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DATE: 20 March 2015

EXECUTIVE

Meeting to be held on Tuesday 24 March 2015

14 CRYSTAL PALACE PARK (Pages 3 - 6)

Appendices A and B to this report are now attached.

Copies of the documents referred to above can be obtained from
<http://cde.bromley.gov.uk/>

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MH/vf

24th February 2015

Mr. William Cheng,
Zhongrong International Group,
No 8 Middle Yincheng Road,
Pudong New Area,
Shanghai 200120,
China.

Dear William,

Crystal Palace

In my letter to you dated 6th February and in various subsequent emails, I made it clear that the Exclusivity Agreement expired on 1st February and ZRG had 14 calendar days (to 20th February 2015) to confirm agreement to a number of conditions which would need to be included in any new Exclusivity Agreement.

In your letter to me dated 11th February you stated that ZRG will only consider these conditions if the Council first agrees a "Revised Lease Document" which you attached to your letter of 11th February. It is most regrettable that ZRG has refused to agree to these conditions by the required date.

Turning to the "Revised Lease Documents" you have submitted, you are fully aware that there are a number of fundamental terms that are non-negotiable so far as the Council is concerned and we have made these plain to you on repeated occasions over the last 16 months. These terms are fundamental to the Council because of its obligations as a public body to safeguard the historic and sensitive nature of the site, and to preserve the rights of the public at large in respect of the site, as well as ensuring that the various statutory limitations on its future development – in respect of planning and the obligation to obtain best consideration for Council owned land, as well as the requirements of Crystal Palace Acts – can be satisfied.

Having considered the amendments you have made to the draft agreement and lease, it is clear that you have taken no account of the Council's concerns and have ignored our requirements. The result is that we have made no discernible progress over the last 16 months. I have commented below on some of the most serious issues, though not all:-

1. The extent of the demise.
The Council has always stressed that this would be limited to the Top Site, but with provision to extend it further *if this could be justified by the full business plan*. You have, yet again, provided that the demise should be the entire top half of the Park.

2. The preparation by ZRG and approval by the Council of a full business plan. While the documentation still requires ZRG to provide one, it is on the basis that only ZRG need to be satisfied with it and the Council has no say as to whether or not it is acceptable.
3. Planning permission and any other necessary statutory consents must be obtained before the lease would be granted. All reference to planning has been deleted from the documentation so it is no longer a condition of the grant of the lease and is therefore effectively a matter for ZRG's discretion.
4. Agreement is required on the funding and management of the Park. The provisions have been deleted so the agreement is now silent on this, and it is not clear whether any funding will be available for the Park as a whole. This is clearly contrary to the premise of the original proposal discussed in 2013 and to all further subsequent discussions.
5. Payment of the Council's costs. The Council has incurred significant costs in pursuing this matter at your instigation yet the provision has been deleted.
6. The term. ZRG have provided for an initial 125 year lease pending amendment of the Crystal Palace Acts, with a 500 year lease to be granted as soon as the amendment has been passed. However, the Council has clearly stated that the term must not exceed 250 years, though the possibility of including a provision for an extension on the expiry of that term was acceptable.

In the circumstances, it appears that there is no realistic prospect of us reaching a satisfactory agreement on these and other matters and, consequently, no point in renewing the Exclusivity Agreement or continuing discussions any further.

Yours sincerely

Marc Hume
Director of Regeneration and Transformation

Preliminary Proposal to establish a Trust¹ for Crystal Palace Park

This statement has been initially prepared and agreed by the following Groups:

- Crystal Palace Park Community Stakeholder Group
- Crystal Palace Sports Partnership
- Friends of Crystal Palace Park
- Friends of Crystal Palace Subway
- Friends of Crystal Palace Dinosaurs
- Crystal Palace Transition Town
- Crystal Palace Park Heritage and Environment Group
- Crystal Palace Campaign
- Crystal Palace Overground Festival
- Crystal Palace Chamber of Commerce

We wish to establish a body which will work with Bromley Council and other stakeholders to explore the opportunities to establish a trust or other community body to undertake the sustainable operation and management of Crystal Palace Park.

Our starting point is the Vision Statement for the 2007 Masterplan for Crystal Palace Park.

Crystal Palace Park Masterplan Vision Statement

“Crystal Palace Park is one of the most important 19th Century urban parks in the country. It contains not only significant remains from its original Joseph Paxton design but also later layers of history that reflect its changing use and stature.

Our Vision is to rejuvenate Crystal Palace Park as a metropolitan park, heritage asset, cultural, leisure, educational and recreational resource for the 21st Century to meet the needs of local people and the public at large, while interpreting and conserving its national significance.”

The Masterplan Vision Statement is underpinned by five core principles:

- A revived metropolitan park and heritage asset
- A sports and events park
- A sustainable park
- An accessible and integrated park
- An educational park

¹ For the purpose of this paper ‘trust’ is a generic term for arranging for the delivery of management and operation of Crystal Palace Park by a community led non-profit organisation.

The preliminary Vision and Mission Statement for the trust builds on that for the Crystal Palace Park Community Stakeholder Group agreed in 2011.

Preliminary Vision and Mission Statement

Our Vision

We will work to bring the whole community together to support a regenerated, revitalised and sustainable Crystal Palace Park, creating an environment that is used, valued and admired by local people and visitors from further afield.

Our Mission

The primary aim of the Crystal Palace Park Community Stakeholder Group is to explore opportunities for the management, restoration, development and protection of Crystal Palace Park.

This is to be achieved by:

- investigating, reporting on and, on approval, delivering options for events, funding, site projects, marketing and publicity, and social investment; in conjunction with the Crystal Palace Park Executive Project Board;
- forming relationships with the local community and other interested groups;
- feeding back views from the community and Community Stakeholder Group to the Crystal Palace Park Executive Project Board.

Our Values

Underlying the work we do, the following core sustainability values will play an essential and integral part of our activities.

Economic:

- Seek to maintain and develop the park through secure funding and sustainable income streams;
- Promote ethical buying and local sourcing.

Environmental:

- Maintain and, wherever possible, strive to conserve and enhance the quality of the environment, ensuring all resources are used efficiently and work towards a carbon free future by:
 - cutting energy and reducing carbon emissions,
 - promoting effective renewable energy sources and energy generation,
 - reducing waste and encouraging recycling,
 - promoting sustainable construction,
 - reducing water use, and
 - conserving flora and fauna to help biodiversity.

Social:

- Ensure the quality of the park's environment is improved, welcoming and accessible to all;
- Ensure the park's resources and opportunities will be available to everyone, regardless of ethnicity, age, gender, cultural background, religion etc;
- Use a consensus-building, participatory process when making decisions;
- Promote the health and well-being of the community