

**Decision Maker:** Renewal and Recreation PDS Committee

**Date:** Wednesday 6 April 2016

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** **CRYSTAL PALACE PARK UPDATE**

**Contact Officer:** Lydia Lee, Change and Regeneration Project Manager  
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**Chief Officer:** Director of Regeneration & Transformation

**Ward:** Crystal Palace

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1. Reason for report

The Renewal and Recreation committee requested an update on the regeneration of Crystal Palace Park.

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2. **RECOMMENDATION(S)**

**This is an update report only and no decisions are required.**

**Renewal and Recreation committee to note the contents of this update report.**

### Corporate Policy

1. Policy Status: Not Applicable
  2. BBB Priority: Quality Environment
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### Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: Not Applicable: this is a progress update report only.
  3. Budget head/performance centre: Capital Programme and Earmarked Reserve
  4. Total current budget for this head: £2.771m and £240k
  5. Source of funding: Capital receipts, GLA funding, Historic England and Earmarked Reserve
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### Staff

1. Number of staff (current and additional): 2ftes
  2. If from existing staff resources, number of staff hours:
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### Legal

1. Legal Requirement: None: Further Details
  2. Call-in: Applicable Not Applicable: this is a progress update report only.
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): In 2006 the park's visitor numbers were estimated at 1.68 million.
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments:

### 3. COMMENTARY

3.1 There are currently two regeneration schemes being taken forward at Crystal Palace Park, the Improvement Scheme and the Sustainable Regeneration Plan. This report provides a brief update on both schemes of work. Progress on these capital schemes is reported quarterly to the Executive as part of the capital monitoring report.

#### Improvement Scheme

- 3.2 The Improvement Scheme consists of a community grant fund and the following capital projects: conservation of dinosaurs and the renewal of the dinosaur landscape; the conservation of the sphinxes and south terrace steps; the building of a new café; the building of a skatepark; and the removal of the turnstiles and creation of new access points. The scheme value is now £2.516m made up of a grant of £2.0m from the Mayor of London, £400k match funding from Bromley Council and £116k from Historic England.
- 3.3 The community grant fund is steadily receiving applications. So far the independent panel has recommended the support of 12 grant applications, all of which have been agreed by the Crystal Palace Park Project Executive Board, with a total value of £71,672. Projects range from horticulture to outdoor sporting activity. In addition officers have supported the delivery of five other projects that have not required funding.
- 3.4 The conservation of the Grade 1 listed dinosaurs started last year after Listed Building Consent was secured, and the works to the Iguanodon, the dinosaur in the most urgent need of repair, was completed in December 2015 by Cliveden Conservation. The cost of the conservation of the Iguanodon was £46,735. As part of the conservation works the Council worked with the Friends of Crystal Palace Dinosaurs who ran a public open day providing special access to see the conservation works up close. The works also featured on the One Show on BBC One. Further dinosaurs will be conserved in 2016. The Council is working with the Friends and Historic England to identify which dinosaurs should receive conservation work next as the budget will not enable all the models to be conserved. In addition repairs will be made to the dinosaur landscape, including the lake weir, and a new interpretation scheme will be installed. The approach to interpretation has been reviewed by experts at the Natural History Museum, a session organised by the Friends.
- 3.5 The conservation of the Sphinxes and South Terrace Steps received Listed Building Consent in November 2015. The budget available for this project was only sufficient to conserve the Sphinxes, however officers submitted a grant application to Historic England to enable both the Sphinxes and South Terrace Steps to be conserved which was successful. Therefore the Council has received a grant of £116k from Historic England to deliver this project in full. Skillington Workshop was the contractor appointed to carry out this part of the project. Site works have now commenced and the project is expected to be completed in the autumn. The conservation works are expected to be featured in a Channel 4 documentary on Historic England and a production company has been to site and filmed what the site is like now to document the contrasting improvements.
- 3.6 The new café building received planning permission in October 2015. The building works had been timetabled to start now however works have been delayed due to the notice required to be issued to the existing café operator. Notice can only be served in the month of March and notice of one year has to be given. Therefore the building of the new café has been delayed a year. The design of the café received a commendation award at MIPIM, an international property exhibition in conference held in Cannes, in March 2016. The café design has addressed inclusive design and provides a new accessible route for park visitors travelling from the central axis to the upper level of the park by connecting the two park levels with a new cafe lift and bridge to the lake.

- 3.7 The land for the skatepark is being transferred back in to the ownership of Bromley Council from the Greater London Authority. Site preparation works have been undertaken by Capel Manor horticultural college as a student training exercise. The detailed design and works contract has been awarded to Freestyle and a planning application will be submitted shortly. A grant application has been made to Sport England to enable a particularly high quality skatepark scheme to be delivered and to release monies for other park improvements, particularly the dinosaur conservation. The outcome of this application will be known by early May.
- 3.8 The turnstiles were removed in the summer of 2015 and a new access path opened for pedestrians on the upper walkway in the park. The removal of one of the turnstile buildings is now being investigated as the initial works came in under budget.
- 3.9 The Improvement Scheme works are all currently within budget. In 2015/16 the monies spent totalled £177k, in addition to the £160k spent in 2014/15.

### Sustainable Regeneration Plan

- 3.10 The Sustainable Regeneration Plan is made up of three strands: a capital scheme to regenerate the park, a new form of governance, and a sustainable business model. The Executive Committee agreed a budget of £495k for these works. To date an amount of £267k has been spent/ committed.
- 3.11 In January 2016 the Executive Committee approved the award of contract to AECOM to design a capital scheme to further regenerate the park in line with the park Masterplan. This work builds on the Improvement Scheme. AECOM has started work and a defined capital scheme is programmed to be identified and then agreed this autumn. The monies for the delivery of the scheme will be identified as part of this process. Further information on the contract award is detailed in report DRR16/009.
- 3.12 A contract has been awarded to Community Links to manage the recruitment of a shadow organisation which is anticipated to develop in to the new park governance board. Community Links will be responsible for identifying the required skills, recruiting board members and a Chairperson, and setting up a robust governance model with all required processes and procedures in place. The shadow board is expected to be in place this summer.
- 3.13 A new business model for the park is being developed in tandem with the governance and capital scheme design work. Further information on the anticipated business model is detailed in report DRR15/020 which was agreed by the Executive in March 2015. This work is in the early stages.

## **4. POLICY IMPLICATIONS**

- 4.1 The Park is shown with various designations and polices in the Development Plan (Bromley Unitary Development Plan and the London Plan). There is an outline planning permission from 2010 ("Masterplan"), this is subject to planning conditions and a planning agreement. Development in the Park may require planning consents and, when projects reach the appropriate stage, applications may be required.

## 5. FINANCIAL IMPLICATIONS

5.1 A summary of the Crystal Palace Park scheme budgets and spend to date is shown in the table below: -

<b>Crystal Palace Park Schemes</b>	<b>Budget £'000</b>	<b>Spent £'000</b>	<b>Committed £'000</b>	<b>Total £'000</b>	<b>Balance £'000</b>
<b>Capital</b>					
Alternative Management Options	495	12	255	267	228
Improvement Scheme	2,276	337	227	564	1,712
<b>Total Capital</b>	<b>2,771</b>	<b>349</b>	<b>482</b>	<b>831</b>	<b>1,940</b>
<b>Revenue</b>					
Community Grant Fund	240	2	71	73	167
	<b>240</b>	<b>2</b>	<b>71</b>	<b>73</b>	<b>167</b>
<b>Total</b>	<b>3,011</b>	<b>351</b>	<b>553</b>	<b>904</b>	<b>2,107</b>

## 6. LEGAL IMPLICATIONS

This report asks the Renewal and Recreation committee to note the contents of this updating report.

This matter will be referred to in the next quarterly capital monitoring report to the Executive pursuant to Rule 23 of the Contract Procedure Rules, see paragraph 3.1 of this Report.

<b>Non-Applicable Sections:</b>	Personnel implications.
Background Documents: (Access via Contact Officer)	Report DRR16/009 Crystal Palace Park – Regeneration Plan Report DRR15/020 Crystal Palace Park