



West Ham Park Committee

Date: THURSDAY, 11 DECEMBER 2025
Time: 9.30 am
Venue: COMMITTEE ROOMS - 2ND FLOOR WEST WING, GUILDHALL

Members:

James St John Davis (Chair)	Catherine Bickmore
Charles Edward Lord, OBE JP (Deputy Chair)	Rafe Courage
Deputy Anne Corbett	Tim Hodgson
Deputy Caroline Haines	Reverend Farida Matthews
Wendy Mead OBE	Justin Meath-Baker
Deputy Benjamin Murphy	Councillor Jane Lofthouse, London Borough of Newham
William Upton KC	Councillor John Whitworth, London Borough of Newham

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Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**

3. **MINUTES**

To agree the minutes of the previous meeting held on 23 October 2025.

For Decision
(Pages 5 - 10)

4. **ASSISTANT DIRECTOR'S REPORT**

Report of the Executive Director, Environment.

For Information
(Pages 11 - 20)

5. **REVENUE AND CAPITAL BUDGETS 2026/27 - WEST HAM PARK**

Report of Chamberlain and Executive Director, Environment.

For Decision
(Pages 21 - 32)

6. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT.**

8. **EXCLUSION OF THE PUBLIC**

MOTION: The following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

For Decision

Part 2 - Non-public Agenda

9. NON PUBLIC MINUTES

To agree the minutes of the previous meeting held on 23 October 2025.

For Decision
(Pages 33 - 34)

10. NATURAL ENVIRONMENT CHARITIES REVIEW – GRANT FUNDING MODEL PRINCIPLES PROPOSAL

Report of Chamberlain and Executive Director, Environment.

For Decision
(Pages 35 - 56)

11. WEST HAM PARK FORMER NURSERY SITE

Officers of the Environment Department to present a verbal update.

For Information
(Verbal Report)

12. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

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WEST HAM PARK COMMITTEE Thursday, 23 October 2025

Minutes of the meeting of the West Ham Park Committee held at Committee Rooms
- 2nd Floor West Wing, Guildhall on Thursday, 23 October 2025 at 9.30 am

Present

Members:

James St John Davis (Chair)
Charles Edward Lord, OBE JP (Deputy Chair)
Deputy Caroline Haines
Wendy Mead OBE
Catherine Bickmore

In attendance:

Deputy Benjamin Murphy
Reverend Farida Matthews

Officers:

Marguerite Jenkin	- Chamberlain's Department
Niranjan Shanmuganathan	- Chamberlain's Department
Anna Cowperthwaite	- Comptroller and City Solicitor's Department
Joseph Smith	- Corporate Strategy & Performance
Katie Stewart	- Executive Director, Environment
Emily Brennan	- Environment Department
Jo Hill	- Environment Department
Jo Hurst	- Environment Department
Andrew Impey	- Environment Department
William LoSasso	- Environment Department
Charlotte Williams	- Environment Department
Zoe Williams	- Town Clerk's Department

Matters arising

The Chair noted his thanks, on behalf of the Committee, to those who were involved in organising and running Park Fest, in particular, the Friends of West Ham Park.

1. **APOLOGIES**

Apologies were received from Deputy Anne Corbett, Rafe Courage, Karina Dostalova, Tim Hodgson, Justin Meath-Baker, William Upton KC, Councillor John Whitworth and Councillor Jane Lofthouse.

2. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**

No declarations of interest were received.

3. **MINUTES**

RESOLVED – That, the public minutes and non-public summary of the previous meeting held on Thursday 23 October 2025 be agreed as a correct record of the meeting.

4. **ASSISTANT DIRECTOR'S REPORT**

The Committee received a report of the Executive Director, Environment which provided Members with an update on matters relating to West Ham Park since the last Committee meeting on 3 July 2025.

Officers noted that West Ham Park had recently won a gold medal at the London in Bloom awards for the large park over 25 acres category.

A Member noted their congratulations to the work of Officers for achieving these awards, as well as the Green Flag and Green Heritage Site awards. The Member also passed on their congratulations to the Amenity Horticulture Apprentice who recently completed their apprenticeship. A Member commented that West Ham Park's achievements with successful events and work happening in the park should be widely advertised. The Chair asked whether information about these awards had been published on the City Corporation's social media channels. Officers confirmed that social media posts would go out in the coming week about the awards received by West Ham Park.

Regarding the rise in antisocial behaviour in West Ham Park, the Member asked whether formal meetings with the London Borough of Newham had taken place and what type of feedback had been communicated through these. Officers confirmed that they had engaged with the London Borough of Newham's lead on community enforcement when the issue first arose who had set up periodic patrols. They noted that they had been responsive, and they would continue with meeting them to address this.

The Member also queried whether the two Members on the West Ham Park Committee representing the London Borough of Newham had been engaged on this subject. Officers confirmed that they would contact the councillors about this. The Chair noted that they had engaged with the councillors on this matter. The Chair requested that the councillors be invited to provide a structured update on the response from the London Borough of Newham.

In response to a further question about the Metropolitan Police's engagement with youth in the area, Officers noted that there had been police action within some parts of the London Borough of Newham although they were not aware of their efforts with youth engagement. They commented that a day of action was planned in Newham on 13 November, targeting known and used areas for drug use, sales and distribution.

With regard to plants identified in paragraph 5 of the report, a Member commented that acer palmatum and azaleas were not climbing shrubs. They also noted that the pollinator-friendly shrubs identified in paragraph 25 included buddleia, which had been identified as a species of concern under the London Invasive Species Initiative. Officers noted that they would speak to the Head

Gardener and respond to the Member on these matters at the next Committee meeting.

A Member noted that they were disappointed to hear that the playground already required resurfacing and commented that the mounds by the playground were heavily used by children and were beginning to look worn. Officers responded that they would pass this feedback on to the team. The Member also suggested that donations for West Ham Park could be sought from the events that were being held at the park.

Another Member noted that the byelaws of West Ham Park had not been updated since 1966 and queried whether there was an opportunity to review these. The Member asked how individual Officers in West Ham Park were authorised to enforce the byelaws. Officers responded that they were aware of the need to update the byelaws, and an initial conversation had been held about how this would be approached across the open spaces. They explained that enforcement of the byelaws at West Ham Park was primarily carried out through engagement and education by the Rangers. However, as the Rangers were neither constables nor trained security professionals, external security personnel were employed to provide additional support. They also noted that the enforcement of criminal legislation was controlled through the Metropolitan Police.

Officers noted that the appointment of four Park Guard security officers had strengthened support with enforcement of the byelaws. These officers actively engaged with groups and individuals on byelaw issues, such as those relating to dogs and cycling within the park.

RESOLVED – That, Members received the report and noted its contents.

5. RISK MANAGEMENT UPDATE

The Committee considered a report of the Executive Director, Environment which sought to provide assurance to Members that the risk management procedures in place within the Environment Department and its Natural Environment Division, which included West Ham Park, were satisfactory and met the requirements of the Corporate Risk Management Framework and the Charities Act 2011.

A Member asked about progress on initiatives to reduce work-related stress and whether the structure of the North London Open Spaces enhanced or detracted from this. Officers responded that, given the limited resources available, they had been working to manage workloads across teams. They noted that business planning had been a useful development to communicate expectations about what could be accomplished in a year.

Officers explained they would also be reviewing outdated working rotas across all of the North London Open Spaces to reflect capacity. They noted that the increase in anti-social behaviour and criminal activity had an impact on the staff. Officers further explained that they were at significant risk of single point failure.

They assured Members that efforts were underway to establish a structure that would provide appropriate support where needed, but they ultimately needed more staff to meet the workload demands. Officers acknowledged the risks and emphasised that they were actively listening to staff to ensure they feel supported and had a positive work environment. The Chair stressed that the response should not imply that Officers were expected to achieve more with fewer resources and confirmed the Committee's support in mitigating this risk.

Regarding the impact of the Target Operating Model discussed in the previous meeting, a Member asked how Officers would ensure that the Grant Funding Model was implemented in a sustainable way that could be delivered in the long term. The Chair also asked whether Officers expected there to be sufficient staff levels at West Ham Park before they transitioned to the Grant Funding Model. The Executive Director, Environment said that it was important to ensure they could get provide staff with necessary resources immediately, rather than waiting for future progress. They added that the Natural Environment Charities Review would help determine the optimal team size for managing the open spaces, and this level of resourcing would be incorporated into the long-term model.

A Member asked about progress on the survey of assets. The Executive Director reported that a Head of Estates had recently been appointed, which had positively helped to reset the relationship with City Surveyors. Officers explained that a transformation programme was underway to establish a clear understanding of the assets held by the City Corporation.

A Member observed that significant work remained on the asset survey and stressed the importance of incorporating a forward-looking approach as part of the NECR and the transition to the Grant Funding Model. They also queried whether West Ham Park operating under North London Open Spaces continued to be the most appropriate model. Officers explained that West Ham Park operated under North London Open Spaces because its features aligned more closely with those of other sites in the group. While the possibility of changing this model had been considered, Officers believed staff would benefit more from a period of stability rather than further structural change. A Member, also the Chair of the Epping Forest and Commons Committee, commented that it would be important not to shift the burden caused by insufficient staffing levels on to other groups of staff.

The Member also commented that the identification of stress as a risk was a broad topic and it did not identify what the drivers behind this stress were. Officers confirmed that the cause of the work-related stress was that there was not enough staff to get work done, which in turn had the potential to create health and safety risks. They also noted that while Cyclical Works Programme was a positive development, it had resulted in additional demands for on-site staff to deliver the programme. The Member asked whether staff pressure stemmed from an operational structure that was not fit for purpose or from additional workload. Officers confirmed that both factors contributed.

In response to a Member's query, Officers confirmed that while the staff had two-way radios, they did not have body cameras, but they were considering this option. Officers also noted that most visitors to West Ham Park were respectful members of the community who appreciated the park.

The Chair noted that they did not want to be stuck in a reactionary cycle in terms of risk management and it would be beneficial to have more forecasting in place in the future.

RESOLVED – That, Members confirmed, on behalf of the City Corporation as trustee, that the West Ham Park Summary Risk Register appended to the report satisfactorily set out the key risks to the charity and that appropriate systems were in place to effectively identify and mitigate risk.

6. OPERATIONAL FINANCE PROGRESS REPORT - Q1 2025/26

The Committee received a report of the Chamberlain and Executive Director, Environment which provided an update on the operational finance position as at period 9 (April – June) 2025/26 for the West Ham Park charity and set out the charity's revenue operating budget position to date and projected year-end outturn, current live capital projects and outstanding debt position.

Officers noted that since the report had been produced, they had undertaken a Quarter 2 forecast exercise, and the projected net underspend had changed from £1,000 to £18,000.

A Member requested an update on the Natural Environment Charity Review. Officers responded that there was a wide range of workshops and briefings being organised for both elected Members and other Members of committees and consultative group about the Grant Funding Model. They assured the Member that they would be provided with the opportunity to attend these briefings.

RESOLVED – That, Members received the report and noted its contents.

7. DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025

The Committee received a report of the Chamberlain and Executive Director, Environment which provided a draft version of the Trustee's Annual Report and Financial Statements for the year ended 31 March 2025 for West Ham Park.

A Member commented that on page 81 "heirs" should be corrected to "heir", and on page 82, the line "External appointments are made after due advertisement and rigorous selection to fill gaps in skills" should be deleted as it was not applicable to this Committee.

A Member raised that while some of the local projects were listed, the report did not cover the resources that were aligned to larger projects such as the Natural Environment Charity Review and Digital Transformation. Officers confirmed that they would review this further.

A Member noted that such cross-cutting changes had not been included previously because they were awaiting the outcome of the Natural Environment Charity Review, and the papers would need to be revised following that review. Officers commented that the Natural Environment Charity Review would provide the opportunity to consider the 2025/26 annual reports importance as a stakeholder document and how it reflected the work of the charities.

Members emphasised the importance of clearly outlining that there was a flight path for improving the annual report. They noted that the structural improvements suggested in recent years would need to be incorporated in due course.

RESOLVED – That, Members received the report and noted its contents.

8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions on matters relating the work of the Committee.

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT.**

There was no other business that the Chair considered urgent.

10. **EXCLUSION OF THE PUBLIC**

RESOLVED – That, the following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

11. **NON PUBLIC MINUTES**

RESOLVED – That, the non-public minutes of the previous meeting held on 3 July 2025 be agreed as a correct record of the meeting.

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions on matters relating the work of the Committee.

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

The Chair raised one item of urgent business in non-public session.

The meeting ended at 10.49am.

Chairman

Contact Officer: Zoe Williams
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City of London Corporation Committee Report

Committee(s): West Ham Park – For Information	Dated: 11 December 2025
Subject: Assistant Director's Report	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes 	-Diverse Engaged Communities -Leading Sustainable Environment -Vibrant Thriving Destination -Providing Excellent Services -Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director Environment
Report author:	Bill LoSasso, Assistant Director (Superintendent), North London Open Spaces

Summary

This report provides Members with an update on matters relating to West Ham Park since the last Committee meeting on 23 October 2025.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. The Assistant Director's Report aligns with the four strategic themes of the West Ham Park Management Plan (2025-2035). Additional matters of interest and importance will be addressed under the "Additional Relevant Matters" section as needed.

Caring: We continue to care for the Park to ensure it fulfils its many functions for the benefit of the community, heritage and the environment, now and for future generations.

2. The long grass areas will have their final cut by mid-November, after the later-flowering species have gone to seed, to continue with our management of long grass areas and to increase biodiversity within the Park.
3. Hedge cutting began in October after the end of bird-nesting season. The internal hedges around the lodges, bandstand, tennis courts, outdoor gym, nursery and leaf yard are being reduced to maintain sightlines. The perimeter hedges will be cut in the new year.
4. The team is continuing with cutting back the herbaceous/perennial plants within the borders. Suitable plants are being lifted and divided to fill gaps within the borders.
5. Lawn renovations around the rose gardens and the ribbon beds were completed in October; this included hand-spiking, de-thatching re-seeding and top-dressing.
6. Members expressed concern during last Committee meeting over the recent planting on the Mound Project. By way of update, the species we used in the project was *Buddleia davidii* - Black Knight. The reason for using this was due to its ability to attract and provide a nectar source for a wide variety of butterflies, moths and other pollinators. It is also great for its late summer flowers, which was the purpose of the project – to attract pollinators and provide a food source year-round. The shrubs around the mounds will be included in the Park's shrub maintenance plan to ensure they are pruned and kept under control.

7. The wear on the mounds is not a significant cause for concern. Nursery children are encouraged to use some of the mounds to support and improve their movement, confidence, balance, and motor skills. There is heavy wear under the monkey bars on the large mound, which the team did backfill with a mix of shingle and soil to reinstate the ground levels. This was successful and has bedded in well. There are desire paths on the sides of some of the mounds, mostly caused by bicycles. These will be backfilled over the winter months when footfall is lower.
8. A full internal refurbishment of the toilet facilities near the playground is being planned by the City Surveyor's Department. A Refurbishment and Demolition (R&D) asbestos survey has been commissioned as part of the Cyclical Works Programme. Once the survey has been completed a pre-commencement meeting will be arranged with the appointed contractors.

Excellence: We maintain the highest environmental, conservation, heritage and horticultural standards.

9. Approximately 2000 bulbs are added to the ornamental gardens each year. Additional bulbs will be planted in various locations within the formal gardens in November, which will provide year-round colour and enjoyment for everyone.
10. London in Bloom judging took place on 30 June 2025. The results were announced on 20 October at the award ceremony at RHS Wisley. West Ham Park achieved a Gold Award for the category of Large Park over 25 acres. This award highlights the horticultural excellence of the Park and reflects the hard work and skills of the Gardening Team.

Inclusion: We ensure that the Park and its facilities are accessible to all and inclusive, so that all can enjoy the benefits of enhanced physical and mental well-being.

11. The football season is underway with East London Ballers using the pitches as their home grounds. Renovation work to pitch two has commenced now that the ground conditions are suitable. This includes spiking, scarifying, reseeding and renovations to the goal mouth.
12. A specialist contractor was appointed to carry out full resurfacing works and shock pad repairs to three of the non-turf cricket pitches in September. They were last resurfaced in 2005-6. Given the age of the surface, the extent of the damage and the popularity of the pitches, Officers decided a full resurface and replacement was needed. The new non-turf pitches are being enjoyed by many, which can now be accessed and used throughout the winter months.

13. A new gate has been installed where there was a large gap in the hedge to prevent dogs entering the outdoor gym. This will ensure that all users can access and enjoy the facilities for enhanced physical and mental wellbeing without the disruption of dogs entering this space.

Community: We work in partnership with our local community and engage visitors and the local community in understanding and caring for the Park.

14. The Friends organised and led a bat walk on Friday 26 September, which was very successful, with 133 people attending. The attendees were given a short talk on bat ecology and a walk around the Park. There were many sightings of bats in flight, and many attendees were not previously aware of the Park's importance for bats.
15. The Learning Team and Park Team are working together to create a Spooky Autumn Trail for families to follow and enjoy on Friday 31 October. Families are invited to explore the enchanted ornamental gardens, solve magical clues and enjoy the season. Last year was very successful and proved very popular with the local community and attracted over 500 people. Families attended with children of all ages.
16. Newham's Biggest Leaf Pile occurred on Sunday 16 November. It was another great day and is an annual event that is enjoyed by many families and children.
17. Park in the Dark took place on Friday 5 December. The Friends led an after-dark lantern walk from South Gate through to the bandstand, where attendees met with festive tunes from Park Primary School, and refreshments. Attendees could swap a food item for a glow stick at the start of this walk, and all food collections were donated to local Newham food banks.

Learning Team Update

18. The school learning programme has continued to thrive with 1,320 school students participating in sessions during September and October. Hands-on, nature-based sessions help to increase students' connection to the natural world, support their wellbeing, and build confidence to explore the outdoors. Demand for the programme exceeds delivery capacity, with 44 schools currently on the waiting list for the autumn term. To help meet this interest, the team delivered a Continuing Professional Development (CPD) day in September for local primary school teachers, equipping them with the skills and confidence to lead more outdoor learning sessions in the Park.

19. The SEND project (for children with special educational needs and disabilities) continues to flourish, providing tailored, long-term, nature-based learning experiences. A total of 55 children took part over September and October. This marks the third and final year of support from the City's Cultural and Creative Learning Fund, which has funded staffing and resources for the project.
20. On 31 October, the Learning Team collaborated with the Friends of West Ham Park, Park Primary School, City Corporation employee volunteers, and NLOS colleagues to transform the Formal Gardens into a magical Spooky Trail. Local schoolchildren and their parents worked with the Learning Team to create items for the trail, contributing clay toadstools and conker wreaths. The trail showcased the reuse of old materials to create the installations, such as using old tennis balls from the Park to make model fungi, and shredded paper from the Park office to fill fabric pumpkins. The event focused on engaging local Newham families, a community where 45% of children live in poverty. Impressively, 97% of attendees were local Newham residents, and a total of 368 people took part. The team also gathered evaluation data on participants' wellbeing which will be analysed and shared in future.

Additional relevant matters

Anti-social behaviour and criminal activity

21. Following an increase in anti-social behaviour and criminal activity in the Park, principally with drug dealing and drug users as well as prostitution, solicitation, and public indecency during the summer and autumn months, four additional security guards from Parkguard were appointed from 29 September.
22. Additional guards were deployed in response to an increase in Class A drug dealing within the Park, which included dealers and users coming into the Park and openly buying, selling and using drugs there. As a result it was decided to temporarily close Margery Gate (where a concentration of activity was taking place) for a period of time, starting on Friday 3 October to discourage drug-related activity from establishing in the Park.
23. A Parkguard vehicle was also brought in on Friday 3 October, which was strategically parked by Margery Gate, Linden Gate and in sight of main access points.
24. Prior to the gate closure, there were 12 incidents witnessed by security officers from 1 September to 2 October. From 3 to 16 October, there were three incidents of drug using inside the Park and two sightings of known users outside the gates.

25. Officers met with Newham Council on 3 October and with CGL (Newham's Support Services) on 10 October to discuss the issues and ascertain if there was a reason for the recent spike in drug-related incidents. The Park is near known drug dealing/using areas, but it was confirmed that the Park's issues were reflected across Newham and West Ham ward. Officers were informed that trees/vegetation and sightlines were recently cleared from nearby Priory Park which Newham Council thinks may have pushed drug activity towards West Ham Park. Newham Council advised Officers that the number of drug-related issues will drop in the Park in winter, as drug activity will likely move to redundant buildings and stairwells.
26. Newham Council coordinated teams and had a 'Newham Day of Action' to visit known drug dealing/using areas within the Borough on 13 November. This included the Park and surrounding roads. Two Community Support Officers (CSOs) met the Senior Ranger and two Parkguard Officers, and a full patrol was carried out whilst Officers provided detailed information about the Park's layout, facilities, ongoing management practices and the preventative and response measures in place to address the drug misuse. This patrol included the Ornamental Gardens, South Meadow and from Margery Gate to Linden Gate. It was a quiet morning and there were no anti-social behaviour issues or incidents observed at that time.
27. Working in partnership with Newham Council was useful as the CSOs gained a comprehensive understanding of the Park's operations and safety protocols. Officers are following up for more foot patrols of the Park to be carried out by Newham's Support Officers. Whilst there has been significantly less drug-related incidents in the Park since the temporary gate closures in October, there is still the occasional drug-related incident taking place in the Park, which Officers will continue to respond to appropriately.
28. The Park is much quieter as a result of the colder, wetter weather and reduced daylight hours. Parkguard continues to provide 7-days-a-week security provision within the Park. The security guards provide excellent support to staff and visitors, liaise with users, have been extremely proactive in enforcing byelaws (with particular emphasis on the use of pedal bikes, electric bikes and scooters, and inconsiderate dog owners) and assist with locking up the Park. They have been invaluable in proactively moving on loitering individuals and providing information to the Met Police to keep the Park safe when needed. This additional resource has not been budgeted for, and creates new budget pressures, but is critical given the issues described herein and the lack of capacity of the Constabulary to patrol West Ham Park.
29. All antisocial and criminal issues and incidents in the Park are being logged, reported and reviewed weekly with Officers and Parkguard. The Senior Ranger

also attends quarterly meetings with the Met Safer Neighbourhood Team to gain advice and support. More joined-up working and coordination is taking place with Newham Council to combat anti-social behaviour in the Park.

30. The range of incidents and issues dealt with by Parkguard is broad. The table below provides some examples from 11 August to 19 October. This is not an exhaustive list.

Issue	Interactions
Dealing with gatherings or individual Class-A drug users	24 (Includes 3 instances of groups outside the Park gates)
Dog control issues, people advised to put dogs on leads etc.	35
Warnings given for inconsiderate riding of pedal cycles and electric bikes	33
Adults involved in Anti-Social Behaviour (e.g. excessive alcohol, noise, offensive words and behaviour) warned and advised and on occasion asked to leave the Park	36
Advice given to young people around climbing trees, playing football and cricket in the wrong areas	12
Persons believed to be engaged in sexual activity within the Park	4 (1 male subsequently arrested by the police)
Adults taking photographs in or near the children's play area (non-suspicious)	3
Assisted with reports of missing children	3 (all found)
Engagements with rough sleepers	4
Persons erecting gazebos (asked to remove)	3
First Aid administered	3
Drone Use	1 (male warned and advised, stopped immediately on being spoken to)

31. As a result of incidents involving the Met Police around the gates, work has been carried out to review the CCTV provision on all the gates and ensure the security and access to tied accommodation is suitable and safe. Tree and vegetation work near Linden Gate was carried out in September. The density of lower foliage was lifted and thinned to improve security and sightlines.

Corporate & Strategic Implications

Strategic implications

32. The activities in this report help to further the strategic outcomes of the Corporate Plan and West Ham Park Management Plan.

Financial implications

33. Additional costs will be incurred as a result of the additional external security provision in the Park.

Resource implications

34. Officers continue to spend time responding to and planning for the increase in criminal and anti-social behaviour in the Park.

Legal implications

35. Officers will continue to take advice on legal matters from the Comptroller & City Solicitor's Department as necessary.

Risk implications

36. Risks are monitored and recorded through the various risk registers, including the Division and Departmental Risk Registers.

Equalities implications

37. No implications.

Climate implications

38. No implications.

Security implications

39. Security implications are monitored and recorded through the Departmental Risk register.

Conclusion

40. This report provides Members with an update on matters relating to West Ham Park since the last committee meeting on 23 October 2025.

Appendices

- None

Author

Bill LoSasso

Assistant Director (Superintendent)

North London Open Spaces

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City of London Corporation Committee Report

Committee(s): West Ham Park	Dated: 11/12/2025
Subject: Revenue and Capital Budgets – 2026/27 – West Ham Park	Public report: For Decision
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides statutory duties 	Providing Excellent Services Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Executive Director Environment Chamberlain
Report author:	Niranjan Shanmuganathan, Chamberlain's Department

Summary

This report presents for approval the revenue and capital budgets for West Ham Park charity (charity registration no: 206948) for 2026/27, for subsequent submission to Finance Committee.

The proposed draft revenue budgets for 2026/27 for West Ham Park amounts to £2.640m net expenditure. This represents an increase of £310k compared with the original budget for 2025/26 of £2.330m.

The proposed budget for 2026/27 has been prepared within the resource envelope (core grant) allocated to each Chief Officer by Resource Allocation Sub-Committee, including an inflationary increase of 3% as well as contingency funding provided relating to the pay award effective from July 2024 and increases in employer's national insurance. The charity's core grant for 2026/27 also includes funding for the transfer of support services staff at West Ham Park whose costs were previously met by the Directorate.

The resource envelope must be adhered to, as failure to do so will impact Finance Committee's ability to set a balanced budget for the year ahead.

The report also reframes the proposed budget to show net expenditure as grant funding from City's Estate for 2026/27 which is broken down according to the individual elements of the grant (Core Grant, City Surveyor Works, Corporate Recharges and Support Services and Central Risk Expenditure). In addition, the

appendices include a summarised version of the budget for the charity set out in the format of the Statement of Financial Activities (SOFA) in line with best practice for the financial reporting of charities. Further details on proposed Grant Funding Model principles and arrangements are presented to Members for discussion and endorsement in the Natural Environment Charities Review – Grant Funding Model Principles paper.

Recommendation(s)

Members are asked to:

- i) note the latest revenue budget for West Ham Park charity for 2025/26;
- ii) review and approve the proposed draft revenue budget for 2026/27 for West Ham Park charity for submission for approval by the Finance Committee;
- iii) review and approve capital and supplementary revenue project budgets for West Ham Park for 2026/27 for submission for approval by the Finance Committee; and
- iv) authorise the Chamberlain, in consultation with the Executive Director Environment, to approve amendments for 2025/26 and 2026/27 budgets arising from changes to recharges & support services or for any further implications arising from corporate contracts, energy price increases, changes to the Cyclical Works Programme (CWP) and depreciation during budget setting.

Main Report

Introduction

1. The City of London Corporation owns and manages almost 11,000 acres of historic and natural Open Spaces for public recreation and enjoyment. This includes West Ham Park which is a registered charity funded from City's Estate. The charity is run at no cost to the communities that it serves and are currently funded principally by the City, together with donations, sponsorship, grants and trading income.
2. This report sets out the latest budget for 2025/26 and the proposed revenue budget for 2026/27 for West Ham Park charity and under the control of the Executive Director Environment, analysed between:
 - **Local Risk Budgets** - these are budgets deemed to be largely within the Chief Officer's control and include budgets managed by the Executive Director Environment as well as by the City Surveyor specifically for repairs and maintenance and the Cyclical Works Programme (CWP);
 - **Central Risk Budgets** – these are budgets comprising specific items where a Chief Officer manages the underlying service, but where the eventual financial outcome can be strongly influenced by external factors outside of his/her control or are budgets of a corporate nature; and
 - **Recharges & Support Services** - these cover budgets for services provided by one activity to another. The control of these costs is exercised at the point where the expenditure or income first arises as local or central risk.

3. Please note that City Corporation reporting convention (see Table 1) uses brackets to denote income, decreases in expenditure, or increases in income. However, where charity style reporting has been introduced in this paper (Table 2 and appendices), the convention is to show both income and expenditure without brackets, which are instead used to denote deficits or adverse variances. Only significant variances (generally those greater than £50k) have been commented on and are referenced in Appendix 1.
4. For 2026/27, budgets include:
 - a 3% uplift for inflation as a cash limit to charity budgets;
 - contingency funding to cover increased costs associated with the pay award to staff effective from July 2024 and increases in national insurance;
 - transfer of staffing budgets;
 - a clear distinction between local risk, central risk, and recharge budgets; and
 - responsibility for budgetary control placed on departmental Chief Officers.
5. The resulting resource envelope must be adhered to, as failure to do so will impact Finance Committee's ability to set Council Tax rates for the year ahead and the requirement in law for the City to set a balanced budget.
6. The budget has been prepared within the resource envelope allocated to the Executive Director Environment, with the following assumption:
 - Support Services budgets reflect the attribution and cost of central departments. All support services are based on time spent or use of services and were reviewed during 2024/25 with the method of apportionment updated to reflect the latest up to date corporate information. However, the full budgets for these departments have not yet been finalised, so further changes to these budgets may be required. Members are asked to agree that the decision as to the changes required to these budgets are delegated to the Chamberlain in consultation with the Executive Director Environment.
7. Members should note that for 2026/27, the format of the budgets for the charity has been reviewed. The proposed draft budget for 2026/27 has been set out in the format of a summarised Statement of Financial Activities (SOFA) to enable West Ham Park to comply with the best practice for the financial reporting of charities, reframing the City's funding as grant funding (subject to formal approval of the grant funding principles and arrangements). A copy of the SOFA can be found in Appendix 1.
8. The overall proposed 2026/27 draft budget for West Ham Park, which includes the charity's relevant operating budgets (local risk and central risk) and recharges & support services budgets, plus the City Surveyor's CWP and building repairs & maintenance budget is £2.640m net expenditure. This is an increase of £310k when compared with the 2025/26 original budget of £2.330 net expenditure.

9. The latest budget for 2025/26 and provisional draft budget for 2026/27 for the charity is summarised in Table 1 below and further analysed in the charity's SOFA in Appendix 1.

Table 1 - West Ham Park (City / deficit funding report style)	Original (OR) Total Budget 2025/26 £000	Latest Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Movement 2025/26 OR to 2026/27 OR £000
Local Risk	628	626	759	131
City Surveyors - Repairs & Maintenance	120	120	125	5
Cyclical Works Programme (CWP)	978	286	1,162	184
Central Risk (inc. Depreciation / Investment income)	83	83	66	(17)
Recharges & Support Services	521	519	413	(108)
Capital and Projects	0	0	115	115
Total Net Expenditure	2,330	1,634	2,640	310
Depreciation (shown as Funds movement)	(84)	(84)	(67)	17
Investment income (shown as Self-Generated Income)	1	1	1	0
Total Grant Funding	2,247	1,551	2,574	327

Table 2 - West Ham Park (Charity / grant funding report style)	Original (OR) Total Budget 2025/26 £000	Original (OR) Total Budget 2026/27 £000	Original (OR) Unrestricted Budget 2026/27 £000	Restricted Budget 2026/27 £000	Variance F/(A) 2025/26 OR to 2026/27 £000
Core Grant (Local Risk)	628	759	759	0	131
Additional Grant	1,619	1,700	1,700	0	81
Capital / Projects	0	115	0	115	115
Total Grant Funding	2,247	2,574	2,459	115	327
Self-Generated Income	331	375	375	0	44
Total Income	2,578	2,949	2,834	115	371
Local Risk Expenditure	1,067	1,134	1,134	0	(67)
Central Risk Expenditure (excl. Depreciation)	0	0	0	0	0
City Surveyors - Repairs & Maintenance	120	125	125	0	(5)
Cyclical Works Programme (CWP)	978	1,162	1,162	0	(184)
Recharges & Support Services	521	413	413	0	108
Total Expenditure	2,686	2,834	2,834	0	148
Surplus / (Deficit)	(108)	115	0	115	223

Latest Revenue Budget for 2025/26

10. Overall, the 2025/26 latest budget for West Ham Park is net expenditure of £1.634, a net decrease of (£696k) compared to the 2025/26 original budget of £2.330m. The main reason for this decrease is the (£692k) re-phasing of projects falling under the CWP;

Proposed Draft Revenue budget for 2026/27

11. The proposed 2026/27 draft budget is net expenditure of £2.640m an increase of £310k compared to the 2025/26 original budget for the charity of £2.330m.

12. Each of the Natural Environment Charities has been targeted to achieve unrestricted operational breakeven within the budget envelope. However, an update will be provided to your Committee's February 2026 meeting subject to further officer review of the baseline budgets to support a request to Finance Committee to increase the budget envelope for local risk elements (i.e. the core unrestricted revenue grant), to address concerns regarding historic underfunding of core operations. Also, as part of the Natural Environment Charities Review, work will continue to be undertaken to identify opportunities for income generation and cost savings.
13. Appendix 1 provides details on budget movements between the 2025/26 original budget and the 2026/27 proposed draft budget. Overall, there is an increase in net expenditure of £310k. The main reasons for this net expenditure increase are:
- £189k increase in budgets for CWP projects managed by the City Surveyor relating to the agreed programme for the CWP backlog of works;
 - £131k additional staffing costs. This is explained by additional costs budgeted for 2026/27 relating to the transfer of support services staff who were previously charged to the Directorate;
 - £115k in capital expenditure relating to the replacement of the boiler in the changing room and replacement of the roof at the vehicle shed
 - (£108k) net reduction in recharges and support services which is attributable to a decrease in recharges from the Directorate following a transfer of support services staffing costs to Epping Forest's local risk budget

Staffing Statement

14. Analysis of the movement in staff related costs are shown in Table 3 below:

Table 3 – Staffing Statement

Original Budget 2025/26		Latest Budget 2025/26		Original Budget 2026/27	
Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000	Staffing Full-time Equivalent	Estimated Cost £000
12.84	766	14.88	840	15.12	871

Cyclical Works Programme

15. Table 4 below details the budgets held and proposed for the City Surveyor's CWP and building repairs & maintenance:

**Table 4 – CWP & City Surveyor Local Risk
West Ham Park**

	Original Budget 2025/26 £'000s	Latest Budget 2025/26 £000's	Original Budget 2026/27 £'000
Cyclical Works Programme (CWP)	978	286	1,162
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	107	107	111
Cleaning (City Surveyor Local Risk)	13	13	14
Total CWP and City Surveyor	1,098	406	1,287

Grant Funding from City's Estate

16. Please note that as part of the move to the Grant Funding model, the charity's total proposed grant funding from City's Estate amounts to £2.459m for 2026/27, an increase of £212k (9.43%) compared with the 2025/26 original budget. A reconciliation setting out how the grant has been calculated for 2026/27 can be found in Appendix 2. The grant from City's Estate is comprised of the following elements:

- Core Grant (Local Risk) - £759k – an increase of £131k (20.86%)
- Additional Grant (City Surveyor Works) - £1.287m – an increase of £189k (17.21%)
- Additional Grant – Recharges and Support Services - £413k, a reduction of £108k (20.73%)

17. Please note that the grant does not include funding for depreciation as funding for any capital expenditure has previously been provided to the charity relating to the total purchase price of assets in the year that the expenditure took place. Depreciation is however funded from the charity's designated reserve held for tangible fixed assets with the £67k depreciation budgeted for 2026/27 as shown in Appendix 1 being funded from this reserve.

Draft Capital and Supplementary Revenue Project budgets for 2026/27

18. The latest estimated costs of the current approved Capital and Supplementary Revenue Projects are summarised below in Table 5:

Table 5 – West Ham Park Draft Capital and Supplementary Revenue Project budgets - 2026/27

Service	Project	Exp. Pre 01/04/25 £'000	2025/26 £'000	2026/27 £'000	2027/ 28 £'000	Later Years £'000	Total £'000
West Ham Park	West Ham Park Boiler Room			60			60
West Ham Park	West Ham Park Vehicle Shed			55	-		55
TOTAL WEST HAM PARK		0	0	115	0	0	115

19. The latest Capital and Supplementary Revenue Project forecast expenditure on approved schemes will be presented to the Court of Common Council for formal approval in March 2026.

Corporate & Strategic Implications

Strategic implications – none

Financial implications – none

Resource implications – none

Legal implications – none

Risk implications – the net local risk budget (core unrestricted grant) has been set at a level which will make it challenging to breakeven in 2026/27 (and in future years) without calling on reserves. This may therefore negatively impact delivery of core operations where additional cost savings and/or additional income are not achieved.

Equalities implications – none

Climate implications – none

Security implications – none

Conclusion

20. This report presents the proposed draft revenue and capital budgets for 2026/27 for West Ham Park charity for Members to consider and approve.

Appendices

- Appendix 1 – Statement of Financial Activities (SOFA) – West Ham Park
- Appendix 2 – Movement between 2025/26 and 2026/27 City's Estate Grant – West Ham Park

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WEST HAM PARK							
Statement of Financial Activities	Total	Unrestricted	Restricted	Total	Unrestricted	Restricted	Unrestricted
	2025-26	2025-26	2025/26	2026-27	2026-27	2026-27	2026-27
	FY Original Budget £000	FY Original Budget £000	FY Original Budget £000	FY Budget £000	FY Budget £000	FY Budget £000	Budget Variance F / (A) £000
Income							
City's Estate Grant Funding							
Core Grant (Local Risk)							
Core Grant	628	628	0	759	759	0	131
Pay Settlement Adjustment	0	0	0	0	0	0	0
Total Core Grant	628	628	0	759	759	0	131
Additional Grant							
Operational - Surveyors Works	1,098	1,098	0	1,287	1,287	0	189
Operational - Corporate Recharges & Support Services	521	521	0	413	413	0	(108)
Operational - Central Risk - Expenditure	0	0	0	0	0	0	0
Total Additional Grant	1,619	1,619	0	1,700	1,700	0	81
Capital and Projects							
Capital (Restricted)	0	0	0	0	0	0	0
Other Projects (Restricted)	0	0	0	0	0	0	0
Total Capital and Projects	0	0	0	0	0	0	0
Total City's Estate Grant Funding	2,247	2,247	0	2,459	2,459	0	212
Self-Generated Income							
Fundraising	19	19	0	62	62	0	43
Trading	311	311	0	313	313	0	2
Learning Income	0	0	0	0	0	0	0
Other Income	1	1	0	1	1	0	0
Total Self-Generated Income	331	331	0	376	376	0	45
Total Income	2,578	2,578	0	2,835	2,835	0	257
Expenditure							
Local Risk Expenditure							
Direct Employees	842	842	0	871	871	0	(29)
Indirect Employee Costs	16	16	0	12	12	0	4
Fundraising	0	0	0	2	2	0	(2)
Direct Trading	0	0	0	1	1	0	(1)
Learning Expenditure	0	0	0	0	0	0	0
Premises	72	72	0	96	96	0	(24)
Conservation and Ecology	42	42	0	36	36	0	6
Access, Safety & Visitor Management	1	1	0	6	6	0	(5)
Transport	25	25	0	50	50	0	(25)
Equipment, Furniture and Materials	45	45	0	54	54	0	(9)
Supplies and Services	24	24	0	6	6	0	18
Total Local Risk Expenditure	1,067	1,067	0	1,134	1,134	0	(67)
Central Risk Expenditure							
External Audit / Accreditation	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total Central Risk Expenditure	0	0	0	0	0	0	0
City Surveyors Works - Repairs and Maintenance							
Cyclical Works Programme (planned / backlog)	978	978	0	1,162	1,162	0	(184)
Repairs and Maintenance (reactive)	120	120	0	125	125	0	(5)
Total City Surveyors Works	1,098	1,098	0	1,287	1,287	0	(189)
Total Operational Expenditure (Before Recharges)	2,165	2,165	0	2,421	2,421	0	(256)
Surplus / (Deficit) (Before Recharges)	413	413	0	414	414	0	1
Total Corporate Recharges & Support Services	521	521	0	413	413	0	108
Total Operational Expenditure (After Recharges)	2,686	2,686	0	2,834	2,834	0	109
Surplus / (Deficit) (After Recharges)	(108)	(108)	0	1	1	0	109
Central Risk - Depreciation	84	84	0	67	67	0	17
Surplus / (Deficit) After Depreciation	(192)	(192)	0	(66)	(66)	0	126
Restricted Capital Expenditure	0	0	0	0	0	0	0
Restricted Expenditure from Reserves (not analysed above)	0	0	0	0	0	0	0
Transfer (to) / from Fixed Asset fund	84	84	0	67	67	0	0
Transfer (to) / from Unrestricted Reserves	0	0	0	0	0	0	0
Transfer (to) / from Restricted Reserves	0	0	0	0	0	0	0
Surplus / (Deficit) After Transfer to / (from) Reserves	(108)	(108)	0	1	1	0	109
Total Revenue Expenditure	2,686	2,686	0	2,834	2,834	0	(148)
Total Capital Expenditure	0	0	0	0	0	0	0
Total Expenditure	2,686	2,686	0	2,834	2,834	0	(148)

Notes

1

2

2

Notes

1 £131k increase in core grant from City's Estate compared with 2025/26. This is explained by an inflationary uplift to operational budgets as well as funding provided for cost of living pay

2 £189k increase in City's Estate funding for works relating to the City Surveyor. This is primarily explained by additional expenditure incurred on the Cyclical Works Programme (CWP) to meet the backlog of works for projects falling under the CWP managed by the City Surveyor.

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Appendix 2

Movement between 2025/26 and 2026/27 Grant from City's Estate

West Ham Park	£000
Total City's Estate Grant Funding – 2025/26	2,247
Core Grant – 2025/26	628
Transfer of support services staff budgets from Directorate	101
Contingency funding for July 2024 pay award and employer's national insurance increases	7
3% uplift for inflation	23
Core Grant – 2026/27	759
Additional Grant – Surveyor Works – 2025/26	1,098
Re-phasing and backlog of works for Cyclical Works Programme (CWP)	184
Repairs and Maintenance (reactive)	4
Corporate cleaning contract costs	1
Additional Grant – Surveyor Works – 2026/27	1,287
Additional Grant – Corporate Recharges & Support Services – 2025/26	521
Recharges from corporate departments	16
Reduction in Directorate recharges	(23)
Removal of recharges from Learning Team	(101)
Additional Grant – Corporate Recharges & Support Services – 2026/27	413
Capital and Projects – 2025/26	0
West Ham Park Changing Room Boiler Replacement Improvements	60
Vehicle Shed Roof Replacement	55
Capital and Projects – 2026/27	115
Total City's Estate Grant Funding – 2026/27	2,574

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