

MARCH MANAGER'S REPORT	
Report to Wormwood Scrubs Charitable Trust Committee	
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Executive Summary and Decisions Sought

The Committee is asked to:

1. Take note of next steps toward awarding contracts for the AEM Masterplan capital works and management/maintenance work.
2. Approve MHA as the Trust's external auditor for the accounting year 2025/26 and approve their proposed fee of £12,000 (+VAT) plus disbursements.
3. Note an update on community safety.
4. Approve the WSCT financial budget for the financial year 2026/2027.

1. AEM Masterplan procurement update

As reported to this committee in February, the AEM tender submission commenced in September, with the evaluation exercise concluding in January. Three organisations submitted appropriate bids, and a preferred supplier has been identified. This contractor offers the specified level of expertise and experience in delivering mitigation, restoration and management projects of a similar scale.

The internal governance process has commenced, with a report due for consideration by the Contracts Assurance Board (CAB) on Wednesday 1st April, before the Cabinet member for public realm, in consultation with the Chair of this committee is asked to approve the appointment. Senior leadership approval will follow, and a contract award publication notice will appear on the Capital E Sourcing Procurement database. In line with procurement regulations, an 8-week standstill period will apply, before the official contract period comes into effect. In line with the 2016 AEM agreement with HS2, which was established on the basis of the Council bearing no cost to completing these works, a schedule of costs recoverable under the agreement will be submitted to HS2 at least 90 days prior to capital works commencing on-site.

The Trust Manager has written to HS2 stating the Council and the Trust's intention to appoint the contractor offering the most competitive bid, while seeking to recover all costs relating to the project. This includes the £698,000 addition required in the 10-year management/maintenance plan. HS2 have acknowledged receipt of the letter and officers are awaiting a response. Legal colleagues have confirmed proceeding

with internal governance does not jeopardise our ability to recover costs from HS2 under Clause 8, given that the Council has delivered a competitive procurement exercise, which centres on a need to attain 'value for money'.

Prior to capital works commencing on-site, Officers will use the contract mobilisation period to ensure an appropriate monitoring regime is established. At that stage, other users of the Scrubs and WSCT estate tenants will be given notice of the monthly works schedule, with the Trust Manager on hand to support any operational adaptations that may need to be enacted.

Pending completion of the internal governance process, capital works may begin on-site in autumn 2026.

Committee to note.

2. Appointment of Auditors

The Trust is required to appoint an auditor for its 2025/26 accounts. The Trust has used the services of the auditors MHA since the audit of its 2019/20 accounts. Subject to approval by the Committee, MHA have provisionally agreed to undertake the audit of the 2025/26 Trust accounts and have provided a quote of £12,000 (+VAT) plus disbursements for this work. It is recommended that the quote provided by MHA is approved as it is only a modest increase from the 2024/25 fee of £11,700 (+VAT). There would also be significant work involved in changing audit provider (given various release protocols and onboarding requirements). During their time as auditor, MHA have built up a strong understanding of the Trust's accounts as well as constructive relationships with Council Finance staff. The Committee is asked to approve the appointment of MHA as the Trust's external auditor for the accounting year 2025/26 and their proposed fee of £12,000 (+VAT) plus disbursements.

Committee to approve.

3. Community safety report

Wormwood Scrubs

Date	10th March 2026
Classification	Information
Title of report	Service update
Report of	Law Enforcement Team
Decision /Decision maker	No
Report author(s)	Claire Willis

Law Enforcement Team Officers for your area: –

Claire Willis Senior Law Enforcement Officer, Robert Colquhoun and 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, 365 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 LET activity around WSCT estate: 25.01.2026 to 11.03.2026.

Issue	No	Comments
Weapon sweeps conducted	4	No weapons found.
ASB patrols	141	Conducted to tackle reports of ASB from residents.
Dog Issue/ PSPO awareness	20	Engagement with residents led to several cases of compliance.
Engagements	38	Engagements with members of the public/ persons using WWS.
Dogs PSPO Enforcement	4	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	239	Ward Average of 2 patrols a day at least to tackle issues in WWS.
Illegal encampment	1	Encampments found and reported for clearance and working alongside relevant outreach services to assist.
Abandoned Vehicle	8	Abandoned vehicles reported and removed. Predominantly stolen bikes. Information shared police SNT.
locking duties	Daily	Daily locking duties continue unless the team are extracted to conduct other urgent duties across the borough.

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.

During this period, there have only been 3 service requests logged to the LET for Wormwood scrubs with 1 in January 2 in February and none in March. Given the low level of reporting, we request that all concerns are shared with the team for investigation.

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.

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.

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

4. WSCT Financial performance: Year-End forecast and 2025/26 budget

The Q4 2025/26 financial forecast for Wormwood Scrubs Charitable Trust (“the Trust”) for 2025/26 is summarised in the table below and detailed in Annexe 1.

Financial transactions for the financial year to date (April 2025 to 15th March 2026) are set out in Annexe 2.

Activity	Outturn	Outturn	Outturn	Outturn	Budget	Forecast	Variance	Comparison to 2024/25		Comments	Last	Movement
	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26	2025/26	Outturn			Reported	
				£	£	£	£	Budget	Forecast		(Q3)	£
Pay and Display Meters & Cashless Parking	(312,739)	(301,509)	(385,986)	(420,544)	(400,000)	(624,409)	(124,409)	5%	-25%	Rate of £100,000 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 the actual income received from April to July exceeding the monthly budget. This forecast exceeds the 2024/25 outturn by £77,196	(477,196)	(47,213)
Hammersmith Hospital Car Park Licence	(362,467)	(391,983)	(438,757)	(462,327)	(469,920)	(479,132)	(9,213)	-2%	-4%	Forecast is £118,516.50 per quarter (Q1-Q3 in line with signed agreements) plus Q4 forecast of £122,072.	(477,621)	(1,511)
Other income from activities for generating funds	(394,099)	(389,797)	(464,662)	(517,945)	(471,121)	(364,217)	106,904	9%	30%	Forecast is income from Kensington Aldridge Academy (KAA - (£260,508)); Pony Centre (£13,500); UKPN rental income (£2,983); Filing income (£9,000); investment income (£80,000); and events (£800). Unfavourable forecast is due to loss of KAA income (£102,775) and lost income from vacated park lodge (1,092).	(366,791)	2,574
Grant Income	0	(173,572)	(14,255)	0	0	0	0			No approved grants at Q4	0	0
Total income and endowments	(1,069,304)	(1,255,862)	(1,303,659)	(1,400,816)	(1,341,041)	(1,367,759)	(26,718)	4%	2%		(1,321,609)	(46,150)
Grounds Maintenance	739,794	411,757	476,806	482,846	477,494	481,378	3,884	-1%	-0%	Forecasted as budgeted: Planned Grounds Maintenance cost (£369,788), Non Routine maintenance (£100,000), plus share of governance costs (£7,699)	477,487	3,891
Contribution to Linford Christie Stadium (LCS)	170,210	64,258	65,657	64,774	64,033	64,554	521	-1%	-0%	Forecasted as budgeted: Fixed annual contribution of £63,000 plus £1,032 share of governance costs.	64,032	522
HS2 unrecoverable legal fees	0	0	0	0	67,017	67,017	0	#DIV/0!	#DIV/0!	Legal fees 2020-24 were expected to be recovered from HS2 and accrued as such. HS2 rule change means that the recoverable amount is only £13,338.76. The balance needs to be funded by WSCT reserve	0	67,017
Other Expenditure	66,709	310,969	24,388	76,464	1,131,460	575,502	(555,958)	1380%	653%	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 landscaping (£40,000 (£10k increase)); mapping software (£5,700); plus governance costs (£18,266).	1,132,968	(557,466)
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
Total Expenditure	976,713	830,036	628,312	687,215	1,810,005	1,258,452	(551,554)	163%	83%		1,744,489	(486,036)
Net (income)/expenditure	(52,691)	(426,035)	(675,347)	(713,991)	468,964	(109,307)	(578,272)	166%	85%		422,879	(532,186)

The budget for 2025/26 was agreed with an anticipated net expenditure outturn of £468,964. The current forecast at Q4 is a net income outturn of £109,307; a favourable variance of £578,272 compared to budget. This forecast includes £36,857 GM contract inflation.

Forecast movement (Q3 comparison: -£532,186): Income movement (-£46,150) is the increase in parking pay and display and cashless parking income. The expenditure reduction (-£486,036) is due to high value projects being delayed until 2026/27, including: Linford Christie Stadium (LCS) investment (-£250,000); Depot Maintenance (-£50,000); Access Improvements (-£48,000); Wooden Fencing (-£16,000).

Income Forecast 2025/26 (Q4)

The 2025/26 income forecast is £1,367,759. This is £26,718 more than budgeted (£1,341,041): -£133,622 is due to better than budgeted car park performance offset by the reduction in income from Kensington Aldridge Academy; the forecast includes interest on Trust funds (-£80,000).

Forecasted pay & display and cashless parking income (P&D) is £524,409. This is based on actual income between April 2025 and January 2026, and an estimate for February and March 2026.

Forecasted Hammersmith Hospital Car Park income is £479,132 against a budget of £469,920, a favourable variance of £9,213. The 4th quarter has been increased by 4.27% in line with the Retail Price Index (RPI).

Other income is forecasted at £364,217, which includes: £284,217 rental income payable by KAA for the temporary site which ended in December 2025; £13,500 Pony Centre income; £0 Filming and events income from ad hoc filming assignments and events; £2,983 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points. The original agreement ends on 24th March 2026 and is replaced by a new agreement from 25th March 2026 at £5,000 per annum for seven years; and £80,000 estimated investment income from the bank balance and lodge.

Expenditure Forecast 2025/26 (Q4)

The 2025/26 expenditure forecast is £1,258,452 (£1,231,452 direct costs + £27,000 governance costs), which is £551,554 (£524,554 direct and £27,000 governance) less than budgeted (£1,810,005). Governance Cost – These are variable cost comprising of Audit, Legal and Finance support to the Trust; budgeted at £27,000. The forecast governance costs have been apportioned as follows:

2025/26 Q4 Forecast (as at March 2026)	Budgeted Direct	Forecasted Direct	Governance costs	Total
	£	£	£	£
Grounds Maintenance (contract)	369,788	369,788	9,123	378,911
Contribution to Linford Christie Stadium	63,000	63,000	1,554	64,554
Non Routine Maintenance	100,000	100,000	2,467	102,467
Other Expenditure	560,147	561,647	13,856	575,502
Strategic Governance Review Implementation	70,000	70,000	-	70,000
Total	1,162,934	1,164,434	27,000	1,191,434

Grounds Maintenance (GM) forecast: £469,788 – Includes both planned routine maintenance (forecast: 369,788, inclusive of inflation and client fees) and non-routine maintenance (forecast: £100,000). 34% of the governance costs (£9,123) are allocated to GM.

Non-routine maintenance: (£100,000) – including general resurfacing and minor works.

Contribution to Linford Christie Stadium forecast: £64,554 – Governance costs totalling £1,554 have been apportioned to this fixed cost of £63,000.

Other expenditure forecast: £561,647 (including £13,846 governance costs) – has been significantly reduced since Q3 as the capital investment have either not started or just recently commenced. Managers are confident that all delayed projects will now be completed in 2026/27. Budgets for delayed projects have been rolled forward to the 2026/27 budget.

Committee to note

Financial Year 2026/27 Budget The proposed budget for Wormwood Scrubs Charitable Trust (“the Trust”) for 2026/27 is summarised below along with details of movements and assumptions.

Activity	Outturn 2021/22	Outturn 2022/23	Outturn 2023/24	Outturn 2024/25	Forecast 2025/26	Proposed Budget 2026/27	Forecast 2027/28
Pay and Display Parking Meters	(312,739)	(301,509)	(385,986)	(420,544)	(524,409)	(500,000)	(510,000)
Hammersmith Hospital Car Park Licence	(362,467)	(391,983)	(438,757)	(462,327)	(479,132)	(498,039)	(506,700)
Other income from activities for generating funds	(394,099)	(389,797)	(464,662)	(517,945)	(364,217)	(135,300)	(105,300)
Grant Income		(173,572)	(14,255)	0	0	0	0
Total Incoming Resources from Generated Funds	(1,069,304)	(1,256,862)	(1,303,659)	(1,400,816)	(1,367,759)	(1,133,339)	(1,122,000)
Grounds Maintenance	739,794	411,757	476,806	482,846	481,378	483,815	472,412
Contribution to Linford Christie Stadium	170,210	64,258	65,657	64,774	64,554	66,067	66,138
HS2 unrecoverable legal fees	0	0	0	0	67,017	0	0
Other Expenditure	66,709	310,969	24,388	76,464	575,502	1,307,318	262,451
Project Manager - Strategic Governance Review implementation	0	43,052	61,461	63,132	70,000	137,000	71,400
Total Resources Expended	976,713	830,036	628,312	687,215	1,258,452	1,994,200	872,400
Net Incoming Resources	(92,591)	(426,825)	(675,347)	(713,601)	(109,307)	860,861	(249,600)

The proposal is for a 2026/27 net expenditure budget of £860,861. Income is budgeted at £207,702 less than the current 2025/26 budget. Expenditure is £184,195 higher than the 2025/26 budget, mainly due to the proposed investments.

Proposed Income Budget 2026/27

The proposed 2026/27 income budget is £1,133,339. This is £207,702 less than 2025/26 budget (£1,341,041) and £234,420 less than the current 2025/26 forecast (£1,367,759).

The Pay and Display and Parking Meters budget is increased by £100,000, from £400,000 to £500,000 as income has due to the temporary closure of part of the Hospital car park. The Hammersmith Car Park Licence budget, at £498,039 is set based on the current forecasted quarterly rate plus a 3% uplift is forecasted for Quarter 4 (January to March 2027). This is £28,119 more than the 2025/26 budget (£469,920).

The budget for other income (£135,300) is decreased by £335,821 compared to the 2025/26 budget (£471,121) mainly due to the loss of KAA income. The budget includes: £13,500 Pony Centre income; £5,000 annual rental income payable by UKPN for occupation of the Scrubs land for the electric vehicle charging points (the agreement was renewed from 25th March 2026 for seven years); £9,800 income from ad hoc filming assignments and events; and £107,000 estimated investment income from the bank balance and lodge.

Proposed Expenditure Budget 2026/27

The proposed 2026/27 expenditure budget is £1,994,200, which is £251,212 higher than the 2025/26 budget (£1,742,988). This includes previously approved major capital improvement works, alongside new proposals, so exceeds the income budget by £860,861. Expenditure is planned as far as possible, with priority being given to essential works.

Excluding the fixed Grounds Maintenance contract sum (£327,800, i.e. £284,731 contract plus £43,069 inflation) and the annual Linford Christie Contribution (£63,000), all costs are estimated. These other 2026/27 expenditure budget items

include grounds maintenance client charges; non-routine maintenance; improvement projects; surveys and items agreed in the 2025/26 budget but not implemented in 2025/26.

The budget for governance costs, apportioned to expenditure budgets based on value, is £30,000. This estimate includes audit, legal fees, and finance support.

Activity	Adjustments	Revised Budget 2021/22	Budget 2022/23	Budget 2023/24	Budget 2024/25	Budget 2025/26	Proposed Budget 2026/27	Forecast 2027/28
Pay and Display & Cashless Parking	Brought forward	(345,428)	(300,000)	(324,945)	(324,945)	(360,000)	(400,000)	(500,000)
	Adjustment	45,428	(24,945)	0	(35,055)	(40,000)	(100,000)	(10,000)
	Carried forward	(300,000)	(324,945)	(324,945)	(360,000)	(400,000)	(500,000)	(510,000)
Hammersmith Hospital Car Park Licence	Brought forward	(353,547)	(360,619)	(381,413)	(433,285)	(460,705)	(460,705)	(498,039)
	RPI increase	(7,072)	(20,794)	(51,872)	(27,420)	(9,215)	(37,334)	(8,661)
	Carried forward	(360,619)	(381,413)	(433,285)	(460,705)	(469,920)	(498,039)	(506,700)
Other income from activities for generating funds	Brought forward	(321,038)	(330,814)	(346,668)	(369,966)	(395,998)	(471,121)	(135,300)
	Additional income	(9,776)	(15,854)	(23,298)	(26,032)	(75,123)	335,821	30,000
	Carried forward	(330,814)	(346,668)	(369,966)	(395,998)	(471,121)	(135,300)	(105,300)
Grounds Maintenance	Brought forward	749,365	315,731	315,731	332,931	369,788	477,494	345,000
	Inflation / non-routine	974	100,000	106,000	100,000	100,000	(1,494)	105,000
	Carried forward	750,339	415,731	421,731	432,931	469,788	476,000	450,000
	Governance cost apportioned	20,965	15,033	21,277	12,831	7,706	7,815	22,412
	Budget	771,304	430,764	443,008	445,762	477,494	483,815	472,412
Contribution to Linford Christie Stadium	Brought forward	61,500	61,500	63,000	63,000	63,000	63,000	63,000
	Carried forward	61,500	63,000	63,000	63,000	63,000	65,000	63,000
	Governance cost apportioned	1,718	2,278	3,178	1,867	1,033	1,067	3,138
	Budget	63,218	65,278	66,178	64,867	64,033	66,067	66,138
Other Expenditure	Brought forward	35,000	190,270	220,598	209,000	705,302	1,131,460	500,000
	Carried forward	190,270	220,598	209,000	685,000	1,113,200	1,286,200	250,000
	Governance cost apportioned	5,316	7,977	10,544	20,302	18,260	21,118	12,451
	Budget	195,586	228,575	219,544	705,302	1,131,460	1,307,318	262,451
Trust Manager - Strategic Governance Review implementation	Brought forward		75,000	70,000	70,000	70,000	70,000	70,000
	Carried forward		2,712	70,000	70,000	70,000	137,000	71,400
	Budget	75,000	77,712	70,000	70,000	70,000	137,000	71,400
Governance costs (Audit & Legal & Finance)	Estimated	28,000	28,000	35,000	35,000	27,000	30,000	38,000
	Governance cost apportioned	(28,000)	(28,000)	(35,000)	(35,000)	(27,000)	(30,000)	(30,000)
	Budget	-	-	-	-	-	-	-

The following table provides details of the proposed 2025/26 budget:

Notes		Budget	Actual to Date	Outstanding
1. Pay & Display and cashless parking income budget is proposed at £500,000 (based on 2025/26 forecast income)	Pay & Display Parking Meters	-£500,000	£0	-£500,000
2. Agreed inflationary increase from Q4 2025/26 to be carried forward for Q1-Q3 2026/27. Contracted increase for Q4 2026/27 based on contractual indices is estimated at 3%.		-£498,039	£0	-£498,039
3. The KAA income stream has ended meaning a budget cut of £367,776. Filming/Events income is set at £9,800. Other items include Pony Centre (£13,500), UKPN (£5,000) and Investment income (£107,000)		-£135,300	£0	-£135,300
4. Grounds Maintenance includes the contract costs w.e.f. 1st February 2022 @ £284,731 (original fixed fee) and £48,200 (variable client fee @ 11% of estimated cost of Parks team). Plus non-routine maintenance (£100,000), including trees, fencing and other ad hoc health and safety works. Every effort is being made to plan ad hoc works and to keep expenditure at a minimum. £43,069 inflation	GM Cost	£284,731	£0	£284,731
	Inflation	£43,069	£0	£43,069
	GM Client costs	£48,200	£0	£48,200
	N-Routine Maint'nce	£100,000	£0	£100,000
	Total	£476,000	£0	£476,000
5. Currently a fixed contribution (£63,000) to Linford Christie Stadium towards pressures on maintenance (including minimising legionella risks and providing fully operational changing rooms, lighting equipment, etc.).	Contribution to Linford Christie Stadium	£65,000	£0	£65,000
LCS - Athletics infrastructure improvements. Expected Q2 or Q3, cost estimate due by 31/10/25, KCVF will top up to max of £250k. Deposit of c. £80k to be paid in November	LCS - Athletics infrastructure improvements	£320,000	£0	£320,000
Access Improvements. Expected Q3 or Q4. £57k spent on a footpath. of to 26/27 invoice 898326 about to be paid	Access Improvements	£100,000	£0	£100,000
Wooden fencing. Expected Q3. £23,890 FMC PO9005613385	Wooden fencing	£50,000	£0	£50,000
Braybrook Play Area - Over 8's timber fencing	Braybrook Play Area	£50,000	£0	£50,000
Re-surfacing improvements - Phase 1: Asphalt resurfacing (a) end of woodman's mews access road, pony centre entrance, depot entrance, (b) LCS entrance, (c) C27 orison wall	Re-surfacing improvements - Phase 1	£80,000	£0	£80,000
Footpath Improvements - Phase 2: Breedon Gravel - (a) Scrubs Lane entrance to Red Brick path - (b) Braybrook St to LCS Car Park - (c) Braybrook St path to woodland edge, around to Braybrook St.	Footpath Improvements - Phase 2	£200,000	£0	£200,000
Community farm @ LCS	Community farm @ LCS	£100,000	£0	£100,000
LCS Hoarding Artwork Project	LCS Hoarding Artwork Project	£25,000	£0	£25,000
Scrubs Café/LCS entrance re-development (deferred)*	Scrubs Café/LCS entrance re-development	£150,000	£0	£150,000
BMX facility upgrade.	BMX facility upgrade.	£70,000	£0	£70,000
CCTV at entrances (deferred)*	CCTV at entrances	£15,000	£0	£15,000
Dog exercise area (deferred)*	Dog exercise area	£10,000	£0	£10,000
Depot re-development (deferred)*	Depot re-development	£50,000	£0	£50,000
Outdoor learning programme - x3 schools	Outdoor learning programme	£21,000	£0	£21,000
Artistic Commissions (deferred)*	Artistic Commissions	£10,000	£0	£10,000
Women's Exercise Programme.	Women's Exercise Programme.	£10,000	£0	£10,000
Scrubs Watch Citizen's Science programme.	Scrubs Watch Citizen's Science programme.	£5,000	£0	£5,000
Website costs.	Website costs	£5,000	£0	£5,000
Governance reform: Community Advisory Panel (CAP) recruitment/development.	Governance reform: Community Advisory Panel	£5,000	£0	£5,000
Trust co-production on spacial improvements.	Trust co-production on spacial improvements.	£2,500	£0	£2,500
Dog walking policy revamp	Dog walking policy revamp	£2,000	£0	£2,000
ActiveXChange License	ActiveXChange License	£5,700	£0	£5,700
	Total	£1,286,200	£0	£1,286,200
A. Trust Manager (PO5) B. Site Engagement Officer (PO1) = £75K+ £62K	Salaries & Employee Costs	£137,000	£0	£137,000
B. Legal, audit and finance support costs are apportioned to the expenditure budgets as shown (£27,000).	Fixed cost	£30,000	£0	£30,000
Grand Total		£860,861	£0	£860,861

Committee to approve.

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	WSCT	HS2	2025/26 Forecast	2024/25 Outturn	Notes	
	£	£	£	£		
Income and Expenditure						
Income and endowments from:						
Donations and legacies						
2	Income from Charitable activities:					
	Pay and Display Parking Meters	(524,409)	0	(524,409)	(420,544)	Parking income is recovering and is at its highest level
	Hammersmith Hospital Car Park Licence	(479,132)	0	(479,132)	(462,327)	Contracted lease payments are expected to increase by inflation (RPI)
2	Other trading activities	(284,217)	0	(284,217)	(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	
	Total income and endowments	(1,367,759)	0	(1,367,759)	(1,400,816)	
Expenditure on:						
	Raising funds					
	Charitable activities:					
5,6	Contribution to Linford Christie Stadium	64,554		64,554	64,774	Contribution to Linford Christie Stadium plus proportion of governance costs.
7	Non Routine Maintenance of Wormwood Scrubs	102,467		102,467	119,423	Expenditure on non-routine grounds maintenance plus proportion of governance
7	Routine Grounds Maintenance of Wormwood Scrubs	378,911		378,911	363,423	Grounds Maintenance contracted spend plus proportion of governance costs.
7	Other expenditure	575,502	67,017	642,520	76,464	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
	Total Expenditure	1,191,434	67,017	1,258,452	687,214	
	Net gains/(losses) on investments					
	Net (income)/expenditure	(176,324)	67,017	(109,307)	(713,601)	
Reconciliation of Funds						
	Total funds brought forward	(7,846,743)	0	(7,846,741)	(7,133,141)	
	Total funds carried forward	(8,023,067)	67,017	(7,956,049)	(7,846,741)	

All income is unrestricted.

Annexe 2: Financial Transactions

Wormwood Scrubs Charitable Trust Transactions (1st April to 15th March 2026)

Activity	Comments	Amount
Reactive R&M - Grounds	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	-53,037.61
Planned R&M - Grounds	ACCRUAL 2024/25 WSCT03 GM INFLATION APR 24-JAN 25	-18,690.43
Planned R&M - Grounds	ACCRUAL 2024/25 WSCT03 GM INFLATION FEB-MAR 25 CRE	-4,487.92
Planned R&M - Grounds	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/01/23 CR	-1,665.68
Planned R&M - Grounds	ACCRUAL 2024/25 WSCT03 GM INFLATION TO 31/03/24 CR	-3,400.94
Rental Income (including Inv Prop and Ho	ACCRUAL-WSCT02- RENTAL INCOME 2025-26 (PONY CENTRE	-3,375.00
Fees - Audit	ACCRUAL-WSCT04-AUDIT FEE 2024/2025-CREDITOR	-11,700.00
Planned R&M - Buildings - Materials	TREE ROOT BARRIERS - LCS	2,970.00
Rental Income (including Inv Prop and Ho	RENT: APRIL 2025	-30,648.00
Rental Income (including Inv Prop and Ho	RENT: JUNE 2025	-30,648.00
Rental Income (including Inv Prop and Ho	RENT: MAY 2025	-30,648.00
Reactive R&M - Buildings - Materials	Tree planting - Payment of outstanding	-441.00
Rental Income (including Inv Prop and Ho	PERIOD: 25/03/2025 TO 24/06/2025	-118,516.50
Planned R&M - Grounds	Parks Gully Cleansing - Wormwood Scrubs	1,600.00
Staff-Basic Pay	#	4,642.50
Staff - Employer's National Insurance	#	633.82
Payments to Private Contractors - Unspec	Artillery Lane Resurfacing on behalf of	53,037.61
Reactive R&M - Grounds	5 tonnes of top soil for Wormwood Scrubs	695.00
Parking Related Income	WORMWOOD SCRUBS PARKING INC APRIL 2025 VAT	-33,793.17
Reactive R&M - Buildings - Materials	Dig out and replace damaged yellow bar	879.00
Planned R&M - Grounds	GM Inflation - WSCT (Q1 24/25)	2,498.23
Reactive R&M - Grounds	Wormwood Scrubs- Gym bike. Replace speed	310.50
Grant Aid and Donations	2nd grant funding payment relating to	53,000.00
Grant Aid and Donations	3rd grant funding payment relating to	50,000.00
Fees - Management Consultancy	Wormwood Scrubs Circulation Routes Plan	4,845.00
Materials	x10 access cards and programming - WWS	649.50
Fotures and Fittings	x10 metal 'No BBQ signs' - Wormwood	736.85
Staff-Basic Pay	#	4,642.50
Staff - Employer's National Insurance	#	633.82
Planned R&M - Grounds	LOT3 Inflation Feb & Mar25	4,487.92
Planned R&M - Grounds	LOT3 Inflation up to 31Jan25 (21,717.05
Publicity, Promotions and Advertisement	2nd payment - Braybrook playarea	8,846.32
Activities and Events	WSCT/SV - BMX COACHING SESSION 24/06/2025	360.00
Reactive R&M - Grounds	IDV01173- Green Flag planting for	723.00
Activities and Events	Delivery of Stall and Activity for WWS	300.00
Recovered Costs and Charges	0MFIN06856-	-800.00
Grant Aid and Donations	4th grant funding payment relating to	50,000.00
Rental Income (including Inv Prop and Ho	PERIOD: 24/06/2025 TO 28/09/2025	-118,516.50
Staff-Basic Pay	#	4,642.50
Staff - Employer's National Insurance	#	633.82
Planned R&M - Grounds	GM Contract - WSCT (Q1 24/26)	70,538.83
Planned R&M - Grounds	GM Contract - WSCT (Q1 24/26)	-0.01
Rental Income (including Inv Prop and Ho	PERIOD: 24/06/2025 TO 28/09/2025	-3,375.00
Rental Income (including Inv Prop and Ho	PERIOD: JULY 2025	-30,648.00
Internal Trading Charges - Legal	MARCH PT2 LEGAL TIMECHARGE 148964	194.40
Internal Trading Charges - Legal	MARCH PT2 LEGAL TIMECHARGE 2895324	300.00
Internal Trading Charges - Legal	P1 LEGAL TIMECHARGE FILE NO. 148964	115.20
Internal Trading Charges - Legal	P2 TIMECHARGE FILE NO 148964	100.80
Payments to Private Contractors - Unspec	RED SQUIRREL P09004669784 INV 16807	6,560.00
Reactive R&M - Grounds	Supply and install of a new traffic	3,181.40
Parking Related Income	WORMWOOD SCRUBS PARKING INC MAY 2025 VAT	-37,697.46
Staff-Basic Pay	#	4,642.50
Staff - Employer's National Insurance	#	633.82
Grant Aid and Donations	5th - final grant funding payment	50,000.00
Reactive R&M - Grounds	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	53,037.61
Payments to Private Contractors - Unspec	ACCRUAL 2024/25 WSCT01 ARTILLERY LANE RESURFACING	-53,037.61
Internal Trading Charges - Unspecified	P3 FM RECHARGES	1,080.00
Internal Trading Charges - Legal	P3 TIMECHARGE FILE NO. 148964	108.00
Internal Trading Charges - Legal	P3 TIMECHARGE FILE NO. 4531172	200.00
Activities and Events	SCRUBS 2 BIRD WATCHING WALKS - 18 MAY & 5TH JUNE	800.00
Parking Related Income	WORMWOOD SCRUBS PARKING INC JUNE 2025 VAT	-40,534.25
Fees - Audit	WSCT Accounts Audit Fee 2024-25	2,000.00
Staff-Basic Pay	#	4,642.50
Staff - Employer's National Insurance	#	633.82
Staff - Employer's Pension Contributions	#	956.35
Reactive R&M - Grounds	Ord 81202. Drone recovery in tree.	1,560.00
Fees - Technical and Professional Consul	WORMWOOD SCRUBS CHARITABLE TRUST - LOGO DESIGNS	500.00
Parking Related Income	WORMWOOD SCRUBS PARKING INC JULY 2025 VAT	-46,418.29
Telephony	P3 MOBILE PHONE RECHARGE	1.39
Internal Trading Charges - Legal	P4 LEGAL TIME CHARGE FILE NO. 148964	64.80
Internal Trading Charges - Legal	P4 LEGAL TIME CHARGE FILE NO. 148939	290.00
Internal Trading Charges - Legal	P4 LEGAL TIME CHARGE FILE NO. 2166029	650.00
Staff-Basic Pay	#	5,535.00
Staff - Employer's National Insurance	#	767.70
Staff - Employer's Pension Contributions	#	-656.35
Telephony	P1 MOBILE PHONE RECHARGE	2.59

Wormwood Scrubs Charitable Trust Transactions (1st April to 15th March 2026)

Activity	Comments	Amount
Rental Income (including Inv Prop and Ho	PERIOD: 29/09/2025 - 24/12/2025	-3,375.00
Rental Income (including Inv Prop and Ho	PERIOD: AUGUST 2025	-30,048.00
Internal Trading Charges - Legal	P5 LEGAL TIMECHARGE FILE NO 148964	38.00
Internal Trading Charges - Legal	P5 LEGAL TIMECHARGE FILE NO 5185172	300.00
Planned R&M - Grounds	GM Contract - WSCT (Q2 25/26)	70,612.75
Parking Related Income	WORMWOOD SCRUBS PARKING INC AUG 2025 VAT	-40,217.96
Grant Aid and Donations	Grant funding for the autumn term	3,320.00
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 149063	28.80
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 5069401	150.00
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 5185172	100.00
Rental Income (including Inv Prop and Ho	PERIOD: 29/09/2025 TO 24/12/2025	-118,516.50
Rental Income (including Inv Prop and Ho	SEPTEMBER 2025	-30,048.00
Planned R&M - Grounds	Sandy loam 120 tonnes	7,992.60
Fees - Management Consultancy	UXO Awareness Training (Braybrook St	550.00
Parking Related Income	WORMWOOD SCRUBS PARKING INC SEPT 2025 VAT	-49,539.17
Staff-Basic Pay	#	4,791.25
Staff-Basic Pay	#	4,791.25
Staff - Employer's National Insurance	#	656.14
Staff - Employer's National Insurance	#	656.14
Activities and Events	LEADING 3RD BIRD WATCHING WALK - 11TH OCTOBER	400.00
Reactive R&M - Grounds	Supply and installation of new play	7,837.54
Reactive R&M - Grounds	Supply and installation of new play	34,373.05
Planned R&M - Grounds	GM Contract - WSCT (Q3 25/26)	70,612.75
Reactive R&M - Grounds	ROSPA inspection of new play equipment	325.00
Reactive R&M - Grounds	01/12/2025 AMAZON UK ZXDLV0X04	25.81
Reactive R&M - Grounds	12/12/2025 B&Q MARKETPLACE	41.25
Planned R&M - Grounds	GM CLIENT COSTS - STAFF Q1 2025-26	9,512.47
Planned R&M - Grounds	GM CLIENT COSTS - STAFF Q2 2025-26	10,005.73
Reactive R&M - Grounds	Supply and installation of new play	-7,837.54
Reactive R&M - Grounds	Supply and installation of new play	-34,373.05
Reactive R&M - Grounds	Supply and installation of new play	7,837.54
Reactive R&M - Grounds	Supply and installation of new play	34,373.05
Reactive R&M - Grounds	Supply and installation of new play	56,809.02
Parking Related Income	WORMWOOD SCRUBS PARKING INC OCT	-52,121.27
Fees - Audit	WSCT Accounts Audit Fee 2024-25	8,500.00
Reactive R&M - Grounds	Wormwood scrubs- ROSPA Sep'25 inspection	2,219.00
Reactive R&M - Grounds	Wormwood scrubs- ROSPA Sep'25 inspection	1,019.50
Reactive R&M - Grounds	Wormwood scrubs- ROSPA Sep'25 inspection	225.00
Reactive R&M - Grounds	Wormwood scrubs- ROSPA Sep'25 inspection	910.00
Staff-Basic Pay	#	4,791.25
Staff-Basic Pay	#	4,791.25
Staff - Employer's National Insurance	#	656.14
Staff - Employer's National Insurance	#	656.14
Parking Related Income	WORMWOOD SCRUBS PARKING INC Nov	-43,241.00
Publicity, Promotions and Advertisement	CAMPAIGN WORK LINFORD CHRISTIE STADIUM CONTENT RE	962.50
Reactive R&M - Buildings - Repairs & Mai	HLP031742 - REACTIVE DRAINAGE- PLUMBING	636.00
Reactive R&M - Buildings - Plant & Machi	HLP032715 - PLANNED - PPM LRA SURVEYS	395.00
Planned R&M - Buildings - Repairs & Main	Old Oak MUGA re-development	60,432.00
Internal Trading Charges - Legal	P7 LEGAL TIMECHARGE FILE NO 5069401	50.00
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 148964	28.80
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 148964	28.80
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 5185172	300.00
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 5185172	300.00
Rental Income (including Inv Prop and Ho	PERIOD: 25/12/2025 TO 24/03/2026	-3,375.00
Publicity, Promotions and Advertisement	PHOTOS WORMWOOD SCRUBS NATURE RESERVE - GVS&DR	500.00
Fees - Technical and Professional Consul	WSCT LOGO DESIGN WORK EDITS ROUND 2	1,200.00
Reactive R&M - Grounds	Wormwood playbuilder-Basket swing and	225.00
Reactive R&M - Grounds	Wormwood sor playbuilder-Repair flat	310.00
Fixtures and Fittings	X20 PSPO Signs Wormwood Scrubs	170.00
Activities and Events	BIRDWALK 22112025	400.00
Planned R&M - Grounds	GM Contract - WSCT (Q4 25/26)	70,612.75
Telephony	P4 MOBILE PHONE RECHARGE	1.36
Telephony	P5 MOBILE RECHARGE 2025-26	1.37
Telephony	P6 MOBILE PHONE RECHARGE	1.31
Telephony	P7 MOBILE PHONE RECHARGE	1.34
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 148964	-28.80
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO 5185172	-300.00
Telephony	P8 MOBILE PHONE RECHARGE	1.35
Internal Trading Charges - Legal	P9 LEGAL TIMECHARGE FILE NO 5185172	100.00
Rental Income (including Inv Prop and Ho	PERIOD: NOVEMBER 2025	-30,048.00
Rental Income (including Inv Prop and Ho	PERIOD: OCTOBER 2025	-30,048.00
Rental Income (including Inv Prop and Ho	PERIOD: UP TO 19 DECEMBER 2025	-21,750.00
Materials	Scrbs Ln. Security - Railings (Supply	1,885.00
Parking Related Income	WORMWOOD SCRUBS PARKING INC DEC 2025 VAT	-41,612.42
Fees - Audit	WSCT Accounts Audit Fee 2024-25	1,295.00
Publicity, Promotions and Advertisement	WWS Outdoor Learning - Photography Fee	200.00

Wormwood Scrubs Charitable Trust Transactions (1st April to 15th March 2026)

Activity	Comments	Amount
Reactive R&M - Grounds	Financial work to estimate costs for the	1,000.00
Reactive R&M - Grounds	Financial work to estimate costs for the	1,000.00
Internal Trading Charges - Legal	P6 LEGAL TIMECHARGE FILE NO.3744312	100.00
Staff-Basic Pay	#	4,530.00
Staff-Basic Pay	#	4,530.00
Staff - Employer's National Insurance	#	616.95
Staff - Employer's National Insurance	#	616.95
Staff - Employer's Pension Contributions	#	933.18
Staff - Employer's Pension Contributions	#	933.18
Reactive R&M - Grounds	Wormwood Scrubs Masterplan Tender	3,135.00
Staff-Basic Pay	#	4,530.00
Staff-Basic Pay	#	4,530.00
Staff - Employer's National Insurance	#	616.95
Staff - Employer's National Insurance	#	616.95
Staff - Employer's Pension Contributions	#	933.18
Staff - Employer's Pension Contributions	#	933.18
Internal Trading Charges - Legal	P7 LEGAL TIMECHARGE FILE NO. 142540	14.40
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO.6931420	100.00
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO.6931420	100.00
Telephony	P4 MOBILE PHONE RECHARGE	1.38
Telephony	P5 MOBILE RECHARGE 2025-26	1.37
Telephony	P6 MOBILE PHONE RECHARGE	1.31
Telephony	P7 MOBILE PHONE RECHARGE	1.34
Internal Trading Charges - Legal	P8 LEGAL TIMECHARGE FILE NO.6931420	-100.00
Telephony	P8 MOBILE PHONE RECHARGE	1.35
Internal Trading Charges - Legal	P9 LEGAL TIMECHARGE FILE NO.6931420	600.00
Staff-Basic Pay	#	4,530.00
Staff - Employer's National Insurance	#	616.95
Staff - Employer's Pension Contributions	#	933.18
Internal Trading Charges - Legal	P10 LEGAL TIMECHARGE FILE NO. 6931420	350.00
Reactive R&M - Grounds	Project Management Fees	2,775.00
Reactive R&M - Grounds	Financial work to estimate costs for the	1,000.00
Staff-Basic Pay	#	4,530.00
Staff - Employer's National Insurance	#	616.95
Staff - Employer's Pension Contributions	#	933.18
Reactive R&M - Grounds	Financial work to estimate costs for the	1,000.00
H52 Transactions		169,238.09
H52 Transactions		-155,358.01