFLATION FEB-MAR 25 CRE	-4,487.92
Grounds Maintenance	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/01/23 CR	-1,065.68
Grounds Maintenance	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/03/24 CR	-3,400.94
Other income from activities for generating funds	ACCRUAL-WSCT02- RENTAL INCOME 2025-26 (PONY CENTRE	-3,375.00
Legal, audit and finance support costs	ACCRUAL-WSCT04-AUDIT FEE 2024/2025-CREDITOR	-11,700.00
Grounds Maintenance	TREE ROOT BARRIERS - LCS	2,976.00
Other income from activities for generating funds	RENT: APRIL 2025	-30,648.00
Other income from activities for generating funds	RENT: JUNE 2025	-30,648.00
Other income from activities for generating funds	RENT: MAY 2025	-30,648.00
Grounds Maintenance	Tree planting - Payment of outstanding	-441.00
Hammersmith Hospital Car Park Licence	PERIOD: 25/03/2025 TO 24/06/2025	-118,516.50
Grounds Maintenance	Parks Gully Cleansing - Wormwood Scrubs	1,600.00
Trust Manager - Strategic Governance Review implementation	#	4,642.50
Trust Manager - Strategic Governance Review implementation	#	633.82
Other Expenditure	Artillery Lane Resurfacing on behalf of	53,037.61
Grounds Maintenance	5 tonnes of top soil for Wormwood Scrubs	935.00
Other income from activities for generating funds	WORMWOOD SCRUBS PARKING INC APRIL 2025 VAT	-33,793.17
Grounds Maintenance	Dig out and replace damaged yellow bar	879.00
Grounds Maintenance	GM Inflation - WSCT (Q1 24/25)	2,488.23
Grounds Maintenance	Wormwood Scrubs- Gym bike. Replace speed	310.50
Other Expenditure	2nd grant funding payment relating to	53,000.00
Other Expenditure	3rd grant funding payment relating to	50,000.00
Other Expenditure	Wormwood Scrubs Circulation Routes Plan	4,845.00
Grounds Maintenance	x10 access cards and programming - WWS	649.50
Grounds Maintenance	x10 metal 'No BBQ signs' - Wormwood	736.85
Trust Manager - Strategic Governance Review implementation	#	4,642.50
Trust Manager - Strategic Governance Review implementation	#	633.82
Grounds Maintenance	LOT3 Inflation Feb & Mar'25	4,487.92
Grounds Maintenance	LOT3 Inflation up to 31Jan'25 (	21,717.05
Other Expenditure	2nd payment - Braybrook playarea	8,846.32
Other Expenditure	WSCT/SV - BMX COACHING SESSION 24/05/2025	360.00
Grounds Maintenance	IDV01173- Green Flag planting for	723.00
Other Expenditure	Delivery of Stall and Activity for WWS	300.00
Other income from activities for generating funds	OMFIN06858-	-800.00
Other Expenditure	4th grant funding payment relating to	50,000.00
Hammersmith Hospital Car Park Licence	PERIOD: 24/06/2025 TO 28/09/2025	-118,516.50
Trust Manager - Strategic Governance Review implementation	#	4,642.50
Trust Manager - Strategic Governance Review implementation	#	633.82
Grounds Maintenance	GM Contract - WSCT (Q1 24/25)	70,538.63
Grounds Maintenance	GM Contract - WSCT (Q1 24/25)	-0.01
Other income from activities for generating funds	PERIOD: 24/06/2025 TO 28/09/2025	-3,375.00
Other income from activities for generating funds	PERIOD: JULY 2025	-30,648.00
Legal, audit and finance support costs	MARCH PT2 LEGAL TIMECHARGE 148964	194.40
Legal, audit and finance support costs	MARCH PT2 LEGAL TIMECHARGE 2095324	300.00
Legal, audit and finance support costs	P1 LEGAL TIMECHARGE FILE NO. 148964	115.20
Legal, audit and finance support costs	P2 TIMECHARGE FILE NO. 148964	100.80
Grounds Maintenance	RED SQUIRREL PO6004669784 INV 16807	6,560.00
Grounds Maintenance	Supply and install of a new traffic	3,181.40
Pay and Display Meters & Cashless Parking	WORMWOOD SCRUBS PARKING INC MAY 2025 VAT	-37,997.46
Trust Manager - Strategic Governance Review implementation	#	4,642.50
Trust Manager - Strategic Governance Review implementation	#	633.82
Other Expenditure	5th - final grant funding payment	50,000.00
Grounds Maintenance	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	53,037.61
Other Expenditure	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	-53,037.61
Grounds Maintenance	P3 FM RECHARGES	1,080.00
Legal, audit and finance support costs	P3 TIMECHARGE FILE NO. 148964	108.00
Legal, audit and finance support costs	P3 TIMECHARGE FILE NO. 4531172	200.00
Other Expenditure	SCRUBS 2 BIRD WATCHING WALKS - 18 MAY & 5TH JUNE	800.00
Pay and Display Meters & Cashless Parking	WORMWOOD SCRUBS PARKING INC JUNE 2025 VAT	-40,534.25
Legal, audit and finance support costs	WSCT Accounts Audit Fee 2024-25	2,000.00
Trust Manager - Strategic Governance Review implementation	#	4,642.50
Trust Manager - Strategic Governance Review implementation	#	633.82
Trust Manager - Strategic Governance Review implementation	#	956.35
Grounds Maintenance	Ord 81202, Drone recovery in tree,	1,500.00
Grounds Maintenance	WORMWOOD SCRUBS CHARITABLE TRUST - LOGO DESIGNS	500.00
Pay and Display Meters & Cashless Parking	WORMWOOD SCRUBS PARKING INC JULY 2025 VAT	-46,418.29
Contribution to Linford Christie Stadium (LCS)	Governance Costs Allocation	-331.98
Grounds Maintenance	Governance Costs Allocation	-526.98
Other Expenditure	Governance Costs Allocation	-5,874.02
Grounds Maintenance	Governance Costs Allocation	-1,948.63
Legal, audit and finance support costs	Governance Costs Allocation	8,681.60
Legal, audit and finance support costs	Legal, audit and finance support costs	1.39
Legal, audit and finance support costs	Legal, audit and finance support costs	84.80
Legal, audit and finance support costs	Legal, audit and finance support costs	290.00

Legal, audit and finance support costs	Legal, audit and finance support costs	650.00
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	5,535.00
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	787.70
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	-958.35
Legal, audit and finance support costs	Legal, audit and finance support costs	2.59
Other income from activities for generating funds	Pony Centre Income	-3,375.00
Other income from activities for generating funds	Kensington Aldridge Academy	-30,648.00
Contribution to Linford Christie Stadium (LCS)	Contribution to Linford Christie Stadium	55.14
Legal, audit and finance support costs	Legal, audit and finance support costs	38.00
Legal, audit and finance support costs	Legal, audit and finance support costs	300.00
Grounds Maintenance	GM Contract	70,612.75
Pay and Display Meters & Cashless Parking	Pay & Display Parking Meters	-40,217.96
Other Expenditure	Community Investments / Scrubs Outdoor School	3,320.00
Legal, audit and finance support costs	Legal, audit and finance support costs	28.80
Legal, audit and finance support costs	Legal, audit and finance support costs	150.00
Legal, audit and finance support costs	Legal, audit and finance support costs	100.00
Hammersmith Hospital Car Park Licence	Hammersmith Hospital Car Park Licence	-118,516.50
Other income from activities for generating funds	Kensington Aldridge Academy	-30,648.00
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	7,092.60
Other Expenditure	Surveys	650.00
Pay and Display Meters & Cashless Parking	Pay & Display Parking Meters	-40,530.17
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	4,791.25
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	4,791.25
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	656.14
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	656.14
Guided nature walk	Guided nature walk	400.00
Play area improvements	Play area improvements	7,837.54
Play area improvements	Play area improvements	34,373.05
Grounds Maintenance	GM Contract	70,612.75
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	325.00
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	25.81
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	41.25
GM Client Costs	GM Client Costs	9,512.47
GM Client Costs	GM Client Costs	10,005.73
Play area improvements	Play area improvements	-7,837.54
Play area improvements	Play area improvements	-34,373.05
Play area improvements	Play area improvements	7,837.54
Play area improvements	Play area improvements	34,373.05
Play area improvements	Play area improvements	56,009.02
Pay and Display Meters & Cashless Parking	Pay & Display Parking Meters	-52,121.27
Legal, audit and finance support costs	Legal, audit and finance support costs	8,500.00
Play area improvements	Play area improvements	-53,000.00
Play area improvements (S106)	Play area improvements (S106)	53,000.00
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	2,210.00
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	1,019.50
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	226.00
Grounds Maintenance	Non Routine Maintenance of Wormwood Scrubs	910.00
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	4,791.25
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	4,791.25
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	656.14
Trust Manager - Strategic Governance Review implementation	Salaries & Employee Costs	656.14
Pay and Display Meters & Cashless Parking	Pay & Display Parking Meters	-43,241.00