



# Cabinet

14 OCTOBER 2010

**CABINET MEMBER  
FOR RESIDENTS  
SERVICES**

*Councillor Greg Smith*

**WILLIAM PARNELL PARK IMPROVEMENT  
PROJECT**

**Ward:  
Sands End**

This report seeks approval for the allocation of £330K of funding from various sources to match fund improvements to William Parnell Park; and for delegated authority to award the works contracts for fencing and landscaping.

**CONTRIBUTORS**

AD Parks & Culture  
DRS  
DFCS  
ADLDS

**Recommendations:**

- 1. That approval be given to undertake improvements to William Parnell Park at a total cost of £445K as set out in paras. 3.1 and 3.2 of the report.**
- 2. That authority to award the works contracts be delegated to the Director of Residents Services, and the Director of Finance and Corporate Services in consultation with the Cabinet Member for Residents Services.**

<p><b>HAS A PEIA BEEN COMPLETED? YES</b></p>
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## **1. BACKGROUND**

- 1.1. William Parnell Park is in the Sands End Ward of the London Borough of Hammersmith and Fulham. The Park is a valuable local green space in a densely populated area of high socio-economic need. The Park is tired and run down, attracts antisocial behaviour, suffers from large amounts of dog fouling and the existing play area is in very poor condition.
- 1.2 The Park is quite small (0.9 hectares) and of an irregular shape, with two large mounds, two flat grassed areas, a central landscaped sitting area and a playground. Access to the park is provided through seven separate park entrances. Entrances are gated with approximately one metre high gates supplemented with kissing gates to prevent scooter and motorcycle access through the park. Gates are not locked at night as they are low and do not prevent or deter access. This is currently an unusual situation as all similar parks in the borough are gated with 2 metre high gates that are currently locked at night.
- 1.3 The Park has an unusually (compared to other parks in the borough) large number of residents living on the perimeter; it is adjoined by Bulow Housing Estate (Bulow Court, Pearscroft Court, Jepson House) and the Stanford Court sheltered housing scheme.
- 1.4 There are now a number of funding streams in place which will allow for significant improvements to the Park.
- 1.5 In 2007 Groundwork London (GWK) successfully bid for £81K of BIG Lottery funding for the provision of play facilities in the Park. £10K of this has already been committed to initial design proposals. The balance of £71k is available for the provision of play facilities as set out in this report. A further £45K has been secured from SITA (£25K) and Western Riverside Environmental Fund (£25K) towards improvements.
- 1.6 In 2007 £170K (indexed to £180k as at August 2010) S106 funding relating to Pearscroft Court was made available for environmental improvements to the Park and its immediate vicinity. All of this has been committed to part fund this project.
- 1.7 In January 2009 GWK presented Council with a proposal to partner in the development of a new play space and landscaping improvements to the wider park estimated at £380K (£345K play and landscaping improvements + £35k landscape consultant fees).
- 1.8 In June 2010 GWK were appointed to develop and consult on detailed design proposals for play and landscaping improvements.

## 2. PROPOSALS

2.1 It is proposed that play and landscaping improvements are undertaken to improve the appearance and functionality of the park and that improvements to access are undertaken as part of the wider 'eyes and ears' project.

2.2 The project will be divided into two separate but closely coordinated work packages with:

- i) access improvements to be delivered by LBHF project officers
- ii) play and landscaping improvements to be delivered by GWK

2.3 Officers consider that this approach is the most efficient as access elements require specialist railing/fencing fabricators and installers and play and landscaping elements require specialist landscaping expertise.

2.4 Access improvements to include:

- Removal of three access points and the introduction of one new access point.
- Removal of existing low fencing and erection of 2 m high fencing where required.
- Introduction of 2m high gates at five remaining access points
- Removal of kissing gates and other barriers

2.5 Play improvements to include:

- Removal of existing playground
- Design and installation of new play facilities for all age groups

Landscaping improvements to include:

- Reinstatement and landscaping of existing playground site
- Removal of selected planting and introduction of new planting
- Removal of existing ad-hoc array of bins and benches and installation of new.
- Removal of obsolete paving leading to/from three eliminated access points and the installation of new paving leading to/from one new access.

## 3. FINANCIAL IMPLICATIONS

3.1 Table 1 - Access Improvements

Access Improvements	55,000
Officer Recharges / Project Management	7,000
<b>Total</b>	<b>£62,000</b>

3.2 Table 2 - Play and Landscaping Improvements

Play and landscaping improvements	345,000
Landscape Consultants Fees	35,000
Officer Recharges / Project Management	3,000
<b>Total</b>	<b>£383,000</b>

Total anticipated project cost is £445k.

## 4. AVAILABLE FUNDING

### 4.1 Table 3

S106 Pearscroft Estate Site (Available for physical works such as hard or soft landscaping, street furniture, security improvements, boundary treatment, play equipment and lighting. (LBHF)	180,000
Playbuilder - Year 2 (LBHF) TBC	75,000
Parks Capital Programme (LBHF)	75,000
<b>Total (LBHF)</b>	<b>330,000</b>
BIG Lottery Funding (GWK)	71,000
SITA (GWK)	20,000
WREF (GWK)	25,000
<b>Total (GWK)</b>	<b>116,000</b>
<b>Total Funding</b>	<b>£446,000</b>

4.2 In order to complete the project, a funding allocation of £330K is required to supplement £116K of funding from GWK. £180k Section 106 has already been secured and the balance has been committed from a combination of existing parks capital and Playbuilder grant funding.

4.3 Criteria associated with funding sourced by GWK requires that some elements of play and landscaping works are completed by the end of October 2010. It is proposed that works will be tendered and a contractor selected in September and appointed in October subject to Cabinet approval. In order to ensure works are completed within funding time constraints delegated authority is sought to appoint contractors.

## 5. CONSULTATION

5.1 In July 2008 proposals developed in conjunction with the SNT to improve fencing and install lockable gates so the Park could be secured at night were presented to local residents. Proposals met with general approval although some residents who use the site as a commuter route expressed concerns that when the Park was locked they would be unable to gain access to and from their homes via the Park. As stated in Paragraph 2.1 this will be reviewed as part of the 'eyes and ears' project.

5.2 Between August and October 2009 GWK carried out a series of consultation events to facilitate local residents' involvement in the design and regeneration of the Park. Consultation highlighted significant concerns about the wider issues, notably anti-social behaviour and dog fouling. The outline play and landscaping improvement proposals met with general consensus.

5.3 Additional consultation will be undertaken to solicit resident feedback at key stages throughout the design process.

## 6. PROCUREMENT

- 6.1 Contractors will be appointed in consultation with Council's Procurement Team and in line with Council's Standing Orders to design, fabricate and install fencing improvements at an estimated cost of circa £55K.
- 6.2 Contractors will be appointed in consultation with the Council's Procurement Team and in line with the Council's Standing Orders to carry out play and landscaping improvements at an estimated cost of circa £345K.

## 7. TIMESCALE

- 7.1 Table 3

<b>Access improvements</b>	
August 2010	Prepare detailed designs
August 2010	Consultation
August-October 2010	Planning application
September 2010	Tender works contract-subject to planning approval
October 2010	Appoint works contractors-subject to Cabinet approval
October 2010	Works on site
<b>Play and landscaping</b>	
August 2010	Prepare detailed designs
August 2010	Consultation
August - October 2010	Planning application if required
September 2010	Tender works contract - subject to planning approval
October 2010	Appoint works contractors-subject to Cabinet approval
October 2010	Works on site

## 8. RISK MANAGEMENT

- 8.1. The project is included on the Residents' Services Department Project Register and the Corporate Project Management Office Register; these are updated monthly.
- 8.2 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 them. Identified risks are managed by the Project Manager in accordance with agreed actions and reported to the Project Board monthly.

## **9. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES**

- 9.1. Table 3 (para 4.1) demonstrates that there is sufficient funding available to fully resource this project based on the current anticipated project cost (£445k). The £75k Playbuilder funding is yet to be confirmed pending a decision from Central Government as to the long term sustainability of the overall Playbuilder grant. Should this funding no longer be available, a matching contribution will be made from existing parks capital budgets. There is an annual rolling capital programme for parks investment of £500k per year for 3 years (2010/11 – 2012/13) from which this funding gap will be resourced if required.
- 9.2. Project costs will need to be closely monitored and reported through the project group to ensure that there is no adverse deviation from the budgeted proposal.

## **10. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)**

- 10.1. The section 106 agreement relating to Pearscroft Court and completed in August 2007 permits the Council to spend the money received to fund environmental improvements to William Parnell Park and its immediate vicinity.

### **LOCAL GOVERNMENT ACT 2000** **LIST OF BACKGROUND PAPERS**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	Background papers and consultation documents	Marlene Pope x.2447	Residents Services Department, parks & Culture
2.			
<b>CONTACT OFFICER:</b>		<b>NAME:</b> Marlene Pope <b>EXT. 2447</b>	