

Decision Maker: Executive

For Pre-decision scrutiny by:
Environment and Community Services PDS Committee
Decision by Executive Committee on

Date: 21st March and 30th March 2022

Decision Type: Non-Urgent Executive Non-Key

Title: CROYDON ROAD RECREATION GROUND BANDSTAND RESTORATION

Contact Officer: Peter McCready, Assistant Director – Environment
Email: peter.mccready@bromley.gov.uk

Chief Officer: Colin Brand, Director of Environment and Public Protection
Email: colin.brand@bromley.gov.uk

Ward: Kelsey and Eden Park

1. Reason for report

To outline the restoration proposals for the Bandstand within Croydon Road Recreation Ground, Beckenham, and to recommend that the scheme be added to the Council's Capital Programme to enable works to proceed.

2. RECOMMENDATION(S)-

2.1. The Environment and Community Services PDS is asked to review and comment on the following recommendations and the Executive is asked to:

2.1.1. Approve the proposals for the Bandstand at a cost of £236k including a contingency budget of £27k, and to request to the Executive an addition to the Capital Programme.

2.1.2. Note that a five year maintenance plan has identified a liability of £18k which includes redecoration works to uphold the restored condition of the bandstand, this will be funded as set out in paragraph 3.13.

2.1.3. Note that subject to Executive Agreement as to recommendation 2.1.1, the Director of Environment and Public Protection is given delegated authority to award contracts for the Bandstand Restoration following the tendering process.

2.1.4. Note that subject to Executive agreement as to recommendation 2.1.1, the Assistant Director of Carbon Management and Greenspace is given delegated authority to approve spend on contingency fund.

Impact on Vulnerable Adults and Children

1. Summary of Impact: The restored bandstand will be used for inclusive community events that Vulnerable Adults and Children can attend.

Corporate Policy

1. Policy Status: Existing Policy.
 2. MBEB Priority: Business and Enterprise.
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Financial

1. Cost of proposal: £236k capital costs.
 2. Ongoing costs: £18k maintenance costs over 5 years.
 3. Budget head/performance centre: New capital programme for the Croydon Road Recreation Ground Restoration scheme.
 4. Total current budget for this head: new scheme
 5. Source of funding: External grants and contributions plus use of earmarked reserves.
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Staff

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

Legal

- 1.
 - 2.
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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? Yes
2. Summary of Ward Councillors comments: Cllr Harris is supportive of the restoration proposals.

3. COMMENTARY

The Bandstand

- 3.1. The Bandstand in Croydon Road Recreation Ground, Beckenham, is estimated to have been constructed in 1905, to a design by McCallum and Hope of Glasgow. It is a rare example of intricate cast iron work, notable for the quality of its design, with the execution of its pattern work and casting believed to be the only remaining example in Britain.
- 3.2. In 2019 the Bandstand was listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.
- 3.3. The Bandstand has been the venue for many musical performances, and holds an historic association with David Bowie, who played on the bandstand at the Beckenham Free Festival at the park in 1969.
- 3.4. The Bandstand has been subject to several alterations and modifications since its original construction many of which are evident upon viewing the bandstand. Condition survey's conducted by Stonewest Limited in 2013, Amey PLC in 2018 and the Morton Partnership in 2022 have identified that the condition of the bandstand has been deteriorating, and that significant repair works are required to prevent further decline.
- 3.5. Despite its increasing state of deterioration, the Bandstand is very much appreciated by the local community, with consultation and feedback demonstrating significant local support for the restoration. This includes (but is not limited to) the Friends of Croydon Road Recreation Ground, who in partnership with other partners including the Memory of a Free Festival, have been actively fundraising to contribute towards the cost of repair works.

Restoration Proposals.

- 3.6. The restoration project has been through several different iterations with a range of options pursued over the years in an attempt to secure the funds needed to restore the bandstand as outlined previously in Committee Papers ES15075 and ES18072. The desire for the restoration project, subject to budgetary constraints is to restore the bandstand to that of its original design/construction (thus respecting its heritage and links to David Bowie) whilst also facilitating its use as a community facility and ensuring that the facility is practicable for the Council to maintain following its restoration.
- 3.7. The Council awarded a contract to Purcell Architecture in October 2020 to develop detailed restoration proposals that fit the brief in 3.6. against which costs may be obtained, whilst also engaging with local stakeholders and utilising its expert knowledge in the development of proposals and a restoration plan.
- 3.8. Initial proposals were presented to the Friends of Croydon Road Recreation Ground at their AGM on Tuesday 30th November 2021, and were warmly received by the group. Feedback from the group, along with input from colleagues in the Council's Property, Planning and Principal Conservation divisions have also been fed into the final designs.
- 3.9. The draft proposals for the restored bandstand are included as Appendix A to this report and include:
 - The insertion of an octagonal pathway around the bandstand to maximise space and increase the variety and number of musical acts that can utilise the bandstand. This shall be laid at a slope to aid drainage of rainwater.

- The circular pathway shall be composed of engraved bricks bearing the names of benefactors as part of the 'buy-a-bandstand- brick' scheme outlined in Section 3.11.
- Proposed low level planting in a 1-metre zone immediately surrounding the bandstand, to provide natural drainage of rainwater discharging off the roof.
- The use of resin bonded gravel to extend to the outer perimeter to increase the area of hard standing landscape to accommodate larger performances, whilst also allowing easy general maintenance.
- The removal of gutters and downpipes in order to revert to the original design feature of the roof whereby it acts as an umbrella to discharge rainwater clear from the existing structure to the ground.
- The replacement of the existing felt roof covering with an appropriate material which balances the original heritage and maintenance, of which discussions are still ongoing. For the purposes of this report terre coated stainless steel has been suggested.
- A replication of the bandstands original paint scheme to its ironwork, decorative elements and corona.
- The repair of the existing boundary fence, but with the existing gate locked open to facilitate access by the public to the personalised engraved bricks at all times. A new iron gate to the bandstand will provide a physical barrier and deterrent in lieu of removing the existing gate.
- Stone steps and platform cleaned and repaired as necessary to improve the general appearance of the bandstand.
- The repair of the roof antefix, a 'David Bowie' Mosaic and a lighting scheme as 'optional extras' should budgets allow or additional funding become available.

Costings and Maintenance

3.10. The total estimated cost of the above proposals is £236k (inclusive of £205k construction costs, a £25k contingency budget, and £6k assigned to the Purcell contract for overseeing the delivery of the works). In addition a total of £16k (with a £2k additional contingency currently unspent) has been incurred to the Purcell contract for the delivery of the proposals to RIBA Stage 4.

3.11. To date a total of c£254k of funds have been obtained and reserved:

- £80k from the Council's Earmarked Reserve for Friends Groups Initiative and Community Funds as agreed in Committee Report ES18072.
- £57k grant received from the Ministry of Housing, Community and Local Government.
- £10k grant to be claimed from the Heritage of London Trust once works are complete on site.
- £107k received in Donations and Community fundraising, which includes the 'Buy-a-bandstand brick' scheme which enables members of the public, community groups and businesses to purchase personalised bricks to be incorporated into the circular pathway around the newly restored bandstand. It also includes David Bowie inspired concerts organised by Memory of a Free Festival, other community events, individual donations and collection tins located in shops in Beckenham High Street. An earmarked reserve to hold the monies obtained by donations and fundraising was agreed in Committee Paper ES15075

where it was also anticipated that fundraising will continue once the structure is restored through a continuation of the 'Buy-a-bandstand brick' scheme.

- 3.12. Therefore the total estimated cost for the scheme can be covered by the funds available, including a contingency allowance of £27k for which delegated authority is requested for the Assistant Director of Carbon Management and Greenspace to spend. In the event that the costs of the scheme at any stage are projected to exceed available funding, officers will see if any grant funding or donations are forthcoming to cover any shortcomings, report back to the Director of Environment and Public Protection in order to seek permission for further Council funding from Members or explore options to contain costs within existing available funding.
- 3.13. An outline maintenance cost review produced for this project shows an indicative maintenance cost of £18k for the first 5 years (which includes c£13k of enhanced cyclical maintenance in Year 5) which includes decoration to uphold the restored conditions. It was previously agreed in ES18072 that £5k of redecoration works would be funded by Streetscene and Greenspace budgets every 5 years and the rest will sought to be managed through Operational Building Maintenance budgets.
- 3.14. It is envisaged that a total saving of £1.8k is likely to be made from the Grounds Maintenance budget due to an approximate reduction of 58 square metres of floral bedding surrounding the Bandstand, balanced against the equivalent increase in sweeping and washing of the new pathway.
- 3.15. An indicative cost of £300 is also envisaged to install new inscribed bricks on 2 occasions each year, the cost of which will be met through the sales of the bricks themselves.
- 3.16. It is envisaged that the current proposal would have a lifespan of 75 years were the maintenance plan outlined in 3.13 to be implemented. The original Consultant brief did envisage a minimum 100 year life-span to be achieved, however the materials that would be required to achieve this have been balanced against the risks such an approach would have presented to the Council (e.g the risk of theft or vandalism of high value materials).

Forward Plan

- 3.17. Upon agreement by the Executive, the Conservation Consultant will finalise their proposals and look to undertake a joint Listed Building Consent and Planning Application (if required) and prepare a tender for the restoration proposals.
- 3.18. The works shall then be put out to a open tender as per the Council's Procurement processes with a tender evaluation based on 60% cost vs 40% quality. Any clarification required to enable the contract award for repair works shall be complete by an anticipated deadline of June/July 2022. The Director of Environment and Public Protection will award contracts for the restoration of the bandstand once the tendering process has completed.
- 3.19. It is anticipated that works will begin to the Bandstand in September 2022 for around 6 months, with an estimated completion in April 2023.
- 3.20. Once restored and open to the general public, it is anticipated that income from the brickscheme will contribute towards an events and activities programme to both maximise the potential of the Bandstand as a community facility, whilst also contributing towards its general maintenance as agreed in Committee Paper ES15075.

4. SUSTAINABILITY / IMPACT ASSESSMENTS

- 4.1. The bandstand will look to incorporate high standards of restoration that are in keeping with its listed status and heritage. Applications will be made for the relevant permissions where required and all works will look to adhere to guidelines with regards to the bandstand's architectural and historic interest.
- 4.2. The restoration project will abide by the Council's sustainable procurement policy during the tendering process.
- 4.3. The bandstand proposals have been reviewed by the Council's Property, Principal Conservation and Planning divisions.
- 4.4. The restored bandstand will be an inclusive community facility, including as a site where budding musicians may gain exposure and networking opportunities.

5. IMPACT ON VULNERABLE ADULTS AND CHILDREN

- 5.1. The Bandstand will be used for inclusive community events that vulnerable adults and children will be able to attend.

6. POLICY IMPLICATIONS

- 6.1. The 'Making Bromley Even Better' objectives of 'Business and Enterprise' refers to the Council's intentions to ensure that it progresses with its vision to build on the borough's heritage so that it continues to represent the best of town and country.
- 6.2. The restoration of the Bandstand is an Action Point mentioned under Strategic Objective 2 within the Council's Open Space Strategy, through which it aims to develop programmes for the protection, conservation and enhancement of the unique historic assets contained within its Portfolio.

7. FINANCIAL IMPLICATIONS

- 7.1. The report sets out a total cost for this scheme of £236k, including a contingency allowance of £27k, and Executive will be requested to make an addition to the capital programme.
- 7.2. In addition to the estimated capital costs, costs of £16k have already been incurred on the revenue budget this year, with a further £2k provided for, in respect of the delivery of the proposals to RIBA Stage 4.
- 7.3. The total costs of the scheme are therefore estimated at £254k. This will be funded from the various grants and contributions of £174k as set out in 3.11, of which all but £10k has been received. A further £80k will be funded by the Council from the earmarked reserves for Friends Groups Initiatives and Invest to Community, as previously reported to the Environment & Community Services PDS Committee on 18 October 2018 (Committee Report ES18072) and agreed by the Portfolio Holder.
- 7.4. Officers estimate maintenance costs to be £18k over 5 years, which includes enhanced cyclical costs of c£13k in year 5. Members previously agreed that Streetscene and Greenspace

budgets would contribute £5k over 5 years redecoration works, and officers will continue to seek to manage remaining annual and reactive repairs needs from the existing operational maintenance budget.

- 7.5. In the event that projects scheme costs are anticipated to exceed the funding available, officers will need to report back to Members and set out options to complete the scheme within the existing total budget or identify further funding

8. LEGAL IMPLICATIONS

- 8.1 The Council has the legal power to hold, maintain and develop its landholdings and buildings in connection with its functions, including powers available under various Parks and Open Spaces legalisation. In furtherance of these powers the Council may provide and commission through a contract, the works outlined in this report for the provision of restoration works to Croydon Road Recreation Ground Bandstand.
- 8.2 The commissioning of such a works contract, is a public works contract within the meaning of the Public Contracts Regulations 2015 (Regulations). Due to the value of the works such a procurement will not be governed by the Regulations. However, in accordance with its fiduciary duty the Council has a legal duty to manage funds contributed by taxpayers efficiently and to use such funds to the best advantage of the Council.
- 8.3 The procurement strategy can be agreed in line with the Council's Contract Standing Orders (CSO 5 and Guidance) where the value is between £200k and £500k (here £254k) by the Chief Officer with the agreement of the delegated budget holder, Assistant Director of Legal Services, Director of Finance and the Assistant Director of Governance and Contracts. However, as this report is seeking authority of the Executive to agree an increase in capital budget for this project, it makes sense for the Executive to agree the procurement strategy as well.
- 8.4 Any further delegation to approve the award of the contract delegated to the Director of Environment and Public Protection must be carried by way of an Officer Gateway Report.
- 8.5. It would appear from the content of this report that the Council's fiduciary duty will be met through following the proposed procurement strategy, together with complying with the CPR's. Officers should ensure the tender for works contract and subsequent use of the Bandstand is in conformity with any grant conditions. Officers have mentioned elsewhere in this report the need to comply with all Planning and Listed Buildings legislation

9. PROCUREMENT IMPLICATIONS

- 9.1 This report seeks to proceed to procurement for the Croydon Road Recreation Ground Bandstand Restoration with a total value of £254k and a contract duration of 6 months beginning September 2022 to April 2023.
- 9.2 Open process to be used.
- 9.3 This is a works contract and the value of this procurement falls below the thresholds set out in Part 2 of the Public Contracts Regulations 2015, so is only subject to Part 4 of the Regulations.

- 9.4 As per 8.2.1 of the Council's Contract Procedure Rules, this procurement must make use of public advertisement, and therefore must also be advertised on Contracts Finder.
- 9.5 The procurement must comply with PCR 2015 principles of transparency and equal treatment. Any time limits imposed, such as for responding to adverts and tenders, must be reasonable and proportionate.
- 9.6 The Council's specific requirements for authorising proceeding to procurement are covered in 1.3 of the Contract Procedure Rules with the need to obtain approval of the Chief Officer the formal Agreement of the Assistant Director Governance & Contracts, the Director of Corporate Services, the Director of Finance and the budget holder for a procurement of this value. In accordance with CPR 2.1.2, Officers must take all necessary professional advice.
- 9.7 In compliance with the Council's Contract Procedure Rules (Rule 3.6.1), this procurement must be carried out using the Council's e-procurement system.
- 9.8 The actions identified in this report are provided for within the Council's Contract Procedure Rules, and the proposed actions can be completed in compliance with their content.

10. STRATEGIC PROPERTY IMPLICATIONS.

- 10.1 This report seeks agreement for the delivery of works to restore the historic bandstand located in Croydon Road Recreation Ground. The Council owns the freehold for Croydon Road Recreation Ground, Croydon Road, Beckenham, BR3 3PR, and the bandstand structure is part of this title.
- 10.2 A condition survey undertaken by the Morton Partnership in 2021 has identified a number of defects associated with the bandstand structure. It is understood that these defects will be redressed through the completion of these planned restoration works.
- 10.3 This project has also commissioned a maintenance plan which has identified £17,800 of recommended maintenance activity over a five year period following the completion of the planned restoration works. Currently, the structure's maintenance is funded from the council's Operational Maintenance Budgets which funds maintenance of built assets across the council's operational estate. This budget allocation must be prioritised to manage statutory compliance and essential or urgent repairs. The allocation for the planned programme includes only the very highest priority schemes and is sometimes reallocated to deal with any in year emergencies. Therefore, members should note that the future maintenance activity identified in the maintenance plan cannot be guaranteed from this budget allocation; it would be considered in the context of the other maintenance needs from within the rest of the Council's operational estate.
- 10.4 It is noted that it is intended to fundraise via the brick scheme to support future maintenance costs and that any monies raised will be set aside in an earmarked reserve (as agreed in ES15075). It has also previously been agreed (ES18072) that the Operational Maintenance Budgets will be used to manage minor reactive repairs and that Greenspace budgets would contribute £5k over a five year period to pay for redecoration works. This report recommends that Greenspace revenue budgets will be used to undertake the planned maintenance identified in the five year maintenance plan should the funds not be available from the Operational Building Maintenance budget.

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	ES15075 Croydon Road Recreation Ground Bandstand Restoration. ES18072 Croydon Road Recreation Ground Bandstand Restoration.

