



Cabinet

5 MARCH 2012

**CABINET MEMBER
FOR RESIDENTS
SERVICES**

Councillor Greg Smith

PARKS CAPITAL PROGRAMME 2012/13

This report updates Cabinet on the current requirements to continue to enhance the borough's parks and open spaces as outlined in the Parks and Open Spaces Strategy 2008-2018. It seeks approval for the allocation of funding from various sources, including the parks capital investment fund, for improvements to parks and open spaces in 2012/13 and 2013/14. The report also seeks delegated authority to appoint to the design and build works contracts to deliver the improvements outlined.

**Wards:
All**

CONTRIBUTORS

AD Cleaner Greener
Cultural Services
Head of Parks & Waste
EDFCG
ADLDS

Recommendations:

1. **That approval be given to spend £500k from the Parks Capital Fund in 2012-13 plus other funds already budgeted, totalling £1.969m, to make park improvements as set out in paragraph 4.5 of the report.**
2. **That approval be given to any resulting project underspends being reinvested back into park improvement projects including, but not exclusive to, Bishops Park, Hammersmith Park and Wormwood Scrubs as set out in paragraph 4.6 in consultation with the Cabinet Member for Residents Services and the Executive Director of Finance and Corporate Governance.**
3. **That approval be given to consider the results of the public consultation for each of the parks and to undertake the prescribed works to the parks specified in paragraph 2.1 of the report.**

**HAS THE REPORT
CONTENT BEEN RISK
ASSESSED?
YES**

**HAS A EIA BEEN
COMPLETED?
YES**

- 4. That approval be given to proceed with appropriate procurement, construction, and delivery of the proposed projects within the budget set out in Recommendation 1 above.**
- 5. That approval be given to reallocate the £400k funding set aside for the regeneration of Shepherds Bush Common to approved projects such as Hammersmith Park, Wormwood Scrubs, White City One o'clock club and Wormholt Park as part of the S106 agreement relating to Westfield dated 11 June 2010 clause 11.29.3, subject to informing Westfield.**
- 6. That retrospective approval be given for playground and park improvements at South Park totalling £177k as set out in paragraph 2.3 of the report.**
- 7. That retrospective approval be given to cumulative spend of: £23k at Wormholt Park; £36.5k at Ravenscourt Park and £26k at Hammersmith Park as set out in paragraph 2.4 of the report.**
- 8. That authority be delegated to the Cabinet Member for Residents Services, in consultation with the Executive Director of Environment, Leisure & Residents Services, to appoint contractors to carry out the works associated with the development projects, totalling £1.969m, as described in this report.**

1. BACKGROUND

1.1. The Council launched its Parks & Open Spaces Strategy in 2008, which sets out a ten year vision for the borough's parks & open spaces.

1.2. The vision for parks and open spaces in Hammersmith & Fulham is:

To improve the quality of life for all people in Hammersmith and Fulham through the provision of award winning parks and open spaces that are clean, green, safe and sustainable, by:

- Protecting existing open space.
- Providing open spaces, play spaces and access to local biodiversity.
- Creating safe, attractive and accessible spaces for all
- Improving the standard of management and maintenance.
- Actively involving the community in their local open spaces.
- Increasing participation in open spaces.

1.3. The parks capital improvements programme is the key delivery mechanism for the parks and open spaces strategy. Key achievements to date include:

Providing open spaces, play spaces and access to local biodiversity.

- Playground improvements at William Parnell Park
- Ten new playground facilities at Old Oak Common, Hammersmith Park, Cathnor Park, Ravenscourt Park, Marcus Garvey Park, Hurlingham Park, Margravine Gardens, Lytton Estate and William Banfield Estate.

Improving the standard of management and maintenance

- 6 Green Flags achieved in 2011 at Normand Park, Ravenscourt Park, Little Wormwood Scrubs, St Peter's Square, Frank Banfield and Margravine Cemetery.
- £3.2m improvement project for Shepherds Bush Common due for completion at the end of June 2012.
- Refresh of paths, fences, bins and benches at Parsons Green.
- Small capital repairs at Ravenscourt Park
- Improvements to buildings in Hammersmith Park

Creating safe, attractive and accessible spaces for all

- £8m restoration of Bishops Park and Fulham Palace due to be completed in January 2012.

Actively involving the community in their local open spaces.

- Consultation to identify the community priorities for improvements at Wormholt Park.

- 1.4. The projects outlined in this report deliver key strategic priorities for Hammersmith and Fulham as set out in the parks and open spaces action plan. All the projects contribute to actively involving the community in their local open spaces through the robust consultation process. The phase 1 proposals for Brook Green have taken this a step further, as the local Friends Group have helped develop a vision for the Green and a phased development plan to turn this into reality. The Friends Group have actively fundraised and secured £61k of external funding for the majority of the costs of the phase 1 works with a further £103k applied for.
- 1.5. The improvements to play facilities at Brook Green, Eel Brook Common, Wendell Park, Lillie Road Recreation Ground and South Park will deliver against the commitment to enhance and increase accessibility to open space and play areas, to refurbish play areas across the borough and to redevelop at least 2 play areas to be fully accessible for disabled children.
- 1.6. Under the priority to improve the standard of management and maintenance, planned improvements to Wormwood Scrubs, Normand Park, South Park, Wormholt Park, Hammersmith Park and the refresh of park assets will contribute towards retaining or achieving 10 Green Flags by 2015. Planned improvements at Eel Brook Common and Brook Green will contribute towards making creating inspirational spaces and enhancing the attractiveness of the borough's commons and key open spaces.

2. PLANNED CAPITAL PROJECTS

- 2.1. This report seeks approval to proceed with the following projects:

Providing open spaces, play spaces and access to local biodiversity.

- Play improvements at Eel Brook Common, Wendell Park, Lillie Road Recreation ground - Installation of new play equipment.
- Wormholt Park - Design and implementation of park improvements in consultation with Friends of Wormholt Park (subject to S106 or other external funds becoming available).
- Ravenscourt Park - Design and implementation of park improvements in consultation with park stakeholders.
- Marcus Garvey Park - Design and implementation of park improvements in consultation with park stakeholders.
- Hammersmith Park - Design and implementation of park improvements in consultation with park stakeholders.
- William Parnell Park – Completion of final elements of improvement works

- Normand Park - Refresh of specific park areas in consultation with park stakeholders (subject to S106 or other external funds becoming available).
- Wormwood Scrubs - Design and implementation of park improvements in consultation with park stakeholders (subject to S106 or other external funds becoming available).

Improving the standard of management and maintenance.

- Eel Brook Common Refresh - Refresh of paths, bins, benches and railings.
- Refresh of park assets – programme of repair and replacement of assets in the parks like bins, benches, fences and paths on a basis of priority.

Actively involving the community in their local open spaces

- Brook Green Phase 1 - Redevelopment of the play area, demolition of the existing hut, demolition and relocation of the road crossing on Brook Green (subject to sufficient external funds being available).

2.2. In addition, retrospective approval is sought to playground improvements at South Park totalling £177k. Budget for this scheme is contained within the overall parks strategy budget which was approved at Budget Council in February 2011. The spend is made up of £31k external funds and £146k parks capital fund.

2.3. Retrospective approval is also sought on cumulative spend in 2011/12 at Hammersmith Park, Ravenscourt Park and Wormholt Park.

£23k at Wormholt Park for consultation to identify community priorities and inform future developments
£36.5k at Ravenscourt Park for small capital works
£26k at Hammersmith Park for improvements to park buildings and other small capital works

3. CONSULTATION

3.1. For each of the projects listed in this report a consultation programme has been put in place to involve local communities and stakeholders in the development of their local park or open space.

3.2. The consultation programme involves other Council departments to ensure that wider issues including safety are also considered within park improvement projects.

3.3. Proposed works to Commons (Wormwood Scrubs, Brook Green and Eelbrook Common) may require Secretary of State consent from DEFRA under Article 12 of the Greater London Parks and Open Spaces Order

1967 or Section 38 Commons Act 2006. Where this could be the case officers will consult legal services or seek guidance from DEFRA.

Park	Detail	Who was consulted	When
Brook Green Phase 1	Location of play sites Design of play area Development of vision	Stakeholder Groups Ward Councillors Local Residents Partners Local businesses	June 2010 December 2010 – August 2011
Eel Brook Common Refresh	Proposals for bins, paths, fences and benches	Local Residents	November – December 2011
Hammersmith Park	Priorities for park	Stakeholder Groups Ward Councillors Local Residents	Spring – Summer 2012
Improvements to Marcus Garvey Park	Priorities for park	Stakeholder Groups Ward Councillors Local Residents	Spring – Summer 2012
Normand Park	Priorities for park Improvements	Stakeholder Groups Ward Councillors Local Residents	Spring – Summer 2012
Play improvements at Eel Brook Common, Wendell Park, Lillie Road Recreation ground	Location of play sites Design of play area	Stakeholder Groups Ward Councillors Local Residents Partners Local businesses	June 2010 December 2010 – August 2011
Ravenscourt Park	Priorities for park	Stakeholder Groups Ward Councillors Local Residents Partners	January 2012
William Parnell Park	Priorities for park	Stakeholder Groups Ward Councillors Local Residents	August – October 2009
Wormholt Park	Priorities for park	Stakeholder Groups Ward Councillors Local Residents Partners	July – August 2011
Wormwood Scrubs	Priorities for park Improvements	Stakeholder Groups Ward Councillors Local Residents	Spring – Summer 2012

4. FINANCIAL IMPLICATIONS

4.1. This reports sets out the park improvement projects planned for 2012/13 and seeks approval to carry out the works. The funding profile of the planned improvement works is £500k parks capital investment for 2012/13 and £1.4m additional funds sourced through S106 and other external funding streams including Western Riverside Environmental Fund. The increasing number of developments within the borough has led to an increase in the amount of funds available for park improvement projects via S106.

4.2. The projects listed have been scoped and costs have been estimated. Exact project costs will be confirmed during the tender process. Where consultation is yet to take place (Wormwood Scrubs, Ravenscourt Park, Hammersmith Park, Marcus Garvey Park and Normand Park), the scope of the project and exact costs are unknown. No allocation of parks capital funds has been made to these parks in 2012/13. These projects will only go ahead if sufficient additional funds become available and the project budgets will be equal to this amount.

Brook Green Phase 1 will only take place if sufficient S106 or other external funds become available. In the event that the external funds are not secured, the overall project budget will be equal to the combined sum of the parks capital fund (£58k) and the confirmed external funds (currently £61k) and the project scope amended appropriately. This project is phase 1 of 3, subject to additional external funds becoming available the amount offered to Brook Green for Phase 1 will be increased by up to a further £10k.

4.3. £1.5m S106 funds have been allocated for Highways works and works in Wormholt Park as part of the S106 agreement for the former Janet Adegoke Leisure Centre. The over all project budget will be equal to the combined sum of the parks capital fund (£25k in 12/13, £100k in 13/14) and the confirmed s106 amount. The indicative amount is £900k and the project scope will reflect the final agreed budget.

4.4. The table below outlines the proposed parks capital spend for 2012/13 and where known 2013/14.

Park	Parks Capital Fund Contribution 12/13 £000s	Parks Capital Fund Contribution 13/14 £000s	Other funding sources £000s	Total £000s
Eel Brook Common Refresh	155	-	145	300
Play Provision at Eel Brook Common, Wendell Park, Lillie Road Recreation ground	160	-	50	210
Brook Green Phase 1	58	-	174	232
Wormholt Park	25	100	900	1025
Ravenscourt Park	0	-	0	0
Refresh of park assets	93	-	0	93
Marcus Garvey Park	0	-	50	50
Hammersmith Park	0	-	50	50
William Parnell Park	6	-	0	6
Normand Park	0	0	tbc	tbc
South Park	3	-	0	3
Wormwood Scrubs	0	0	tbc	tbc
TOTAL	£ 500	£ 100	£ 1,369	£ 1,969

4.5. There is likely to be an underspend on the Shepherds Bush Common improvement project due to the competitive prices that were submitted during the tender process. This report seeks approval to reallocate any underspend from the £400k contingency for Shepherds Bush Common improvement project to fund approved projects such as improvements to Hammersmith Park Wormwood Scrubs, White City One o'clock club and Wormholt Park as part of the S106 agreement relating to Westfield dated 11 June 2010 clause 11.29.3 subject to informing Westfield. Where there is an underspend on any project it is recommended that this will be reinvested back into alternative parks projects, including but not exclusive to Bishops Park, Hammersmith Park and Wormwood Scrubs, that otherwise have minimal parks capital fund allocated, subject to any terms of funding that may be in place and in consultation with the Lead Member and Director of Finance and Corporate Governance.

5. RISK MANAGEMENT

5.1. The projects outlined in this report are recorded on the Council's project register for monthly monitoring. A detailed risk log is maintained for the project by the project manager. A project risk log, prepared by the Project Manager and approved by the Project Board, identifies and categorises risks associated with the project and proposes actions to mitigate. Identified risks are managed by the Project Manager in

accordance with agreed actions and reported to the Project Board monthly.

- 5.2. The Shepherds Bush Common Improvement project and Eel Brook Common refresh and play improvements are on the departmental risk register due to the proximity of the site to the Olympic Alternative Route Network. This risk is to be managed by scheduling the works closest to the Olympic Alternative Route Network first.

6. EQUALITY IMPLICATIONS

- 6.1. The proposals in this report build very strongly on the RSD action from the DES (Disability Equality Scheme, no 43), which aimed to redevelop at least two park play areas to be fully accessible for disabled children. When complete, this will make a further 4 park play areas accessible, and not only two as per the original commitment. Sites are designed to be inclusive but not all equipment in each site is suitable for all children. All levels of ability are catered for. The proposals in this report aim to take account of disabled people's needs at the outset, which will help to improve equality of opportunity for disabled adults and children, and to facilitate equality of opportunity between disabled and non-disabled people.
- 6.2. The children's play areas at Eel Brook Common, Lillie Road Rec, Wendell Park, Brook Green and South Park require investment to bring them up to modern standards. The project aims to enhance the play value of the play areas and enhance accessibility for a wider age range of children. Currently the play offer is focused on younger children and toddlers. This project will provide more equipment and activities for children 8-12 years old and also more inclusive equipment for children with disabilities.
- 6.3. Once completed the play areas will be accessible to all with access to children of all abilities including disabled users. Play facilities will cater for children from 0-13 years enhancing the accessibility for age ranges, the improved open green spaces will provide space for relaxation. Enhancement of access points with improved paving and gates will further enhance accessibility for people with mobility difficulties.
- 6.4. Improvements to benches and paths at Eel Brook Common and as part of the assets refresh project will have a positive impact on the ability for people with restricted mobility to move around the parks and open spaces.

7. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

7.1. The Council Capital Programme includes an allocation of £500k from Capital receipts to support one of the Council's key priorities as outlined in the Parks and Open Spaces Strategy 2008-2018.

7.2. In addition to the Council's contribution, the following external funding has been secured:

Project	Amount £000s	Funding Source
Eel Brook Common Refresh	145	S106
Brook Green Phase 1		
	15	Wates Family Enterprise Trust
	25	WREF
	10	Friends of Brook Green
	11	Mercers Trust and Young Charitable Fund
Wormholt Park	900	S106
Hammersmith Park	50	PlayFootball
Play Provision at Eel Brook Common, Wendell Park, Lillie Road Recreation ground	50	NDC- subject to final grant audit certification
TOTAL	1,206	

7.3. And the following indicative contributions are yet to be confirmed

Project	Amount £000s	Funding Source
Brook Green Phase 1	113	
Marcus Garvey Park	50	
TOTAL	163	

7.4. The costs of the various Parks projects which are detailed in para. 3.3 are yet to be determined. Once these are known and the works have commenced, they will be reported to Members as part of the regular Capital Monitoring reporting process.

7.5. This report is also seeking retrospective approval for the following projects:

- South Park - £177k
- Wormholt Park - £23k
- Ravenscourt Park - £36.5k
- Hammersmith Park - £26k

- 7.6. While these form part of the overall funding provision for Parks and Open Spaces in the approved RSD capital budget for 2011-12, these projects have not been individually approved. In all of the above cases work is completed or nearing completion.
- 7.7. It should be noted that an approval has been requested for the use of a potential underspend of £400k of Section 106 monies in respect of the Shepherds Bush Common development for use within or in the vicinity of Shepherds Bush town centre and White City Opportunity Area. The use of this funding is subject to the agreement of the developers and until such agreement is secured these monies should not be used to fund any other associated schemes. The Lead Member and Director of Finance and Corporate Governance should be consulted in seeking an approval to reinvest any potential underspend.

8. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 8.1. The client department should ensure that works and services for each individual project is procured in accordance with the Council's contract standing orders and procurement rules.
- 8.2. Legal services will provide support where requested by the client department.

9. COMMENTS OF THE ASSISTANT DIRECTOR PROCUREMENT AND IT STRATEGY

- 9.1. Procurement and IT Strategy will assist the client department in undertaking the procurement process to ensure it is in compliance with the Council's contract standing orders.

10. COMMENTS OF THE ASSISTANT DIRECTOR, PLANNING

- 10.1. The 2010 Westfield S106 Agreement to vary the previous terms included clauses:

11.29 The Developer has paid to the Council the Key Worker Housing Subsidy and the Council shall use it towards any one or more of the following after first having informed the Developer:

1.29.3 the regeneration of or planning initiative project or scheme within or in the vicinity of Shepherds Bush town centre and White City Opportunity Area (provided that the Council shall first have informed the Developer of the particular details).

- 10.2. A report to ECM 22 June 2010 - REVIEW OF RESERVED AND UNALLOCATED S106 FUNDS, included £400,000 for "possible SB Common if costs increase due to phasing". It is this provisional allocation to the Shepherds Bush Common improvement project that is referred to in this report. In 2010 an amount of £400k from the revised Westfield legal agreement was provisionally allocated to meet potential increased costs of the Shepherds Bush Common improvement project. The proposed reallocation of these funds to the other Parks projects listed would be in accordance with the terms of the legal agreement, provided that the choice of projects meet the criteria to be "within or in the vicinity of Shepherds Bush town centre and White City Opportunity Area", and provided that the Developer is first informed the of the particular details.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Parks & Open Spaces Strategy 2008-2018	Donna Pentelow 0208 753 2358	ELRS
CONTACT OFFICER:		NAME: Donna Pentelow EXT. 2358	