



Report to:	Environment and Neighbourhood Committee	Date:	26 November 2016
Report title:	Beddington Park Heritage Lottery – Parks for People Fund		
Report from:	Mary Morrissey, Strategic Director, Environment, Housing and Regeneration		
Ward/Areas affected:	Beddington North and Wallington North, and Borough wide		
Chair of Committee/Lead Member:	Councillor Jill Whitehead		
Author(s)/Contact Number(s):	Bill Wyatt, Assistant Parks Manager 020 8770 4674		
Corporate Plan Priorities:	<ul style="list-style-type: none"> • <i>An Open Council</i> • <i>A Green Council</i> • <i>A Fair Council</i> • <i>A Smart Council</i> 		
Open/Exempt:	Open		
Signed:		Date:	11 November 2015

1. Summary

- 1.1 In January 2013, Full Council agreed to submit eight projects to the Heritage Lottery Fund (HLF) for grant funding and to provide 10% matched funding. The Beddington Park project has five themes and has been a pilot for citizen led commissioning with a stakeholder steering group established to assist in the direction of these projects. The works and specifications continue to be developed based on discussions with a range of consultants and the HLF. This report provides an update of the Beddington Park project and seeks agreement to delegate authority to the Strategic Director Environment Housing and Regeneration, in consultation with the Chair of Environment and Neighbourhood Committee, to submit the final bid to ensure the project proceeds to the timetable.

2. Recommendations

That the Environment and Neighbourhood Committee agrees:

- 2.1 To note the works to Beddington Park as detailed at 4.1 to 4.12 of this report.
- 2.2 That the final sign off for the application to the HLF and any other minor decisions arising during the development works, are delegated to Strategic Director, Environment, Housing and Regeneration, in consultation with the Chair of Environment and Neighbourhood Committee before the final submission in February 2016, and if successful to commence project implementation.



3. Background

- 3.1 The Beddington Park HLF Stage One bid was submitted in February 2014 and was successful in gaining £251,200 to develop the project. Officers plan to make a Stage Two bid for the delivery phase at the end of February 2016 for £2,952,700.
- 3.2 This is a sub-regional project for Sutton and reflects that visitors come to Beddington Park, not just from the local area, but from across the borough and wider. The HLF bid seeks to address the needs and expectations of all visitors and to enhance the facilities, activities and appearance of this key space within the Wandle Valley Regional Park.
- 3.3 As a pilot for 'Citizen Led Commissioning', officers engaged with stakeholders to gain an understanding and ownership of the project outcomes, as well ensuring that the project is supported in the long term and is sustainable. This ethos is very much in line with HLF outcomes for heritage, people and communities.
- 3.4 This consultation identified five key themes to improve the park: 1) access, safety and infrastructure, 2) activities and events, 3) wildlife, 4) history, and 5) lakes and waterways. These have remained at the core of the project and have been developed to meet stakeholder needs and match the requirements of HLF.

4. Issues

- 4.1 Officers have ensured that decisions regarding this project are taken with regard for sustainability, durability and costs. Officers have looked at long term sustainable solutions, as well ensuring the retention of existing features where possible. Biodiversity is at the heart of the proposed works with a number of conservation and wildlife surveys being conducted in producing the Stage Two bid.

Access, safety and infrastructure

- 4.2 There are a number of works required at the various entrances to the park to meet the requirements of users as well as assist with barriers to use, including: works to gates, railings, planted areas, welcome/visitor information, directional signage and works to paths.
- 4.3 The work across the park will enhance the park boundary, tree planting, succession planning for historic trees, and interpretation signs providing information on the history, wildlife and biodiversity. In addition, repairs to footpaths and park structures including the provision of volunteer facilities at both the Grange and Beddington pavilions. Ongoing repair costs meant that provision of additional toilets at the Grange was not possible but this has enabled the additional volunteer facilities to be included.
- 4.4 The project will involve the removal of some trees and shrubs in various parts of the park, these will be removed to allow proper formation of trees currently in close proximity, improve sight lines for public safety reasons and to allow access to carry out works.



- 4.5 It is proposed to improve traffic flow using passing areas, increasing parking capacity for both vehicles and cycles. A green travel plan will be produced to encourage sustainable alternatives to travelling by car to the park.
- 4.6 The playground will be extended and additional equipment installed, ensuring inclusivity for a range of parks users with differing abilities. Consideration will be given to ongoing maintenance and durability of the equipment and no existing equipment will be removed if it has a reasonable current lifespan. Details of materials for equipment, and reasons for not choosing timber are set out in 6.2. The pavilion area will be improved with landscaping and tree planting.
- 4.7 An additional access is proposed for St Mary's churchyard, with a circular path to create a safer feeling. A garden to increase visitor interest is proposed to bring this area into wider use with improved landscaping and removal of some of the hedges to increase visibility.

Activities and events

- 4.8 An important element of the project is to build capacity within the local population and park users to ensure that the project is supported and sustainable into the future.
- 4.9 A project coordinator will be employed for the first three years of the project to support and develop volunteer activities and deliver the activity plan. There will be a range of ways for people to interact with the park including training, volunteering and community engagement opportunities. There will be a horticultural apprentice employed, trained to a nationally recognised qualification to work within the park for two years during the project, maintaining the newly planted areas. Both of these posts will be funded from the bid.

Wildlife

- 4.10 Most of the above works involve improvements to the large amount of wildlife and biodiversity within the park. The activities organised through the volunteer coordinator and with other stakeholder groups will link to improving or understanding the biodiversity of the site. In addition, there will be improvements to the Carew Manor wetland.

History

- 4.11 There will be repairs to existing footpaths, replacement shrubs and herbaceous planting, and changes to the Grange garden layout including an orchard with a meadow. This work is aimed at using some of the plants and schemes that would have originally been in the garden when it was created in the 1870s.

Lakes and waterways

- 4.12 Silt will be removed from the stock pond and the main Grange Lake and there will be river improvements in line with the River Wandle catchment plan, including a newly created separate river channel through the lake. This will ensure that there would not be a need to de-silt the lake again for many years. This meets the sustainability requirements of the Council, the HLF and the Environment Agency. Alternative methods of removing silt and for the ongoing management of the river were considered and they are set out in 6.1.



5. Process and timeframes

- 5.1 To comply with the Stage Two application requirements, a number of supporting documents need to be produced. These include:
1. A management and maintenance plan setting out the strategy for the management and maintenance of the park, to support an application for Green Flag Award status (a requirement of HLF)
 2. A conservation plan which includes a Phase 1 habitat survey of the site and a history of the site. This provides a strategic vision for the conservation and improvement of the park and its heritage.
 3. An activity plan to develop learning and participation, and increase visitors to the park
 4. A framework for monitoring and evaluation, to enable accurate reporting against targets for HLF
- 5.2 Consent from a number of bodies will be sought prior to commencement of the work, including the Environment Agency (exemptions and permissions) and the Diocese of Southwark Faculty.
- 5.3 The current timeline for the project works phase is set out in Table 1 of Appendix A of this report.

6. Options Considered

- 6.1 A number of options were considered regarding the lake:
1. Do nothing; the lake would eventually become just a river channel through an unpleasant muddy swamp.
 2. Route the river through the Grange garden which would have been detrimental to the garden, rockery area and archaeology.
 3. Straight forward de-silting of the lake which is unlikely to be regarded by HLF or EA as sustainable.
- 6.2 Options for the playground included use of wood for the play equipment. Experience of problems with timber equipment in the Council's parks over the years led officers to recommend metal and High Pressure Laminate (HPL) equipment which is more durable and in most of the Council's parks playgrounds.
- 6.3 The original application sought to provide additional toilets at The Grange, but due to the cost of provision and ongoing repair and maintenance costs, this idea has been discounted.

7. Impacts and Implications

Financial

- 7.1 In March 2013, the Council approved £300,000 of capital funds to be used as match funding for an application to the HLF. £30,000 of this was allocated against the successful Stage one bid.
- 7.2 A further £237,000 was allocated from Section 106 funding relating to two local developments. An additional in-kind funding of £39,000 has been provided based on volunteer hours linked to



the project, as well as a commitment to additional provision for management and maintenance for the five years of the project of £120,000.

- 7.3 A breakdown of the draft budget is shown in Table 2 in Appendix A. These costs are estimated as at October 2015 and it is anticipated that the projected shortfall will be met from potential EA funding. If this is not forthcoming, costs savings will be found within the project before submission.
- 7.4 Once HLF agree the lottery funding for Stage Two in June 2016, the budget for the delivery stage can be incorporated in the capital programme and revenue budgets through the quarterly performance and finance report submitted to Strategy and Resources Committee.

Legal

- 7.5 The conditions attached to the HLF Grant will need careful consideration to ensure that the Council is confident of complying with them and that going forward, the conditions of the Grant that take effect post receipt on monies will be observed.
- 7.6 Non-compliance with Grant conditions would mean either that monies would not be forthcoming, or if in receipt of them, some or all would be repayable.

One Planet Living

- 7.7 This proposal for improvements to Beddington Park supports the following One Planet Living Targets
- 7.8 Cutting carbon emissions – The creation of a green travel plan as part of this project will aim to encourage sustainable travel by highlighting public transport connections. This will support the 'ST 3 Priority' target which aims To 'Increase the use of sustainable transport from a 2009/10 - 2011/12 average baseline of: 1% cycling to 2.2% cycling, 28% walking to 29.6% walking, and 16% public transport to 17.6% by 2017.
- 7.9 Cutting waste – The works will seek to utilise as much silt from the lake as possible to facilitate landscaping in the park, and suitable existing pieces of playground equipment will be retained rather than disposed of needlessly. These actions will support the delivery of ZW 6 Priority target of '4,000 tonnes of Local Authority collected waste sent to landfill by 2017'.
- 7.10 Valuing our Natural Environment - existing habitats, such as the Carew Manor Wetlands, will be preserved and enhanced to increase the biodiversity in the park. Extensive flood modelling has been carried out on new designs for the lake to reduce risk of flooding.
- 7.11 Supporting Healthy Communities - The activity plan embodies this aim through active participation and opportunities for the community to engage with, and celebrate, the park's open space and rich heritage. Implementation will contribute towards the CH1 Priority measure which records the 'number of annual volunteer hours for Sutton Library and Heritage Services.

Integrated Impact Assessment

- 7.12 An impact assessment has been completed with the factors covered having been taken into consideration as part of the activity plan, and through the work already completed to produce baseline data for an evaluation and monitoring framework document.
- 7.13 Work to produce the baseline data and activity plan identified areas where there are barriers to use as well as discrepancies between local demographics and those found on site during visitor observation studies and surveys. The activity plan aims to rectify this through targeted information, training, volunteering and events.

8. Appendices and Background Documents

Appendix Letter	Title
A	Timetable and cost for the project

Background Documents

17 January 2013 Heritage Lottery Fund Grant Application Report
 4 March 2013 Heritage Lottery Fund Grant Application Report

Audit Trail

Version	Final	Date: 11 November 2015
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Consultation with other officers

Officer	Comments Sought	Comments checked by
Finance	Yes	Tony Cooke
Legal	Yes	John Cheetham
Environmental Sustainability	Yes	Katrina Lloyd



Appendix A

Table 1

Activity	Date
Final design for consideration and comment by HLF	December 2015
Application for second round funding HLF Parks for People fund	End of February 2016
Decision from HLF	June 2016
Sutton and HLF Contract formalities	June – July 2016
Re-engagement of consultant's team	July 2016
Capital works detailed design	July – October 2016
Tender preparation, tender period and evaluation.	September 2016 – January 2017
Pre construction, mobilisation, method statements etc.	January 2017
Works on site	January 2017 – May 2018
Completion of physical works	June 2018
Commencement of management and maintenance plan	June 2018

Table 2

Breakdown of Costs	£
Capital costs	2,442,851
Professional fees	269,120
Activity costs	265,000
Other costs (recruitment, publicity, evaluation)	32,000
Contingency and inflation	478,682
Sub total	3,487,653
	£
Additional gardening, grounds maintenance and management costs over 5 years	120,000
Volunteer time	39,000
TOTAL COSTS	3,646,653
	£
Income - (Delivery) (bidding for this in February 2016)	
Council matched funding (LBS capital)	270,000
Council matched funding (LBS S106)	237,000
Additional gardening, grounds maintenance and management costs over 5 years	120,000
Other matched funding - volunteer hours	39,000
HLF Grant funding	2,952,700
TOTAL INCOME	<u>3,618,700</u>
Shortfall – Proposed to be met by EA Grant	27,953

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