

	London Borough of Hammersmith & Fulham WORMWOOD SCRUBS CHARITABLE TRUST COMMITTEE 24 JUNE 2015
MANAGER'S REPORT	
Report of the Director for Safer Neighbourhoods and the Director for Finance and Resources, ELRS	
Open Report	
Classification: For decision and for noting. Key Decision: No	
Wards Affected: College Park and Old Oak	
Accountable Executive Director: Lyn Carpenter, Executive Director for ELRS	
Report Authors: Mark Jones, Director for Finance and Resources David Page, Director for Safer Neighbourhoods	Contact Details: Tel: 020 8753 6700 E-mail: mark.jones@lbhf.gov.uk

1. Executive Summary and Decisions Sought

- 1.1. The Committee is asked to note all matters in this report. There are no formal decisions requested at this meeting.

2. Opposition to the Wetland Mitigation Area Proposed in HS2 Bill

- 2.1 The HS2 Bill identifies the 22 hectares in the south of the Scrubs for compensatory wetland habitat as mitigation for lost habitat elsewhere along the HS2 route. The land is liable to compulsory acquisition by HS2 if agreement cannot be sought to the alternative mitigation package put forward to HS2 or if we are unsuccessful at Select Committee.
- 2.2 Leanne Brisland (ELRS RBKC) met with HS2's Ecology representative David Collins on the Scrubs to discuss a package of alternative works to the Scrubs to replace HS2's proposals in the HS2 Bill for the creation of a wetland habitat area on the Scrubs. These proposals were detailed on a series of plans and submitted to HS2 on 23 March. They involved protecting existing habitats that are of good quality, enhancing the quality of those habitats which are of lower ecological value and increasing and creating habitat. Key elements of the alternative mitigation package sent to HS2 are detailed below;

- Japanese knotweed – An area of approximately 14,000 – 17,000 m² of Japanese Knotweed is present on the northern embankment which needs eradication and replacement with new habitat that will improve this area of the Local Nature Reserve.
- Traditional British Native Hedge – It is proposed that Native Hedgerows could be introduced along the peripherals of some of the rough grassland areas and along woodland corridors.
- Scrape area - Creation of a small scrape area of elongated channels where water naturally accumulates could provide important feeding areas for birds.
- Species Enriched Grassland – Several areas of grassland could be transformed into species rich grassland.
- Chats Paddock – Currently a good spot for birds that should be protected but with improved management.
- Heathland type planting – Created on a small area that has undergone a natural change of soil type.
- Tree Compartments – A programme of selective thinning and felling as well as a programme of restocking and planting native tree species.

2.3 HS2 have agreed in principle to this alternative mitigation package submitted to them subject to their Board's approval. Their intention is that HS2 would enter into a contract with LBHF to deliver the works. HS2 have requested that we provide them with an indicative cost to deliver the works necessary for them to seek formal approval from their Board. Following this they will produce a draft assurance/undertaking for discussion. If the assurance/undertaking is considered acceptable LBHF will not appear at Select Committee on this item. If agreement cannot be reached LBHF will provide evidence at Select Committee on this item. LBHF's attendance at Select Committee is indicatively programmed for week beginning 29 June 2015.

2.4 As requested at the last meeting a letter was sent from the Chair to HS2 expressing disappointment that WSCT were not invited to attend the Select Committees visit to the Scrubs. An email response was received from Kalia Baker-Underhill, Petition Advisor – London Met | HS2 Ltd apologising to Trust if they feel they were excluded from the Select Committee site visit. They advised that out of courtesy they mailed those who petitioned, such as LBHF and Friends of Wormwood Scrubs, in the area alerting them of the Select Committee's announcement to visit Old Oak Common and referred them to the Select Committee website for further details and to contact the Committee Clerk if they had any questions.

Committee to Note.

3. TfL's proposed Overground Station at Old Oak Common

3.1. The OPDC came into existence with full planning powers over the entire site (including Wormwood Scrubs) on 1 April 2015. The OPDC Board members are listed below;

- Boris Johnson, Mayor of London (Chairman of OPDC)
- Sir Edward Lister, Deputy Mayor for Planning (Deputy Chair of OPDC)
- William McKee, Chair of Outer London Commission
- Cllr Muhammed Butt, Leader of Brent Council
- Cllr Julian Bell, Leader of Ealing Council
- Cllr Stephen Cowan, Leader of Hammersmith and Fulham Council
- David Prout, Director General High Speed 2, Department for Transport
- David Biggs, Managing Director, Network Rail
- Sir Peter Hendy CBE, Commissioner, Transport for London
- Simon Kirby, Chief Executive, High Speed 2
- Matthew Pencharz, Senior Advisor for Environment and Energy, Greater London Authority
- Rahul Gokhale, Chair of the Park Royal Business Group
- Eric Sorensen, Former Chief Executive of London Docklands Development Corporation and the Millennium Commission
- Amanda Souter, local resident and Chair of Wells House Road Residents Association
- Professor Debra Humphris, Vice Provost Education at Imperial College London

3.2. **Draft Old Oak Common and Park Royal Opportunity Area Planning Framework** - The OPDC consulted on the Draft Old Oak Common and Park Royal Opportunity Area Planning Framework from 27 February to 14 April 2015. The Trust sent a formal response on 13 April 2015 in response to the draft consultation with key concerns listed below;

- Concern regarding a southern access from the HS2 station directly onto the Scrubs.
- Concern regarding taller buildings and higher densities proposed at stations and the negative effect this would have on views from the Scrubs.
- The OAPF should state minimum sizes for areas of new public open space to the north of the Grand Union Canal to avoid over reliance on Wormwood Scrubs.
- Concern that the proposed east/west road north of the Scrubs should be identified as a secondary road and should be effectively shielded from the Scrubs.
- Concern that there will be pressure to locate play space for older children and school playing field requirements on the Scrubs.

The OPDC received a total of 3,516 responses to the consultation (of which 3,414 were from supporters of QPR Football Club in the form of a standardised response).

It is intended that the Planning Framework will become Supplementary Planning Guidance to the London Plan and will guide development until the OPDC puts in place a Local Plan for the MDC area.

Prior to the adoption of the OAPF the GLA have advised they would undertake the following;

- Prepare a report setting out how consultation comments have been addressed by GLA officers in the final version.
- Seek approval of the Deputy Mayor for Planning of the final version of the OAPF to the next available Mayor's Planning Meeting.
- Prepare Mayor's report for adoption of the OAPF as Supplementary Planning Guidance to the London Plan.

The report setting out how consultation comments have been addressed will be reported to the OPDC Planning Committee and the OPDC board will receive a report on the finalised OAPF in late summer.

- 3.3. **OPDC Preparation of Local Plan** – The OPDC are currently preparing the evidence base for the Local Plan that will cover the OPDC area. They intend to commence public consultation (Reg 18) in September 2015.

4. Amending the Wormwood Scrubs Act

- 4.1. The Committee asked what it would take to seek amendments to the Act that would increase the protection to the Scrubs from development in the area. The views of the legal firm Sharpe Pritchard were sought. In summary they suggest that:

- If the Bill were unopposed by Petition, and reached Royal Assent, we would estimate a total expenditure of £55,000 + VAT based on an estimate of £25,000 for our fees.
- For a Bill which attracted a medium amount of opposition (say from an unrepresented petitioner and an MP on the floor of the House) and reached Royal Assent, we would estimate total costs at between £65,000 and £90,000.
- If the Bill were strongly opposed by Petition in both Houses and considered by a Select Committee in both and reached Royal Assent, the total costs could rise into six figures, although unlikely to exceed £130,000 for a single issue Bill such as this.

Committee to Note.

5. Filming and Events Update

- 5.1. It is confirmed that Live Nation have pulled out of discussions about holding an event in 2016. It is understood that they are concerned about the infrastructure costs they would need to incur. The Council's events team is in talks with the Live Nation team to see whether an "invest to save" business model might be viable.
- 5.2. Hire of the Red Gra area has continued to be successful. Some hirers have requested provision of mains water and three-phase power supplies in the area. Quotations will be sought as a next step.
- 5.3. The Olympia Horse Show team has asked to use Red Gra again this year, but during the last year's hire drainage was an issue. The Events team are

examining how this problem can be mitigated. The tarmac access point needs re-surfacing as well. This work would secure the December 2015 booking, but with the booking in doubt if we cannot do the works. As a next step quotations will be sought, and we will need to decide whether the outlay is justified by the income (about £14,000 per year).

- 5.4. Regular annual events in the Scrubs are expected to carry on during the 2015-16 financial year including the Race for Life event.

Committee to Note.

6. Sports Facilities

Linford Christie Outdoor Sports Centre

- 6.1. After an approach from representatives of Thames Valley Harriers Athletics Club (TVHAC) there have been preliminary discussions between Officers and the club concerning the future of the Linford Christie Outdoor Sports Centre. A second meeting at the facility is scheduled for early June.
- 6.2. TVHAC have recently employed a consultant to produce a report which will look into the possibility of developing the site to secure its future. This could include a tennis centre, removal of the artillery firing wall, new changing rooms, a fitness centre, studios and improvements to site access.
- 6.3. Once this exercise is completed the club are eager to show the report's findings at a future Trustees meeting and get initial feedback from members. In addition, the club are confident that they could secure major funding in order to finance any agreed development to the facility and its environs.

Committee to Note.

7. Property Issues

Demolition of Firing Butt

- 7.1. We have now received the proposal and likely feasibility costs from EC Harris. The scheme will cost around £500k for both demolition, landscaping of mound and providing a new fence line. The Council is proposing to meet the costs from its own budgets. Though the land heap is contaminated with lead, it is still feasible to landscape it to screen the hospital car park as far as possible and it will be capped with top soil to use for any features deemed fit. The works will be passed to Amey to take further. There is a project meeting with them on the 4th June to discuss the works.

The road access to the Linford Christie Stadium cannot improve until the wall has been removed along with the poplar trees. This would then allow

the hospital car park to be opened up into that area which would in turn allow for road widening without any loss of space and therefore income.

Energy Enhancement Proposal

- 7.2. After a review of potential sites for energy savings initiatives, the Linford Christie Stadium would be a viable option for the government RE:FIT project as a pilot site. It was found that changing the flood lighting to LED, and enhancing insulation to the walls and ceilings could provide benefits in energy conservation, potentially saving almost 80,000 kWh per year which equates to about £7.5k annually in energy bills. The £80k cost is currently identified within the Council's planned maintenance budget. The annual saving will reduce the deficit on the operation of LCS which is currently shared between the Council and the Trust.

The RE:FIT project is the Mayor of London's scheme to reduce carbon emissions in Greater London. It is a programme designed to help public sector organisations achieve substantial financial savings, improve the energy performance of their buildings and reduce their CO₂ footprint. RE:FIT savings are also guaranteed as a minimum savings

Boiler replacement and water management renewal

- 7.3. Amey are currently reviewing the old diesel fired boiler at Linford Christie Stadium to examine the viability of replacing it with a gas fired alternative. This would further enhance energy savings and running costs for the Stadium. This programme also includes a review of the water system.

Committee to Note.

8. Community Safety Update

- 8.1. For the period 1st January 2015 until 30th March 2015, 120 Parks Police patrols of Wormwood scrubs have been carried out. One crime has been reported during this period to the parks police service and 24 incidents have been dealt with.

	Incidents	Crimes	Patrols
January 2015	9	0	48
February 2015	6	0	38
March 2015	9	1	34

- 8.2. There have been no particular trends recorded and the majority of incidents have involved breaches of byelaws, incidents involving dogs and vehicle related offences.
- 8.3. Young persons on (usually stolen) mopeds continue to be a problem but a number of recent arrests in conjunction with the Metropolitan Police have helped in reducing the level of incidents.

Committee to Note.

9. Grounds Maintenance update

- 9.1. Officers continue to monitor the Scrubs on a regular basis carrying out scheduled inspections with our contractor, Quadron Services, and unannounced visits. Some small scale improvements have been made and these will be ongoing during the coming months,
- 9.2. One area of concern for Officers, and this was picked up during January's site walkabout, is the litter in the vicinity of Braybrook Street. There are a number of street litterbins on the edge of the Scrubs here and Officers are of the opinion that these are ones of the causes of some of the litter issues on this area of the Scrubs as inspections show they generate a large amount of dumped domestic rubbish. With the Committee's approval Officers would like to discuss with Street Cleansing colleagues to possibility of a trial removal of these bins to see whether this improves the situation.
- 9.3. There have recently been corporate volunteer groups working on the Scrubs. One of these undertook some litter picking in the Braybrook Street area of the site which was supported by Quadron Services. Other groups have undertaken woodland management.
- 9.4. Officers have suspended the drafting of the 10 years site management plan pending the outcome of ongoing discussions with HS2. The outcome of these discussions could greatly influence what is achievable over the next 10 years and if an agreement is reached any existing plan would need amending so it seems sensible to avoid any abortive work at this stage.

Committee to Note.

10. Fundraising Possibilities

- 10.1. Section 106 funds are being sought for the outdoor gym equipment.
- 10.2. Mark Jones met with Shad Haibatan, Head of Organisational Development at the Sobus organisation about identifying grant making trusts. Sobus is the successor organisation to CAVSA H&F and has access to the Grantfinder database which can help match charities seeking grants with grant-giving trusts.
- 10.3. The key points that came out of the discussion were:
 - Options for funding may be limited if WSCT is perceived to be a statutory body or a statutory responsibility.
 - A review of current assets, the financial situation and future commitments for the trust, show that WSCT is not yet financially secure, needing to address a deficit of some £70 - £100k per annum.
 - Opportunities for any gain from potential HS2 developments are too long term to address the current situation.

- Possible solutions include increasing income raising activities, perhaps large music events and fundraising.
- WSCT has very little information on the numbers of people using or visiting the Scrubs. This is key evidence required by any potential funder.
- WSCT should consider developing a funding strategy.

10.4. Shad Haibatan agreed to:

- forward an example of a funding strategy (now received);
- talk to funders;
- look into options for carrying out survey on usage of Scrubs including use of social media; and
- meet the Committee, if that would be helpful.

Committee to Note.

11. 2015/16 Financial Forecast

11.1. The latest financial forecast of Wormwood Scrubs Charitable Trust (“the Trust”) for 2015/16 is summarised below.

Activity	Outturn 2014/15	Budget 2015/16	Forecast 2015/16	Variance
Pay and Display Parking Meters	(316,424)	(303,870)	(316,424)	(12,554)
Hammersmith Hospital Car Park Licence	(391,943)	(316,748)	(317,687)	(939)
Other income from activities for generating funds	(9,605)	(27,300)	(45,005)	(17,705)
Total Incoming Resources from Generated Funds	(717,972)	(647,918)	(679,116)	(31,198)
Grounds Maintenance	671,940	677,249	664,952	(12,297)
Contribution to Linford Christie Stadium	31,500	31,500	31,500	0
Other Expenditure	21,066	18,734	18,734	0
Total Resources Expended	724,506	727,482	715,186	(12,297)
Net Incoming Resources	6,534	79,565	36,070	(43,495)

11.2. The forecast deficit is £36,070, which is £43,495 better than budget. However it is not expected that a surplus will be achievable in 2015/16.

11.3. The opening cash balance for 2015/16 is £326,517 and the forecast at the end of May anticipates a drawdown of £36,070 (11% of the current cash balance). This would give a cash balance of £290,447 to carry forward to 2016/17. This is an improvement of £43,495 than the forecast drawdown on reserves of £79,565 that we anticipated when we set the budget for 2015/16.

11.4. We are forecasting that we will achieve the same level of parking income in 2015/16 as we did in 2014/15. The car park was observed to be busier towards the end of the last financial year so we may even achieve more than the forecast £316,424.

- 11.5. The other income includes £17,700 from hiring out areas of Wormwood Scrubs in 2014/15 which is to be transferred from the Council to the Trust in 2015/16. All other income streams are forecast to achieve the same level as 2014/15.
- 11.6. Inflation on the Quadron contract for grounds maintenance is -1.04% in 2015/16 and has resulted in a small underspend of £12,297 in 2015/16.
- 11.7. Detailed reports on financial transactions will be included in the next report to the committee.

Committee to Note.

12. Legal Comments

Under the Infrastructure Act, 2015, local authorities are given new powers to deal with non-native invasive species. This includes Japanese knotweed. If the species poses a detrimental effect to the quality of life of the community the Council would be empowered to take action against a landowner. Therefore, in the case of an infestation on its own land, it should consider whether action needs to be taken now, or whether it can wait for the HS2 funding.

Completed by David Walker, Principal Solicitor, email david.walker@rbkc.gov.uk, 020 7361 2211.

13. Finance Comments

These are all contained within the body of the report.

Completed by Mark Jones, Director for Finance TTS and ELRS, email mark.jones@lbhf.gov.uk, extension number 6700.