

Decision Maker: ENVIRONMENT PORTFOLIO HOLDER

For Pre-Decision Scrutiny by the Environment and Community Services
PDS Committee on:

Date: Wednesday 10 October 2018

Decision Type: Non-Urgent Executive Non-Key

Title: CROYDON ROAD RECREATION GROUND BANDSTAND
RESTORATION

Contact Officer: Dan Jones, Director of Environment, Street Scene and Greenspace Tel: 020
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Chief Officer: Nigel Davies, Executive Director of Environment & Community Services

Ward: Kelsey & Eden Park

1. Reason for report

To outline the funding proposals for the restoration of the Croydon Road Recreation Ground bandstand, in Beckenham, consisting of a one-stage Heritage Lottery Fund (HLF) grant and associated use of match-funding.

2. **RECOMMENDATION(S)**

That the Environment Portfolio Holder is requested to agree:

- 2.1 That Officers submit a grant application for up to £89k to the Heritage Lottery Fund Grant Programme, to contribute towards total project costs of £245k.
- 2.2 The allocation of £80k from the Earmarked Reserve for Friends Group Initiatives and Community Fund, towards the cost of the project.
- 2.3 To note that the on-going maintenance costs of the restored structure will be met from the Building Maintenance budgets, other than the £5k required for the painting of the Soffit, every five years, as detailed in 3.13.

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Excellent Council Quality Environment
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Financial

1. Cost of proposal: £245k, split between Capital £205k and Revenue £40k
 2. Ongoing costs: No additional costs, as the structure is already maintained from within existing Building Maintenance budgets
 3. Budget head/performance centre: Parks and Green Space, Earmarked Reserve for Friends Group Initiatives and Community Fund
 4. Total current budget for this head: £5.3m, £194k, £280k and £71k from fundraising
 5. Source of funding: Existing revenue budget 2018/19, fundraising income, Earmarked Reserves and potential HLF grant funding
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Personnel

1. Number of staff (current and additional): Existing *idverde*, Amey staff and associated LBB Client Units, plus additional 0.2 FTE to deliver Activity Plan
 2. If from existing staff resources, number of staff hours:
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Legal

1. Legal Requirement: None
 2. Call-in: Applicable
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Procurement

1. Summary of Procurement Implications: N/A at this stage
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All visitors using Croydon Road Recreation Ground
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Ward Members have been contacted and Officers are awaiting responses
2. Summary of Ward Councillors comments: As above

3. COMMENTARY

Overview

- 3.1 The bandstand in Croydon Road Recreation Ground, Beckenham, is Edwardian, built by McCallum & Hope Ltd of Glasgow. It is Locally Listed and has been the venue for many musical performances, including one of Beckenham's most famous residents, David Bowie who played on the bandstand at the Beckenham Free Festival at the park in 1969 which was organised by himself and The Beckenham Arts Laboratory. Recent research has identified that this is the last marked McCallum & Hope bandstand in the country, and is therefore of high architectural value. The bandstand is much-loved by local residents and is a showcase for Edwardian craftsmanship and design.
- 3.2 A specialist structural survey carried out November 2013 (Appendix 1) identified the condition of the bandstand was deteriorating. Significant repair works are needed to prevent further decline, which could ultimately result in removal the asset if not remedied. Croydon Road is now the last remaining bandstand in the Council's ownership.
- 3.3 Croydon Road Recreation Ground has a Friends Group, which, in conjunction with other partners including Memory of a Free Festival, has been actively fundraising, to contribute towards the cost of the repair works.
- 3.4 Community consultation and feedback has demonstrated significant local support for the restoration activities, alongside increased opportunities for the wider public to learn more about and engage with the bandstand's heritage through events, activities and training.
- 3.5 Based on feedback from existing and potential users, there is also a need for improvements to facilitate easier utilisation of the bandstand by musical and theatrical groups. For example, the current floor space of the bandstand is not large enough to accommodate some performance groups e.g. use by an orchestra.
- 3.6 The project will therefore not only refurbish the existing bandstand but also include the purchase of temporary staging and installation of a suitable flat base i.e. circular pathway which have been incorporated into the design to maximise the space on offer and increase the variety and number of groups using the bandstand.

Fundraising Approach

- 3.7 A range of different fundraising options have been pursued over recent years to attempt to secure the funds needed to restore the bandstand. Whilst a previous grant application under The Heritage Lottery Fund's (HLF) 'Heritage Grant' programme in 2015 was unsuccessful, the feedback from HLF for a re-submission at a later stage, was positive. Based on this, a revised application is currently being prepared, but this time under the 'Our Heritage' grant programme which provides grants from £10k - £100k. This is the preferred option of the associated Friends group and is also now a possibility due to the level of match-funds now secured, thus reducing the amount of funds required from the funder to under 100k. Unlike the previous application, this is a one-stage application, which is a shorter process and also has a 2 month turnaround for a decision.
- 3.8 Other fundraising activities have included several David Bowie inspired concerts, the last three of which have been organised by the Memory of the Free Festival which raised an impressive £38.5k of match funding. In the Summer 2014, in partnership with the Friends, a 'Buy-a-bandstand-brick' scheme was launched. The scheme enables members of the public, community groups and businesses to purchase personalised bricks costing £100, which will be incorporated into the circular pathway around the newly restored bandstand. Bricks will also be

available to purchase after the pathway has been installed, thus providing a potential on-going source of income. Over 150 Bricks have already been purchased by members of the public and businesses. Other fundraising activities have included events, donations, collecting tins located in some of the high street shops in Beckenham and also a crowdfunding campaign in 2016, which, although the target was not reached, helped to generate interest in the project.

'Our Heritage' grant application

- 3.9 Further to advice from HLF, London Borough of Bromley (LBB) will be the lead applicant with *idverde* and the Friends of Croydon Road Recreation Ground acting as delivery partners. Through this arrangement, all grant money will initially be paid to LBB. Assuming a successful application, Amey Ltd will procure and oversee delivery of the capital restoration works, with the remainder of the project being delivered by *idverde*.
- 3.10 If the application is successful, the 'Our Heritage' Standard Terms of Grant (Appendix 2) will commence from the start of the project until 5 years after its completion. It is worth noting that the grant terms include the need to continue to own and keep exclusive control of the Property, with the applicant not selling, letting or otherwise parting with it or any interest in it, or giving over any rights to anyone else, without HLF's approval beforehand. If HLF did give approval to proceed in this situation, they may require that a share of the net proceeds of selling or letting the Property is paid within one month of parting with the assets or other goods, and/or that that the Property is sold or let at its full market value and/or any other conditions that HLF see as appropriate.
- 3.11 The grant conditions also require the Property to be maintained in good repair and condition over a period of 5 years after the completion of the project; the Property must also be insured to the standards set out by HLF. The general public must have appropriate access to the Property and it must be ensured that no person is unreasonably denied. There are also a number of clauses around the need for appropriate publicity and also around any digital outputs created as part of the project.
- 3.12 A Partnership Agreement will be created for the purposes of the grant between all partner organisations outlining key roles and responsibilities. The grant process will require all partner organisations to abide by HLF's Standard Terms of Grant under £100k. Any liability under these terms of grant will apply to all partners together and also separately.
- 3.13 Ongoing maintenance work is likely to comprise of minor reactive repairs and gutter cleaning, which is not anticipated to be a significant amount as this structure is already covered under the Council's existing maintenance budgets. The metalwork will have a 20 year lifespan guarantee. The timber soffit will need to be painted every five years and as the Council does not have a redecoration programme, funding will have to be provided from the Street Scene and Greenspace budget to carry out this redecoration, which is estimated to cost in the region of £5k, should there not be enough funds in the Earmarked Reserve containing income from further sales of the Bandstand Bricks.
- 3.14 Any application to the HLF has to include funds to achieve a number of 'community' outcomes; £40k (including contingency) has been included with the budget for a range of community engagement activities through delivery of an Activity Plan plus the recruitment of a 0.2 FTE post to deliver the associated activities. It is yet to be confirmed with the HLF whether the post will be recruited to or whether an existing member of staff used and backfilled accordingly, either way, *idverde* will carry out the recruitment.
- 3.15 Based on previous feedback from the HLF about grant requests, it is expected that a grant request would be submitted in the region of £89k to the HLF.

- 3.16 It is envisaged the grant application will be submitted during November 2018, before the HLF change their Programmes in early 2019. The notification of the outcome is therefore expected during January 2019.

Restoration of the Bandstand

- 3.17 Under the terms of their contract, Amey Ltd are now responsible for procuring and delivering the maintenance programmes and can be commissioned to carry out additional works such as the major repair works that this project comprises. HLF require evidence of competitive tendering and firm prices as part of the bidder's submission and Amey Ltd tendered the works using their own preferred supplier list. A competitive tender was carried out in February 2018 and the cost for the work based on the lowest tender and inclusive of fees, was estimated as £191k. Amey's preferred supplier has agreed to hold their tender price for an extended period until Summer 2019, to allow the HLF bid to be processed.
- 3.18 The Council's Principal Conservation Officer has been consulted regarding the proposed restoration works and is supportive. Works will be carried out under Local Authority permitted development.
- 3.19 The tender price above includes £3.9k for a gate for the structure to add extra security. There are two design options for the gate, both costing £3.9k.
- 3.19 In addition to the main refurbishment works, a number of minor works will be required, including the design, production and installation of an interpretation panel and staging to enable the increased use of the bandstand going forward once restored. These are valued at £14k and will be funded from the HLF grant.

Project Funding

- 3.20 The total project budget required is £245k which is inclusive of a 10% contingency throughout the project. The project costs will be split between capital and revenue over a 12 month period. The capital works, equipment and associated project management costs are estimated to be £205k and the revenue costs are estimated to be £40k.
- 3.21 It is expected that an application will be made for a HLF grant of £89k with the balance of £156k coming from match-funding.
- 3.22 Should the HLF grant application be successful, it is anticipated that the project will commence March 2019 once grant contracts have been signed. HLF grants are paid in three instalments; 50% of the grant up-front, 40% once the first instalment of the grant has been spent and the final 10% once the project has been finished.
- 3.23 A report will then be submitted to the Executive to agree the use of the grant for the project and to add the scheme to the capital programme.

Match Funding

- 3.24 There is currently £71k of match-funding secured (held in dedicated ring-fenced budget), towards the project. This sum includes £13k from Bandstand Brick and ticket sales and other donations, plus £58k from community fundraising activities including concerts plus other donations.
- 3.25 £5k of match funding has been committed from Parks revenue budget towards the Project Management fee.

3.26 It is proposed to meet the remaining balance of match funding of £80k, from the two Earmarked Reserves relating to Friends Group initiatives and the Community Fund, which have unallocated balances of £194k and £280k respectively.

3.27 The table below summarises the match funding element of the project: -

Match Funding	£'000	£'000
Earmarked Reserves for Friends Group Initiatives & Community Fund		80
Parks revenue budget		5
Fund Raising		
Community fund raising activities including concerts	58	
Bandstand brick & ticket sales, incl other donations	13	
	71	
Total Match Funding		156

3.28 Subject to grant timings, if successful, it is anticipated that the capital works could commence late Spring 2019 and be completed by Summer 2019. It is expected that expenditure on events and activities to encourage use of the bandstand as part of the project, will be on-going throughout 2019 and into 2020.

3.29 In addition to the funding above, there will be a non-cashable contribution in the form of idverde staff time and Friends volunteer time and any 'in-kind' contributions made.

Future Community Events and Activities

3.30 As agreed in December 2015, an earmarked reserve will be set up to hold monies raised by any further donations and fundraising, such as the 'Buy-a-Bandstand-Brick' scheme to facilitate the on-going use of the bandstand. The funding will be used towards to contribute towards both the future painting of the bandstand and for the delivery of an events and activities programme, through small annual grants to enable the Friends group to deliver these activities.

4. POLICY IMPLICATIONS

4.1 The Environment Portfolio Plan 2016/19 includes the Key Outcome "To conserve and enhance Bromley's parks and green spaces through the Fully Managed Parks Service working in partnership with the volunteer community, including by securing external funding for improvements".

5. FINANCIAL IMPLICATIONS

5.1 This report outlines a proposal to restore the Croydon Road Recreation Ground Bandstand by seeking external funding of up to £89k, through a one-stage Heritage Lottery Fund.

5.2 The table below summarises the estimated costs and funding for the Delivery Stage of the project that will be undertaken during 2019/20, should the HLF grant application be successful: -

	Capital	Revenue	Total
Estimated Costs	£'000	£'000	£'000
Restoration works including Project Management	£191	£0	£191
Minor works	£14	£0	£14
0.2 FTE post to deliver Activity Plan	£0	£13	£13
Activity Plan costs	£0	£27	£27
	£205	£40	£245
Funding			
HLF grant	£49	£40	£89
Earmarked Reserves for the Friends Group Initiatives & Community Fund	£80	£0	£80
Cash match funding (Parks Budget)	£5	£0	£5
Cash match funding from fundraising	£71	£0	£71
	£205	£40	£245

- 5.3 Following the notification from the HLF that the grant application has been successful, Officers will submit a report to the Executive to seek approval to spend the grant and to add the scheme to then Capital Programme.
- 5.4 All project costs must be procured in-line with HLF's financial guidelines and it is a requirement of the grant that the Council agrees to fund the maintenance of the bandstand for a period of 5 years, as outlined above.
- 5.5 As detailed in paragraph 3.13 above, the existing Building Maintenance budgets include funding for the on-going maintenance of the Bandstand, except for the painting of the timber soffit, which will require painting once every five years. It is expected that this cost will be funded from the Earmarked Reserve containing income from further sales of the Bandstand Bricks.
- 5.6 An agreement will have to be drawn up to ensure that idverde indemnify the Council against having to pay back any of the grant as a result of the actions of idverde staff.

Non-Applicable Sections:	Impact on Vulnerable Adults and Children Procurement Implications; Personnel, and Legal Implications
Background Documents: (Access via Contact Officer)	Appendix 1: Condition Survey of bandstand by Stonewest (2013) Appendix 2: Our Heritage Grants Standard Terms of Grant