



## Hampstead Heath, Highgate Wood and Queen's Park Committee

**Date:** MONDAY, 8 DECEMBER 2025

**Time:** 4.00 pm

**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:**

Alderman Gregory Jones KC (Chairman)	Jason Groves
William Upton KC (Deputy Chairman)	Pauline Lobo, Ramblers' Association
John Beyer, Heath and Hampstead Society	Wendy Mead OBE
Councillor Marcus Boyland, London Borough of Camden	Councillor Arjun Mittra, London Borough of Barnet
Deputy Timothy Butcher	Alethea Silk
Simon Burrows	David Williams
Simon Cranmer, English Heritage	Charles Edward Lord, OBE JP (Ex-Officio Member)
Karina Dostalova	James St John Davis (Ex-Officio Member)
Alderman Alison Gowman CBE	

**Enquiries:** Zoe Williams  
Zoe.Williams@cityoflondon.gov.uk

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**Ian Thomas CBE**  
**Town Clerk and Chief Executive**

# **AGENDA**

## **Part 1 - Public Agenda**

### **1. APOLOGIES**

### **2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA**

### **3. MINUTES**

- a) Draft Minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee

To agree the public minutes and non-public summary of the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting held on 21 October 2025.

**For Decision**  
(Pages 7 - 16)

- b) Draft Minutes of the Hampstead Heath Consultative Committee (To Follow)

To note the draft public minutes and non-public summary of the Hampstead Heath Consultative Committee meeting held on 17 November 2025.

**For Information**

- c) Matters arising

### **4. APPOINTMENT OF A REPRESENTATIVE FROM MANSFIELD CONSERVATION AREA ADVISORY COMMITTEE TO THE HAMPSTEAD HEATH CONSULTATIVE COMMITTEE**

Report of the Town Clerk.

**For Decision**  
(Pages 17 - 20)

## **Hampstead Heath**

### **5. REVENUE AND CAPITAL BUDGETS – 2026/27 – HAMPSTEAD HEATH**

Report of the Chamberlain and Executive Director, Environment.

**For Decision**  
(Pages 21 - 32)

### **6. HAMPSTEAD HEATH PONDS - VERBAL UPDATE**

Officers of the Environment Department to provide a verbal update.

**For Information**  
(Verbal Report)

### **Highgate Wood & Queen's Park**

**7. REVENUE AND CAPITAL BUDGETS – 2026/27 – HIGHGATE WOOD AND QUEEN'S PARK**

Report of Chamberlain and Executive Director, Environment.

**For Decision**  
(Pages 33 - 46)

**8. REMARKETING OF CAFES - VERBAL UPDATE**

Officers of the Environment Department to present a verbal update.

**For Information**  
(Verbal Report)

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

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

### **Part 2 - Non-Public Agenda**

**11. 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**

**12. NON-PUBLIC MINUTES**

- a) Non-Public Minutes of Hampstead Heath, Highgate Wood and Queen's Park Committee

To agree the non-public minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting held on 21 October 2025.

**For Decision**  
(Pages 47 - 52)

- b) Non-public Minutes of Hampstead Heath Consultative Committee (To Follow)

To note the non-public minutes of the Hampstead Heath Consultative Committee meeting held on 17 November 2025.

**For Information**

13. **NATURAL ENVIRONMENT CHARITIES REVIEW – GRANT FUNDING MODEL PRINCIPLES PROPOSAL**

Report of Chamberlain and Executive Director, Environment.

**For Decision**  
(Pages 53 - 74)

**Hampstead Heath**

14. **REMARKETING OF SPACE AT PARLIAMENT HILL LIDO**

Report of Chamberlain and Executive Director, Environment.

**For Decision**  
(Pages 75 - 82)

15. **REMARKETING OF CAFES AT HAMPSTEAD HEATH**

Report of Executive Director, Environment.

**For Decision**  
(Pages 83 - 136)

**Highgate Wood & Queen's Park**

16. **REMARKETING OF CAFE AT HIGHGATE WOOD**

Report of Executive Director, Environment.

**For Decision**  
(Pages 137 - 192)

17. **REMARKETING OF CAFE AT QUEEN'S PARK**

Report of Executive Director, Environment.

**For Decision**  
(Pages 193 - 246)

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

19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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## **HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE** **Tuesday, 21 October 2025**

Minutes of the meeting of the Hampstead Heath, Highgate Wood and Queen's Park Committee held at Committee Room 2 - 2nd Floor West Wing, Guildhall on Tuesday, 21 October 2025 at 4.00 pm

### **Present**

#### **Members:**

Alderman Gregory Jones KC (Chairman)  
William Upton KC (Deputy Chairman)  
John Beyer  
Simon Burrows  
Karina Dostalova  
Alderman Alison Gowman CBE  
Jason Groves  
Wendy Mead OBE  
Alethea Silk  
Charles Edward Lord, OBE JP (Ex-Officio)

#### **In attendance:**

Deputy Timothy Butcher - attended virtually  
James St John Davis (Ex-Officio) - attended virtually

#### **Officers:**

Niranjan Shanmuganathan	- Chamberlain's Department
Edward Wood	- Comptroller and City Solicitor's Department
Joseph Smith	- Corporate Strategy and Performance
Lisa Ward	- Corporate Strategy and Performance
Katie Stewart	- Executive Director, Environment
Emily Brennan	- Environment Department
Joanne Hill	- Environment Department
Tom Hoyle	- Environment Department
Jo Hurst	- Environment Department
Andrew Impey	- Environment Department
Marguerite Jenkin	- Environment Department
William LoSasso	- Environment Department
Jonathan Meares	- Environment Department
Charlotte Williams	- Environment Department
Zoe Williams	- Town Clerk's Department

## **MATTERS ARISING**

The Chairman, on behalf of the Committee, wished to express their condolences to the London Wildlife Trust and the family of Matthew Frith, a representative of the London Wildlife Trust who served on the Committee from the beginning of 2023. The Chairman noted Matthew Frith's contributions to the work of the Committee.

The Chairman presented the Deputy Chairman with his framed Vote of Thanks.

### **1. APOLOGIES**

Apologies were received from Councillor Arjun Mittra.

### **2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA**

There were no declarations of interest.

### **3. MINUTES**

#### **a) Draft minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee**

**RESOLVED** – That, the public minutes and non-public summary of the previous Hampstead Heath, Highgate Wood and Queen's Park Committee meeting held on 16 July 2025 be approved as an accurate record, subject to the inclusion of Wendy Mead OBE in the apologies.

#### **b) Draft Minutes of the Hampstead Heath Consultative Committee**

**RESOLVED** – That the public minutes and non-public summary of the previous Hampstead Heath Consultative Committee meeting held on 16 September 2025 be noted.

#### Matters Arising

The Deputy Chairman noted the request from the Hampstead Heath Consultative Committee to hold a meeting at the Parliament Hill venue at Hampstead Heath and requested that this be further investigated. The Executive Director, Environment responded that they would further consider this with the Town Clerk's Department and contact the Chairman and Deputy Chairman with an update.

A Member raised a query regarding who was invited to attend the meetings of the Hampstead Heath Consultative Committee, and the walks at Hampstead Heath. Another Member, also a previous Chair of the Committee, responded that the Chairman and one other Member from the Hampstead Heath, Highgate Wood and Queen's Park (HHHWQP) Committee sit on the Hampstead Heath Consultative Committee, and all Members of the HHHWQP Committee were invited to attend the walk.

#### **c) Minutes of the Hampstead Heath Sports and Wellbeing Forum**

**RESOLVED** – That, the minutes of the previous Hampstead Heath Sports and Wellbeing Forum meeting held on 24 April 2025 be noted.

### **4. APPOINTMENT OF A MEMBER OF ENGLISH HERITAGE**

The Committee considered a report of the Town Clerk, seeking approval for the appointment of a new external Member, nominated by English Heritage, to the Hampstead Heath, Highgate Wood and Queen's Park Committee.

A Member requested that some biographical information about Mr Cranmer be provided to the Committee prior to their first meeting.

**RESOLVED** – That, Simon Cranmer, nominated by English Heritage, be appointed as a Member of the Hampstead Heath, Highgate Wood and Queen's Park Committee for the consideration of business relating to Hampstead Heath, in accordance with the London Government Reorganisation (Hampstead Heath) Order 1989.

## **HAMPSTEAD HEATH**

### **5. ASSISTANT DIRECTOR'S REPORT (HAMPSTEAD HEATH)**

The Committee received a report of the Executive Director, Environment which provided an update on matters relating to Hampstead Heath since the last Hampstead Heath, Highgate Wood and Queen's Park Committee meeting.

The Assistant Director presented the report, noting that North London Open Spaces had recently been awarded five gold medals at the London in Bloom awards.

A Member noted their congratulations to the Zoo apprentice who passed their Level 2 Animal Care and Welfare apprenticeship with distinction.

In response to a Member's query regarding progress on the Hill Garden Pergola, Officers noted that they were preparing a submission to the National Lottery Heritage Fund on which they were receiving specialist advice. They noted the newly appointed Head of Development and Partnerships had also been working on this and considering a larger fundraising effort. Officers explained that they could not confirm an anticipated timeline at this stage, and an update would be provided once this was available.

A Member, also a representative of the Heath & Hampstead Society, noted their thanks to staff for supporting the recent events at Hampstead Heath, including the Natural Aspect Summer Concert and the Kite Display at Parliament Hill.

The Deputy Chairman requested an update on the works at the Model Boating Pond. Officers reported that planning permission had been granted by the London Borough of Camden in the previous week. They were in the process of finalising documentation outlining the anticipated biodiversity improvements resulting from the works. Officers explained that they aimed to secure consent to commence works in the following week, with the contractor expected to begin on 10 November. The Deputy Chairman expressed concern regarding the delay in obtaining planning permission and queried whether similar issues were anticipated in future interactions with the London Borough of Camden.

The Deputy Chairman also raised a query regarding the proposed stewards' huts and the recent planning application submitted to the London Borough of Camden. Officers explained that the upgrades were necessary to accommodate new hardware associated with the updated booking system, and to provide a more secure and suitable working environment for stewards at the Men's and Mixed Ponds. They further clarified that the planning application had been submitted by a member of staff earlier than originally intended or authorised by management. Officers noted that they had contacted individuals who had objected to the submission, and that some objections had since been withdrawn following the provision of additional information that would have been included in the initial application that provides helpful context. They noted that they were working with a planning consultant to ensure they were engaging with the London Borough of Camden appropriately and were in touch with anyone that had made a representation in this process.

Regarding water fountains at Hampstead Heath, Officers noted that the City Surveyor's Department had identified the funds to undertake the improvement project. They also informed the Committee that a member of the Heath & Hampstead Society had generously agreed to fund part of this project, and a plaque would be installed on the infrastructure to acknowledge this. The Committee acknowledged its thanks to the donor.

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

**6. HEATH HANDS UPDATE**

The Committee received a report of Heath Hands, which detailed recent highlights, and its work towards its strategic objectives.

The Deputy Chairman queried whether the information hut would continue to be used throughout the winter. Officers responded that following the successful pilot they understood that the information hut would continue to operate during the weekends. It was noted that they would report back at the next meeting regarding a long-term plan.

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

**7. RISK MANAGEMENT UPDATE (HAMPSTEAD HEATH)**

The Committee considered a report of the Executive Director, Environment which sought to assure the Committee that risk management procedures in place within the Environment Department and its Natural Environment Division were satisfactory and meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011.

Noting the risks identified under work related stress, a Member commented that this stress should be taken into account when considering the charity's budget and the Natural Environment Charity Review. The Executive Director, Environment confirmed they would be taking staff welfare into account as part of the review.

A Member noted concern about the increasing instances of anti-social behaviour identified in the report. They commented that it would be useful to maintain an

ongoing monitor of this at future Committee meetings. The Member also requested further detail on the decline in the condition of assets at future meetings. The Chairman noted that it was disappointing to see the increase in anti-social behaviour, the significant increase in the use of drugs and needles at West Heath, and the need to provide supplementary security in the Lido.

Regarding the budget pressure risk noted in the risk register, the Deputy Chairman queried how the extension of the target date would affect the action taken to mitigate the risk. Officers explained that the revised timeline was influenced by two key factors; the implementation of the Grant Funding Model in April 2026 which would impact the understanding budgets in the short term; and the recent appointment of the Head of Development & Partnerships, whose fundraising impact would take time to have effect. Officers noted that the revised target deadline would provide time to assess how these factors would impact the budget.

In response to a query about the new Head of Development & Partnerships, Officers confirmed that the remit of their role had a broad definition, and they would be considering all available opportunities for fundraising, including legacy fundraising. The Chairman noted that although previous efforts had been made to set up accounts for charitable fundraising, this was the first time a dedicated fundraising officer had been appointed. They commented that this change would require a shift in culture at the City Corporation and consideration should be given to ensure the appointment was as productive as possible.

**RESOLVED** – That, Members confirmed, on behalf of the City Corporation as trustee, that the register appended to this report satisfactorily sets out the key risks to the Hampstead Heath charity and that appropriate systems were in place to effectively identify and mitigate risk.

#### 8. **OPERATIONAL FINANCE PROGRESS REPORT Q1 2025/26 - HAMPSTEAD HEATH**

The Committee received a report of the Chamberlain and Executive Director, Environment which provided an update on the operational finance position as at period 3 (April – June) 2025/26 for the Hampstead Heath 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 presented the report, noting an error that reference to 'latest approved budget' should be referred to as the budget going forward.

A Member queried whether the charity received filming fees from Hampstead Heath. Officers responded that the majority of filming fees that were coordinated by Officers in the Natural Environment division was retained by the respective charities. They noted that they were in discussion about how the financial arrangements operated where other support was provided. Officers explained that they were exploring a 'menu of services' model, which would outline both core and optional services along with the associated fees.

The Chairman asked whether the transition to the grant funding model would impact such financial arrangements. Officers responded that they were exploring a range of workstreams as part of the transition, including the development of service level agreements with various providers. They explained that this would help improve clarity around service expectations and enable effective monitoring of service delivery.

A Member noted that recharges made up a large portion of the expenditure. They queried whether this could be mitigated under the grant funding model by securing services locally. Another Member noted that the City Bridge Foundation's experience in developing service level agreements had been prolonged, largely due to the complexity and timing involved. They also emphasised the importance of ensuring that locally secured services met a consistent standard of quality.

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

**9. DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - HAMPSTEAD HEATH**

The Committee received a report of the Chamberlain and Executive Director, Environment which presented a draft version of the Trustee's Annual Report and Financial Statements for the year ended 31 March 2025 for Hampstead Heath charity.

A Member commented that they had spotted a number of errors in the annual report and financial statements which included incorrect dates and typographical errors. Officers responded that this was an early draft of the annual report and there would be an updated version circulated to the Committee that was in its final stages of completion. The Chairman requested that, in future, Officers notify them in advance when an updated version of a report was intended to be provided.

The Member requested that the names of Committee Members be included in the report to reflect the Committee's oversight of the charity. They noted that this suggestion had been raised in previous years and that similar practices had been adopted in other charities' annual reports. Officers acknowledged the recommendation and confirmed they would consider it and follow up to ensure it was taken into account in future reporting. The Member further commented that, whilst the City Corporation was the corporate trustee, including the names of the members on this Committee would provide greater transparency and clarity for readers seeking to understand who was responsible for running the charity. The Chairman requested that Officers report back to them in the interim once they consider how this information would be presented in the report.

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

**HIGHGATE WOOD & QUEEN'S PARK**

**10. ASSISTANT DIRECTOR'S REPORT (HIGHGATE WOOD)**

The Committee received a report of the Executive Director, Environment which provided an update on matters relating to Highgate Wood since the Hampstead Heath, Highgate Wood and Queen's Park Committee's previous meeting.

Regarding the Kiln Project at Highgate Wood, the Deputy Chairman noted the issues that they had faced in determining how the Kiln would be displayed and queried whether these could be addressed within the existing project budget. Officers responded that there was insufficient funding to realise the aspiration of a fully rebuilt or renovated information hut to house the Kiln. They explained that the project was funded solely by the National Lottery Heritage Fund, and while they had hoped to supplement this with funding from the Cyclical Works Programme, the anticipated costs exceeded the available funding. Officers further noted that they were prioritising urgent repairs to the roof of the existing structure to ensure the Kiln was protected from the elements.

A Member noted they had not had a visit to Highgate Wood as a Member of the Committee and requested that this be arranged in the future.

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

#### **11. ASSISTANT DIRECTOR'S REPORT (QUEEN'S PARK)**

The Committee received a report of the Executive Director, Environment which provided an update on matters relating to Queen's Park since the Hampstead Heath, Highgate Wood and Queen's Park Committee's previous meeting.

The Deputy Chairman requested an update on the Queen's Park Splash Pad project and its start date. Officers confirmed that the public fundraising campaign was launched in the summer and £12,101 had been raised to date. They also noted that Flannery Equipment had supported the preparation of an HS2 bid application, which they intended to submit by the end of the week. In addition, an application had been made to the Community and Environment Fund. Officers explained that the HS2 grant application process involved a six-week turnaround period, including a meeting with a panel.

The Deputy Chairman noted that there was not a fundraising target advertised when the fundraising campaign was promoted at Queen's Park Day. Officers responded that they had since advertised a target of £100,000 on social media posts. They further commented that they had visited splash pads within the Greater London area to further understand the operating costs of the splash pad and day to day maintenance. They explained that any funding raised from bids and the public in excess of the £100,000 target would go towards further work on the above ground space and the ongoing cost of maintaining the facility.

Regarding the timeline for works on the splash pad, Officers noted they were reluctant to provide any estimated dates before the funding was secured. They also noted that they would need to go through the City Corporation's "Gateway" process and procurement processes as part of this. The Deputy Chairman requested that an update be provided on the splash pad as soon as possible. Officers further explained that the time to confirm the result of the HS2 bid

application would be dependent on when it was submitted as the panel met every six weeks.

The Chairman noted that the City Corporation should also be utilising Community Infrastructure Levy support as the surrounding local authorities benefit from the open space. They commented that assistance from Members would be useful in progressing with this.

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

**12. RISK MANAGEMENT UPDATE (HIGHGATE WOOD & QUEEN'S PARK)**

The Committee considered a report of the Executive Director, Environment which sought to assure the Committee that risk management procedures in place within the Environment Department and its Natural Environment Division were satisfactory and meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011.

A Member raised concerns about the increase in anti-social behaviour at Highgate Wood. Officers acknowledged the issue, noting that while the situation was less severe than at Hampstead Heath, there had been a general rise in anti-social behaviour across the open spaces. They assured the Committee that appropriate measures would be implemented to manage such behaviour proactively and consistently across all sites.

The Chairman requested further examples of the types of anti-social behaviour occurring in the area, noting the importance of understanding the nature of the incidents to develop effective responses. Officers confirmed that they would review the matter and provide more detail in the next report. They also reassured the Committee that there had not been a significant increase in drug use at Highgate Wood, and that the observed behaviour was primarily related to members of the public refusing to follow directions given by Officers.

In response to a Member's query regarding the position of the Constabulary. Officers confirmed that interviews were being arranged for the appointments of four additional Constables at Hampstead Heath and they had received a strong response from the job advertisement. They further explained that the current size of the Constabulary did not allow for full-day patrols at Highgate Wood and Queen's Park, although regular patrols continued at Highgate Wood. Officers noted that the appointment of the additional Constables would enable a more proactive approach in these areas, and that the impact of the increased staffing would be reviewed after one year.

**RESOLVED** – That, Members confirmed, on behalf of the City Corporation as trustee, that the register appended to this report satisfactorily sets out the key risks to the Highgate Wood and Queen's Park charity and that appropriate systems were in place to effectively identify and mitigate risk.

**13. OPERATIONAL FINANCE PROGRESS REPORT Q1 2025/26 - HIGHGATE WOOD & QUEENS PARK**

The Committee received a report of the Chamberlain and Executive Director, Environment which provided an update on the operational finance position as at period 3 (April - June) 2025/26 for the Highgate Wood & Queen's 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 was produced, they had undertaken a Quarter 2 revenue forecast in which the £6,000 underspend had increased to £19,000, due to payroll adjustments and a £5,000 underspend in premise expenditure.

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

14. **DRAFT ANNUAL REPORT AND FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2025 - HIGHGATE WOOD & QUEENS PARK**

The Committee received a report of the Chamberlain and Executive Director, Environment which presented a draft version of the Trustee's Annual Report and Financial Statements for the year ended 31 March 2025 for the Highgate Wood and Queen's Park Kilburn charity.

The Chairman noted that the same comments applied as those discussed under item 9 and confirmed that an updated annual report would be circulated in due course.

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

15. **UPDATE ABOUT HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK ADDITIONAL MEETING**

The Chairman noted that invitations had been sent to Members for an additional meeting of the Hampstead Heath, Highgate Wood & Queen's Park Committee on Monday 8 December. It was also noted that there would be an additional meeting of the Hampstead Heath Consultative Committee on Monday 17 November.

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

Regarding the meeting venue for the Hampstead Heath Consultative Committee, the Deputy Chairman noted that this matter would need to be addressed and followed up on.

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

There was no urgent business to be considered.

18. **EXCLUSION OF THE PUBLIC**

**RESOLVED** – That, the following matters related 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 did not apply. The following items contained sensitive information which it was 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 would be considered in non-public session.

19. **NON-PUBLIC MINUTES**

a) **Non-Public minutes of Hampstead Heath, Highgate Wood and Queen's Park Committee**

**RESOLVED** – That, the non-public minutes of the previous meeting held on 16 July 2025 be agreed as a correct record.

b) **Non-Public minutes of The Hampstead Heath Consultative Committee**

**RESOLVED** – That, the non-public minutes of the previous Hampstead Heath Consultative Committee held on 16 September 2025 be noted.

20. **CAFES - VERBAL UPDATE**

The Committee received a verbal update on the Cafes from Officers of the Environment Department.

21. **HAMPSTEAD HEATH PONDS - VERBAL UPDATE**

The Committee received a verbal update on the Hampstead Heath Ponds from Officers of the Environment Department.

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

Three questions on matters relating to the work of the Committee were discussed.

23. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

One matter of urgent business was discussed.

**The meeting ended at 6.34pm.**

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Chairman

**Contact Officer: Zoe Williams**  
**Zoe.Williams@cityoflondon.gov.uk**

## City of London Corporation Committee Report

<b>Committee(s):</b> Hampstead Heath Consultative Committee – For Discussion	<b>Dated:</b> 17 November 2025
Hampstead Heath, Highgate Wood and Queen's Park Committee – For Decision	08 December 2025
<b>Subject:</b> Appointment of the Member of Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee to the Hampstead Heath Consultative Committee	<b>Public report:</b> For Decision
<b>Does this proposal require extra revenue and/or capital spending?</b>	N/A
<b>If so, how much?</b>	N/A
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Town Clerk
<b>Report author:</b>	Zoe Williams, Town Clerk's Department

### Summary

Approval is sought for the appointment of a new external Member of the Hampstead Heath Consultative Committee, nominated by the Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee, to represent local interests.

### Recommendations

It is recommended:

- a) That Dr Victoria Holt, nominated by Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee, be appointed as a Member of the Hampstead Heath Consultative Committee, in accordance with the London Government Reorganisation (Hampstead Heath) Order 1989.

### Main Report

### Background

1. Ellin Stein, the previous Member nominated by Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee as a representative on the Hampstead Heath Consultative Committee stepped down from her role as representative in February 2025. As a result, a vacancy is available on the Hampstead Heath Consultative Committee. The Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee has expressed their desire to fill the vacancy.
2. Dr Victoria Holt is a General Practitioner and has been a dedicated user of Hampstead Heath for over 20 years. She regularly runs and swims at the Heath and frequently visits the area's playgrounds with her family. Since 2012, Dr Holt has participated annually in the Heath Duathlon and has been a near-weekly participant in the Park Run since 2017, where she also volunteers. During the first wave of the COVID-19 lockdown in summer 2020, she joined Park Run volunteers in clearing rubbish from the Heath on Saturday mornings. Dr Victoria Holt has also served as Health Lead for Welcome Syrian Families and then West Hampstead Welcomes, both Home Office Community Sponsorship initiatives. In this role she was involved in introducing Syrian refugees to Hampstead Heath.

### **Current Position**

3. Under Schedule 4 to The London Government Reorganisation (Hampstead Heath) Order 1989, eight Members shall be appointed after consultation with the Hampstead Conservation Area Advisory Committee, the Hampstead Garden Suburb Residents' Association, the Heath and Old Hampstead Society, the Highgate Conservation Area Advisory Committee, the Highgate Society, the Joint Amenity Groups of Hampstead, the South End Green Association, the Vale of Health Society, and such other bodies appearing to the City to represent local interests as it considers appropriate.
4. Following correspondence with the Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee, it was recommended that Dr Victoria Holt would be a suitable alternative person to be a representative on the Consultative Committee, representing similar local interests. Subsequent discussions have taken place with Dr Victoria Holt, and she has indicated that she is willing to take on the role if this meets with approval.
5. Given that the Consultative Committee and the Management Committee contain Members nominated by the eight local groups specifically named in Schedule 4 to the 1989 Order, this is considered to be a sufficient level of consultation.
6. There is a statutory framework for the appointment of external Members and the terms of reference delegate authority to the Management Committee to exercise all of the City Corporation's powers and duties relating to Hampstead Heath.

### **Proposal**

7. Following consultation with the Hampstead Heath Consultative Committee, that Dr Victoria Holt, nominated by Mansfield Conservation Area Advisory Committee & Neighbourhood Association Committee, be appointed as a Member of the Consultative Committee, in accordance with the London Government Reorganisation (Hampstead Heath) Order 1989.

### **Corporate & Strategic Implications –**

Financial implications – None.

Resource implications – None.

Legal implications – Contained within the body of this report.

Risk implications – None.

Equalities implications – None.

Climate implications – None.

Security implications – None.

### **Zoe Williams**

Governance Officer

Town Clerk's Department

E: [Zoe.Williams@cityoflondon.gov.uk](mailto:Zoe.Williams@cityoflondon.gov.uk)

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## City of London Corporation Committee Report

<b>Committee(s):</b> Hampstead Heath, Highgate Wood and Queen's Park Committee	<b>Dated:</b> 08/12/2025
<b>Subject:</b> Revenue and Capital Budgets – 2026/27 – Hampstead Heath	<b>Public report:</b> For Decision
<b>This proposal:</b> <ul style="list-style-type: none"> <li>• <b>delivers Corporate Plan 2024-29 outcomes</b></li> <li>• <b>provides statutory duties</b></li> </ul>	Providing Excellent Services Flourishing Public Spaces
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Executive Director Environment Chamberlain
<b>Report author:</b>	Niranjan Shanmuganathan, Chamberlain's Department

### Summary

This report presents for approval the revenue and capital budgets for Hampstead Heath charity (charity registration no: 803392 and 803392-1) for 2026/27, for subsequent submission to Finance Committee.

The proposed draft revenue budgets for 2026/27 for Hampstead Heath amounts to £4.383m net expenditure. This represents a decrease of £384k compared with the original budget for 2025/26 of £4.767m.

The proposed budget for 2026/27 has been prepared within the resource envelope 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 Hampstead Heath 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 – based on net Local Risk Expenditure,

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 Hampstead Heath charity for 2025/26;
- ii) review and approve the proposed draft revenue budget for 2026/27 for Hampstead Heath charity for submission for approval by the Finance Committee;
- iii) review and approve capital and supplementary revenue project budgets for Hampstead Heath 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 Hampstead Heath 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 Hampstead Heath 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 outturn 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 Hampstead Heath 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 Hampstead Heath, 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 £4.383m net expenditure. This is a decrease of £384k when compared with the 2025/26 original budget of £4.767m 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.

<b>Table 1 - Hampstead Heath (City / deficit funding report style)</b>	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	1,598	1,786	1,828	230
City Surveyors - Repairs & Maintenance	427	427	446	19
Cyclical Works Programme (CWP)	1,707	2,952	1,510	(197)
Central Risk (inc. Depreciation / Investment income)	(1,051)	(1,051)	(1,095)	(44)
Recharges & Support Services	2,086	2,086	1,694	(392)
Capital and Projects	0	0	0	0
<b>Total Net Expenditure</b>	<b>4,767</b>	<b>6,200</b>	<b>4,383</b>	<b>(384)</b>
Depreciation (shown as Funds movement)	(408)	(408)	(408)	0
Investment income (shown as Self-Generated Income)	1,459	1,459	1,503	44
<b>Total Grant Funding</b>	<b>5,818</b>	<b>7,251</b>	<b>5,478</b>	<b>(340)</b>

<b>Table 2 - Hampstead Heath (Charity / grant funding report style)</b>	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)	1,598	1,828	1,828	0	230
Additional Grant	4,220	3,650	3,650	0	(570)
Capital / Projects	0	0	0	0	0
<b>Total Grant Funding</b>	<b>5,818</b>	<b>5,478</b>	<b>5,478</b>	<b>0</b>	<b>(340)</b>
Self-Generated Income	5,086	5,434	5,434	0	348
<b>Total Income</b>	<b>10,904</b>	<b>10,912</b>	<b>10,912</b>	<b>0</b>	<b>8</b>
Local Risk Expenditure	6,684	7,277	7,262	15	(593)
Central Risk Expenditure (excl. Depreciation)	0	0	0	0	0
City Surveyors - Repairs & Maintenance	427	446	446	0	(19)
Cyclical Works Programme (CWP)	1,707	1,510	1,510	0	197
Recharges & Support Services	2,086	1,694	1,694	0	392
<b>Total Expenditure</b>	<b>10,904</b>	<b>10,927</b>	<b>10,912</b>	<b>15</b>	<b>23</b>
<b>Surplus / (Deficit)</b>	<b>0</b>	<b>(15)</b>	<b>0</b>	<b>(15)</b>	<b>(15)</b>

## **Latest Revenue Budget for 2025/26**

10. Overall, the 2025/26 latest budget for Hampstead Heath is net expenditure of £6.200m, a net increase of £1.433m compared to the 2025/26 original budget of £4.767m. The reasons for this increase are:

- £1.245m re-phasing of projects falling under the CWP;
- £188k transfer of budgets for support services staff from the Directorate; and
- £135k contingency funding relating to additional costs from the July 2024 pay award and increases in employer's national insurance.

## **Proposed Draft Revenue budget for 2026/27**

11. The proposed 2026/27 draft budget is net expenditure of £4.383m a decrease of £384k compared to the 2025/26 original budget for the charity of £4.767m.

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 a decrease in net expenditure of £384k. The main reasons for this net expenditure decrease are:

1. (£392k) 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 Hampstead Heath's local risk budget;
2. (£197k) decrease in budgets for CWP projects managed by the City Surveyor relating to the agreed programme for the CWP backlog of works;
3. (£44k) increase in investment income to £1.503m as a result of the basis used for calculating the maximum allowable contribution to the running costs of Hampstead Heath from the Hampstead Heath Trust under the transfer order.
4. £230k 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 rises to staff and the transfer of support services staff from the Directorate.

## **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
97.91	5,269	100.34	5,406	103.55	5,572

### Cyclical Works Programme

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

<b>Table 4 – CWP &amp; City Surveyor Local Risk Hampstead Heath</b>	<b>Original Budget 2025/26 £'000s</b>	<b>Latest Budget 2025/26 £000's</b>	<b>Original Budget 2026/27 £'000</b>
Cyclical Works Programme (CWP)	1,707	2,952	1,510
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	412	412	430
Cleaning (City Surveyor Local Risk)	15	15	16
<b>Total CWP and City Surveyor</b>	<b>2,134</b>	<b>3,379</b>	<b>1,956</b>

### Grant Funding from City's Estate

16. Please note, that the charity's total proposed grant funding from City's Estate amounts to £5.478M for 2026/27, a decrease of £340k (9.42%) compared with the 2025/26 original budget. This is due to the reasons outlined in paragraph 12 with the core grant being based on the equivalent of net local risk expenditure. Please note that investment income is now shown as self-generated income rather than central risk income. 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) - £1.828m – an increase of £230k (14.44%)
- Additional Grant (City Surveyor Works) - £1.956m – a decrease of £178k (8.34%)
- Additional Grant – Recharges and Support Services - £1.694m, a reduction of £392k (18.79%)

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 £408k 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 6:

**Table 6 – Hampstead Heath 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
Hampstead Heath	Hampstead Heath Swimming Facilities - Safety, Access & Security Improvements	854	66	0	0	0	920
Hampstead Heath	Parliament Hill Lido Photovoltaic Panels (Climate Action Strategy)	137	157	0	0	0	294
<b>TOTAL HAMPSTEAD HEATH</b>		<b>991</b>	<b>223</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,214</b>

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 Hampstead Heath charity for Members to consider and approve.

## **Appendices**

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

### **Niranjan Shanmuganathan**

Finance Business Partner (Natural Environment)  
Chamberlain's Department – Financial Services

E: [niranjan.shanmuganathan@cityoflondon.gov.uk](mailto:niranjan.shanmuganathan@cityoflondon.gov.uk)

HAMPSTEAD HEATH							
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
<b>Income</b>							
<b>City's Estate Grant Funding</b>							
Core Grant (Local Risk)							
Core Grant	1,598	1,598	0	1,828	1,828	0	230
Pay Settlement Adjustment	0	0	0	0	0	0	0
<b>Total Core Grant</b>	<b>1,598</b>	<b>1,598</b>	<b>0</b>	<b>1,828</b>	<b>1,828</b>	<b>0</b>	<b>230</b>
<b>Additional Grant</b>							
Operational - Surveyors Works	2,134	2,134	0	1,956	1,956	0	(178)
Operational - Corporate Recharges & Support Services	2,086	2,086	0	1,694	1,694	0	(392)
Operational - Central Risk - Expenditure	0	0	0	0	0	0	0
<b>Total Additional Grant</b>	<b>4,220</b>	<b>4,220</b>	<b>0</b>	<b>3,650</b>	<b>3,650</b>	<b>0</b>	<b>(570)</b>
<b>Capital and Projects</b>							
Capital (Restricted)	0	0	0	0	0	0	0
Other Projects (Restricted)	0	0	0	0	0	0	0
<b>Total Capital and Projects</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total City's Estate Grant Funding</b>	<b>5,818</b>	<b>5,818</b>	<b>0</b>	<b>5,478</b>	<b>5,478</b>	<b>0</b>	<b>(340)</b>
<b>Self-Generated Income</b>							
Fundraising	124	59	65	41	41	0	(18)
Trading	3,503	3,503	0	3,890	3,890	0	387
Learning Income	0	0	0	0	0	0	0
Other Income	1,459	1,459	0	1,503	1,503	0	44
<b>Total Self-Generated Income</b>	<b>5,086</b>	<b>5,086</b>	<b>0</b>	<b>5,434</b>	<b>5,434</b>	<b>0</b>	<b>413</b>
<b>Total Income</b>	<b>10,904</b>	<b>10,904</b>	<b>0</b>	<b>10,912</b>	<b>10,912</b>	<b>0</b>	<b>73</b>
<b>Expenditure</b>							
<b>Local Risk Expenditure</b>							
Direct Employees	5,218	5,218	0	5,572	5,572	0	(354)
Indirect Employee Costs	46	46	0	48	48	0	(2)
Fundraising	2	2	0	17	17	0	(15)
Direct Trading	3	3	0	30	30	0	(27)
Learning Expenditure	0	0	0	0	0	0	0
Premises	719	719	0	714	709	5	10
Conservation and Ecology	103	103	0	91	91	0	12
Access, Safety & Visitor Management	2	2	0	78	78	0	(76)
Transport	71	71	0	74	74	0	(3)
Equipment, Furniture and Materials	366	366	0	585	575	10	(209)
Supplies and Services	154	154	0	68	68	0	86
<b>Total Local Risk Expenditure</b>	<b>6,684</b>	<b>6,684</b>	<b>0</b>	<b>7,277</b>	<b>7,262</b>	<b>15</b>	<b>(578)</b>
<b>Central Risk Expenditure</b>							
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
<b>Total Central Risk Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>City Surveyors Works - Repairs and Maintenance</b>							
Cyclical Works Programme (planned / backlog)	1,707	1,707	0	1,510	1,510	0	197
Repairs and Maintenance (reactive)	427	427	0	446	446	0	(19)
<b>Total City Surveyors Works</b>	<b>2,134</b>	<b>2,134</b>	<b>0</b>	<b>1,956</b>	<b>1,956</b>	<b>0</b>	<b>178</b>
<b>Total Operational Expenditure (Before Recharges)</b>	<b>8,818</b>	<b>8,818</b>	<b>0</b>	<b>9,233</b>	<b>9,218</b>	<b>15</b>	<b>(400)</b>
<b>Surplus / (Deficit) (Before Recharges)</b>	<b>2,086</b>	<b>2,086</b>	<b>0</b>	<b>1,679</b>	<b>1,694</b>	<b>(15)</b>	<b>(327)</b>
<b>Total Corporate Recharges &amp; Support Services</b>	<b>2,086</b>	<b>2,086</b>	<b>0</b>	<b>1,694</b>	<b>1,694</b>	<b>0</b>	<b>392</b>
<b>Total Operational Expenditure (After Recharges)</b>	<b>10,904</b>	<b>10,904</b>	<b>0</b>	<b>10,927</b>	<b>10,912</b>	<b>15</b>	<b>65</b>
<b>Surplus / (Deficit) (After Recharges)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(15)</b>	<b>0</b>	<b>(15)</b>	<b>0</b>
Central Risk - Depreciation	408	408	0	408	408	0	0
<b>Surplus / (Deficit) After Depreciation</b>	<b>(408)</b>	<b>(408)</b>	<b>0</b>	<b>(423)</b>	<b>(408)</b>	<b>(15)</b>	<b>0</b>
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	408	408	0	408	408	0	0
Transfer (to) / from Unrestricted Reserves	0	0	0	0	0	0	0
Transfer (to) / from Restricted Reserves	0	0	0	15	0	15	0
<b>Surplus / (Deficit) After Transfer to / (from) Reserves</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Revenue Expenditure	10,904	10,904	0	10,927	10,912	15	(8)
Total Capital Expenditure	0	0	0	0	0	0	0
<b>Total Expenditure</b>	<b>10,904</b>	<b>10,904</b>	<b>0</b>	<b>10,927</b>	<b>10,912</b>	<b>15</b>	<b>(8)</b>

Notes

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### **Notes**

- 1 £230k 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 rises to staff and the transfer of support services staff from the Directorate.
- 2 £178k decrease in City's Estate funding for works relating to the City Surveyor. This is primarily explained by the rephasing of 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.
- 3 Decrease due to the removal of Learning Team recharge
- 4 Increase in Trading income mostly contributed from £185k increase in Swimming and sporting income, £34k increase in car
- 5 Increase in employment expenditure partly explained by the transfer of support service posts whose costs were previously met by the Directorate. The increase can also be explained by cost of living pay rises to staff and increases in employer's national insurance.
- 6 Increase needed to support chemical treatment of the Lido, CPR & First Aid training along with uniforms
- 7 This increase is driven by Parkguard Costs to provide additional security
- 8 The draft SOFA currently shows a reduction in the total costs of supplies and services. This is partly explained by items falling under direct trading in the 2026/27 budget such as purchases for the Equipment, Furniture and Materials, having been categorised under this budget line in previous years.

## Appendix 2

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

<b>Hampstead Heath</b>	<b>£000</b>
<b>Total City's Estate Grant Funding – 2025/26</b>	<b>5,818</b>
<b>Core Grant – 2025/26</b>	<b>1,598</b>
Transfer of support services staff budgets from Directorate	182
Contingency funding for July 2024 pay award and employer's national insurance increases	40
3% uplift for inflation	83
Mobile Phone Savings	(5)
Corporate Apprentice Clawback	(26)
Investment Income increase	(44)
<b>Core Grant – 2026/27</b>	<b>1,828</b>
<b>Additional Grant – Surveyor Works – 2025/26</b>	<b>2,134</b>
Re-phasing and backlog of works for Cyclical Works Programme (CWP)	(197)
Repairs and Maintenance (reactive)	19
<b>Additional Grant – Surveyor Works – 2026/27</b>	<b>1,956</b>
<b>Additional Grant – Corporate Recharges &amp; Support Services – 2025/26</b>	<b>2,086</b>
Recharges from corporate departments	95
Structural maintenance recharges from District Surveyor	(12)
Reduction in Directorate recharges	(162)
Removal of recharges from Learning Team	(313)
<b>Additional Grant – Corporate Recharges &amp; Support Services – 2026/27</b>	<b>1,694</b>
<b>Total City's Estate Grant Funding – 2026/27</b>	<b>5,478</b>

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## City of London Corporation Committee Report

<b>Committee(s):</b> Hampstead Heath, Highgate Wood and Queen's Park Committee	<b>Dated:</b> 08/12/2025
<b>Subject:</b> Revenue and Capital Budgets – 2026/27 – Highgate Wood and Queen's Park	<b>Public report:</b> For Decision
<b>This proposal:</b> <ul style="list-style-type: none"> <li>• <b>delivers Corporate Plan 2024-29 outcomes</b></li> <li>• <b>provides statutory duties</b></li> </ul>	Providing Excellent Services Flourishing Public Spaces
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Executive Director Environment Chamberlain
<b>Report author:</b>	Niranjan Shanmuganathan, Chamberlain's Department

### Summary

This report presents for approval the revenue and capital budgets for Highgate Wood and Queen's Park charity (charity registration no: 232986) for 2026/27, for subsequent submission to Finance Committee.

The proposed draft revenue budgets for 2026/27 for Highgate Wood and Queen's Park amounts to £2.492m net expenditure. This represents an increase of £400k compared with the original budget for 2025/26 of £2.092m

The proposed budget for 2026/27 has been prepared within the resource envelope 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 Highgate Wood and Queen's 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 – based on net Local Risk Expenditure,

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 Highgate Wood and Queen's Park charity for 2025/26;
- ii) review and approve the proposed draft revenue budget for 2026/27 for Highgate Wood and Queen's Park charity for submission for approval by the Finance Committee;
- iii) review and approve capital and supplementary revenue project budgets for Highgate Wood and Queen's 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 Highgate Wood and Queen's 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 Highgate Wood and Queen's 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 outturn 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 Highgate Wood and Queen's 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 Highgate Wood and Queen's 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 £2.492m net expenditure. This is an

increase of £400k when compared with the 2025/26 original budget of £2.092m 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.

<b>Table 1 - Highgate Wood and Queen's Park (City / deficit funding report style)</b>	<b>Original (OR) Total Budget 2025/26 £000</b>	<b>Latest Total Budget 2025/26 £000</b>	<b>Original (OR) Total Budget 2026/27 £000</b>	<b>Movement 2025/26 OR to 2026/27 OR £000</b>
Local Risk	1,382	1,439	1,483	101
City Surveyors - Repairs & Maintenance	108	108	114	6
Cyclical Works Programme (CWP)	101	54	394	293
Central Risk (inc. Depreciation / Investment income)	10	10	13	3
Recharges & Support Services	491	491	488	(3)
Capital and Projects	0	0	0	0
<b>Total Net Expenditure</b>	<b>2,092</b>	<b>2,102</b>	<b>2,492</b>	<b>400</b>
Depreciation (shown as Funds movement)	(15)	(15)	(18)	(3)
Investment income (shown as Self-Generated Income)	5	5	5	0
<b>Total Grant Funding</b>	<b>2,082</b>	<b>2,092</b>	<b>2,479</b>	<b>403</b>

<b>Table 2 - Highgate Wood and Queen's Park (Charity / grant funding report style)</b>	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)	1,382	1,483	1,483	0	101
Additional Grant	700	996	996	0	296
Capital / Projects	0	0	0	0	0
<b>Total Grant Funding</b>	<b>2,082</b>	<b>2,479</b>	<b>2,479</b>	<b>0</b>	<b>397</b>
Self-Generated Income	226	296	296	0	70
<b>Total Income</b>	<b>2,308</b>	<b>2,775</b>	<b>2,775</b>	<b>0</b>	<b>467</b>
Local Risk Expenditure	1,671	1,779	1,779	0	(108)
Central Risk Expenditure (excl. Depreciation)	0	0	0	0	0
City Surveyors - Repairs & Maintenance	108	114	114	0	(6)
Cyclical Works Programme (CWP)	101	394	394	0	(293)
Recharges & Support Services	491	488	488	0	3
<b>Total Expenditure</b>	<b>2,371</b>	<b>2,775</b>	<b>2,775</b>	<b>0</b>	<b>404</b>
<b>Surplus / (Deficit)</b>	<b>(63)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>

### Latest Revenue Budget for 2025/26

10. Overall, the 2025/26 latest budget for Highgate Wood and Queen's Park is net expenditure of £2.102m, a net increase of £10k compared to the 2025/26 original budget of £2.092m. The reasons for this increase are:

- (£47k) re-phasing of projects falling under the CWP;
- £57k transfer of budgets for support services staff from the Directorate;

## Proposed Draft Revenue budget for 2026/27

11. The proposed 2026/27 draft budget is net expenditure of £2.492m an increase of £400k compared to the 2025/26 original budget for the charity of £2.092m.
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 £400k. The main reasons for this net expenditure increase are:
  - £296k increase in budgets for CWP projects managed by the City Surveyor relating to the agreed programme for the CWP backlog of works;
  - £55k 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;
  - £41k in additional Transport repairs and maintenance costs to service existing fleet
  - £28k increase in order to update staff Health & safety equipment

## 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
24.98	1,305	25.78	1,344	27.12	1,420

## Cyclical Works Programme

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

<b>Table 4 – CWP &amp; City Surveyor Local Risk Highgate Wood and Queen's Park</b>	<b>Original Budget 2025/26 £'000s</b>	<b>Latest Budget 2025/26 £000's</b>	<b>Original Budget 2026/27 £'000</b>
Cyclical Works Programme (CWP)	101	54	394
Planned & Reactive Work – Breakdown & Servicing (City Surveyor Local Risk)	108	108	114
Cleaning (City Surveyor Local Risk)			
<b>Total CWP and City Surveyor</b>	<b>209</b>	<b>162</b>	<b>508</b>

## 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 £2.479m for 2026/27, an increase of £397k (19.07%) 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) - £1.483m – an increase of £101k (7.31%); £639k (43%) Highgate Wood; £849k (67%) Queen's Park Kilburn
- Additional Grant (City Surveyor Works) - £508k – an increase of £299k (143.06%)
- Additional Grant – Recharges and Support Services - £488k, a reduction of £3k (0.61%)

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 £18k 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 6:

**Table 6 – Highgate Wood and Queen’s 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
Highgate Wood and Queen’s Park	QP Play Area and Sandpit replacement of equipment	144	8	0	0	0	152
<b>TOTAL HIGHGATE WOOD AND QUEEN’S PARK</b>		<b>144</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>152</b>

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 Highgate Wood and Queen’s Park charity for Members to consider and approve.

### **Appendices**

- Appendix 1 – Statement of Financial Activities (SOFA) – Highgate Wood and Queen’s Park
- Appendix 2 – Movement between 2025/26 and 2026/27 City’s Estate Grant – Highgate Wood and Queen’s Park

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HIGHGATE WOOD & QUEENS 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	FY Original Budget	FY Original Budget	FY Budget	FY Budget	FY Budget	Budget Variance F / (A)
	£000	£000	£000	£000	£000	£000	£000
<b>Income</b>							
<b>City's Estate Grant Funding</b>							
<b>Core Grant (Local Risk)</b>							
Core Grant	1,382	1,382	0	1,483	1,483	0	101
Pay Settlement Adjustment	0	0	0	0	0	0	0
<b>Total Core Grant</b>	<b>1,382</b>	<b>1,382</b>	<b>0</b>	<b>1,483</b>	<b>1,483</b>	<b>0</b>	<b>101</b>
<b>Additional Grant</b>							
Operational - Surveyors Works	209	209	0	508	508	0	299
Operational - Corporate Recharges & Support Services	491	491	0	488	488	0	(3)
Operational - Central Risk - Expenditure	0	0	0	0	0	0	0
<b>Total Additional Grant</b>	<b>700</b>	<b>700</b>	<b>0</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>296</b>
<b>Capital and Projects</b>							
Capital (Restricted)	0	0	0	0	0	0	0
Other Projects (Restricted)	0	0	0	0	0	0	0
<b>Total Capital and Projects</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total City's Estate Grant Funding</b>	<b>2,082</b>	<b>2,082</b>	<b>0</b>	<b>2,479</b>	<b>2,479</b>	<b>0</b>	<b>397</b>
<b>Self-Generated Income</b>							
Fundraising	18	18	0	71	71	0	53
Trading	203	203	0	220	220	0	17
Learning Income	0	0	0	0	0	0	0
Other Income	5	5	0	5	5	0	0
<b>Total Self-Generated Income</b>	<b>226</b>	<b>226</b>	<b>0</b>	<b>296</b>	<b>296</b>	<b>0</b>	<b>70</b>
<b>Total Income</b>	<b>2,308</b>	<b>2,308</b>	<b>0</b>	<b>2,775</b>	<b>2,775</b>	<b>0</b>	<b>467</b>
<b>Expenditure</b>							
<b>Local Risk Expenditure</b>							
Direct Employees	1,365	1,365	0	1,420	1,420	0	(55)
Indirect Employee Costs	14	14	0	16	16	0	(2)
Fundraising	0	0	0	3	3	0	(3)
Direct Trading	0	0	0	0	0	0	0
Learning Expenditure	0	0	0	0	0	0	0
Premises	108	108	0	101	101	0	7
Conservation and Ecology	58	58	0	51	51	0	7
Access, Safety & Visitor Management	0	0	0	28	28	0	(28)
Transport	19	19	0	60	60	0	(41)
Equipment, Furniture and Materials	66	66	0	63	63	0	3
Supplies and Services	41	41	0	37	37	0	4
<b>Total Local Risk Expenditure</b>	<b>1,671</b>	<b>1,671</b>	<b>0</b>	<b>1,779</b>	<b>1,779</b>	<b>0</b>	<b>(108)</b>
<b>Central Risk Expenditure</b>							
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
<b>Total Central Risk Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>City Surveyors Works - Repairs and Maintenance</b>							
Cyclical Works Programme (planned / backlog)	101	101	0	394	394	0	(293)
Repairs and Maintenance (reactive)	108	108	0	114	114	0	(6)
<b>Total City Surveyors Works</b>	<b>209</b>	<b>209</b>	<b>0</b>	<b>508</b>	<b>508</b>	<b>0</b>	<b>(299)</b>
<b>Total Operational Expenditure (Before Recharges)</b>	<b>1,880</b>	<b>1,880</b>	<b>0</b>	<b>2,287</b>	<b>2,287</b>	<b>0</b>	<b>(407)</b>
<b>Surplus / (Deficit) (Before Recharges)</b>	<b>428</b>	<b>428</b>	<b>0</b>	<b>488</b>	<b>488</b>	<b>0</b>	<b>60</b>
<b>Total Corporate Recharges &amp; Support Services</b>	<b>491</b>	<b>491</b>	<b>0</b>	<b>488</b>	<b>488</b>	<b>0</b>	<b>3</b>
<b>Total Operational Expenditure (After Recharges)</b>	<b>2,371</b>	<b>2,371</b>	<b>0</b>	<b>2,775</b>	<b>2,775</b>	<b>0</b>	<b>63</b>
<b>Surplus / (Deficit) (After Recharges)</b>	<b>(63)</b>	<b>(63)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>
Central Risk - Depreciation	15	15	0	18	18	0	(3)
<b>Surplus / (Deficit) After Depreciation</b>	<b>(78)</b>	<b>(78)</b>	<b>0</b>	<b>(18)</b>	<b>(18)</b>	<b>0</b>	<b>60</b>
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	15	15	0	18	18	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
<b>Surplus / (Deficit) After Transfer to / (from) Reserves</b>	<b>(63)</b>	<b>(63)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>
Total Revenue Expenditure	2,371	2,371	0	2,775	2,775	0	(404)
Total Capital Expenditure	0	0	0	0	0	0	0
<b>Total Expenditure</b>	<b>2,371</b>	<b>2,371</b>	<b>0</b>	<b>2,775</b>	<b>2,775</b>	<b>0</b>	<b>(404)</b>

Notes

1

2

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Notes

- 1 £101k 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 rises to staff and the transfer of support services staff from the Directorate.
- 2 £296k 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.
- 3 Service & Fundraising Income income primarily driven by an increase in Tuition Fees and Donations
- 4 Increase in employment expenditure partly explained by the transfer of support service posts whose costs were previously met by the Directorate. The increase can also be explained by cost of living pay rises to staff and increases in employer's national insurance.

## Appendix 2

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

<b>Highgate Wood &amp; Queen's Park</b>	<b>£000</b>
<b>Total City's Estate Grant Funding – 2025/26</b>	<b>2,082</b>
<b>Core Grant – 2025/26</b>	<b>1,382</b>
Transfer of support services staff budgets from Directorate	49
Contingency funding for July 2024 pay award and employer's national insurance increases	10
3% uplift for inflation	42
<b>Core Grant – 2026/27</b>	<b>1,483</b>
<b>Additional Grant – Surveyor Works – 2025/26</b>	<b>209</b>
Re-phasing and backlog of works for Cyclical Works Programme (CWP)	293
Repairs and Maintenance (reactive)	6
<b>Additional Grant – Surveyor Works – 2026/27</b>	<b>508</b>
<b>Additional Grant – Corporate Recharges &amp; Support Services – 2025/26</b>	<b>491</b>
Recharges from corporate departments	26
Reduction in Directorate recharges	(29)
<b>Additional Grant – Corporate Recharges &amp; Support Services – 2026/27</b>	<b>488</b>
<b>Total City's Estate Grant Funding – 2026/27</b>	<b>2,479</b>

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