

Decision Maker: FULL COUNCIL / EXECUTIVE

Date: For Pre-Decision Scrutiny by the Renewal, Recreation and Housing PDS Committee on Wednesday 17 April 2024

Decision Type: Non-Urgent Executive Key

Title: CRYSTAL PALACE PARK REGENERATION PLAN - PROCEED TO PROCUREMENT FOR CAPITAL WORKS

Contact Officer: Alicia Egan, Head of Regeneration
Email: Alicia.Egan@bromley.gov.uk

Tom Bevan, Heritage Capital Project Manager
E-mail: Tom.Bevan@bromley.gov.uk

Chief Officer: Director of Housing, Planning, Property and Regeneration

Ward: Crystal Palace & Anerley

1. Reason for decision/report and options

1.1 This report provides Members with an update on the delivery of the Crystal Palace Park Regeneration Plan and asks for approval to proceed to procurement for a main contractor to deliver the capital works of the next phase of the Plan.

2. **RECOMMENDATION(S)**

2.1 That Members of the RRH PDS note the contents of this report and make any comments available to the Executive.

2.2 That Members of the Executive approve proceeding to procurement, as set out in paragraphs 3.12 to 3.26, for a main contractor to deliver the capital works at a total estimated contract cost of £17.7m.

2.3 That Members of the Executive and Full Council increase the budget of the Crystal Palace Park Regeneration Plan already on the Capital Programme by £19.096m. The scheme will be funded through a £5m grant from the National Lottery Heritage Fund and the capital receipts from the sale of the two areas of parkland which are estimated to achieve £19.36m.

Impact on Vulnerable Adults and Children

1. Summary of Impact: The park is visited by 1.4m visitors per annum. The majority of these visitors are from the communities that surround the park, some of which are within the 20% most deprived in the UK.
-

Transformation Policy

1. Policy Status: Existing Policy
 2. Making Bromley Even Better Priority:
 - (1) For children and young people to grow up, thrive and have the best life chances in families who flourish and are happy to call Bromley home.
 - (2) For adults and older people to enjoy fulfilled and successful lives in Bromley, ageing well, retaining independence and making choices.
 - (4) For residents to live responsibly and prosper in a safe, clean and green environment great for today and a sustainable future.
 - (5) To manage our resources well, providing value for money, and efficient and effective services for Bromley's residents.
-

Financial

1. Cost of proposal: Estimated Cost: £23.9m estimated cost for Phase 1a of the Crystal Palace Park Regeneration Plan
 2. Ongoing costs: Non-Recurring Cost: Capital costs
 3. Budget head/performance centre: Crystal Palace Park Regeneration Plan
 4. Total current budget for this head: £4.5m forward funding on the capital programme to progress the project and £304k development grant from the NLHF totalling £4.804m
 5. Source of funding: Capital receipts, grants, and forward funding
-

Personnel

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

Legal

1. Legal Requirement: Non-Statutory - Government Guidance
 2. Call-in: Applicable
-

Procurement

1. Summary of Procurement Implications: A tender will be undertaken in compliance with the Public Contract Regulations 2015, but if the tender timetable runs over the tender will need to be undertaken in compliance with the Procurement Act 2023.
-

Property

1. Summary of Property Implications: The Property Team support the procurement of a main contractor to deliver the capital works. The sale of the Parkland requires a number of Pre Conditions to be satisfied.
-

Carbon Reduction and Social Value

1. Summary of Carbon Reduction/Sustainability Implications: The Regeneration Plan will improve and expand open space across the Park by around 2.7ha and the quality of the open space will be greatly enhanced through new character areas, improved infrastructure and better accessibility.

Impact on the Local Economy

1. Summary of Local Economy Implications: The Crystal Palace Park Regeneration Plan will increase footfall to the area by 326,500. Once complete the interventions are estimated to generate 46 net jobs in the Greater London area.

Impact on Health and Wellbeing

1. Summary of Health and Wellbeing Implications: Improved access to green spaces and an enhanced community activity programme will have a positive impact on the health and wellbeing of park users.

Customer Impact

1. Estimated number of users or customers (*current and projected*): The park is currently visited by approximately 1.4m people each year. Following these works visitor numbers are expected to increase to 1.72m.

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Ward Councillors continue to support plans for the Crystal Palace Park Regeneration Plan.

3. COMMENTARY

3.1 The Crystal Palace Park Regeneration Plan is an updated, scaled back and achievable version of the London Development Agency's 2007 masterplan for Crystal Palace Park which gained outline planning permission in 2010. It is a holistic scheme that will deliver benefits to the park through:

- The physical regeneration – capital works
- A new form of governance – the Crystal Palace Park Trust
- A new business model – enabled through the capital works and new governance.

The Regeneration Plan received outline planning consent in 2021. The legal agreements with the Local Planning Authority and the GLA were finalised in 2023. The new form of governance for the park and the new business model have been established, with the Crystal Palace Park Trust taking a 125 year lease in September 2023, which leaves the capital works to be implemented in order to secure a long-term sustainable future for the park.

3.2 The next steps for the Crystal Palace Park Regeneration Plan were set out in report HPR2022/022 which went to the Executive in July 2022. As set out in this report the scheme is expected to be funded from the sale of the housing land (enabling development), with the remaining generated through grants. This approach was previously approved in 2017 (Report No. DRR17/029). It has been agreed with the Planning Authority that in order for the housing developments at either Rockhills or Sydenham Villas to commence, key milestones related to the heritage restoration must first be achieved. A new community centre by the Rockhills housing development must also be built to replace the demolished One O'clock Club position on the current Sydenham Villas site. Development of these proposals will shortly commence.

3.3 The following must be secured prior to commencement of the Rockhills enabling residential development as part of the shadow s106 agreement:

- Italian Terraces: A contract has been awarded for the carrying out of all stonework in the Italian Terraces and 30% of such stonework has been completed.
- Tidal Lakes: Either a contract has been awarded for the carrying out of all historic landscaping works at the Tidal Lakes and 30% of such works have been completed or a contract has been awarded for the restoration of all the dinosaurs at the Tidal Lakes and restoration of three of those dinosaurs has been completed; and
- Statues: A contract has been awarded for the restoration of at least four statues in the Park Land and restoration of the Paxton Bust in the Park Land has been completed but not necessarily moved into position.

3.4 The following must be secured prior to commencement of the Sydenham Villas enabling residential development as part of the shadow s106 agreement:

- Italian Terraces: A contract has been awarded for the carrying out of all stonework in the Italian Terraces and 10% of such stonework has been completed.
- Tidal Lakes: Either a contract has been awarded for the carrying out of all historic landscaping works at the Tidal Lakes and 10% of such works have been completed or a contract has been awarded for the restoration of all the dinosaurs at the Tidal Lakes and restoration of three of those dinosaurs has been completed; and
- Statues: A contract has been awarded for the restoration of at least four statues in the Park Land and restoration of the Paxton Bust in the Park Land has been completed but not necessarily moved into position.

- 3.5 In July 2022 (report no. HPR2022/022) the Executive approved the commencement of the forwarded funded heritage restoration capital works, limited to £4.5m (expected housing receipt £19.36m) noting that the Capital Programme will regularly be updated to reflect the impact of this on total scheme expenditure.
- 3.6 In March 2023 (report no. HPR2023/023) the Executive approved to accept a Development Grant from the National Lottery Heritage Fund (NLHF) to move forward with the capital works to the lower end of the park, namely the dinosaurs and wider landscape, the information centre and the playground. In March 2024, at the mid-development phase point of the grant, the NLHF formally approved the project to submit the Round 2 application in May 2024 to secure the full £5m grant. This approval is confirmation that the NLHF consider the project to meet all approved purposes and it is therefore strong indication that we will meet the requirement for the second stage application. A decision on this application will be made in September 2024.
- 3.7 In May 2023 (report no. HPR2023/026) the Executive approved the award of contract for a multi-disciplinary team to develop proposals for the lottery funded area of the park (dinosaurs – site A) as well as the Grade II listed Italian Terraces (Site B) being funded through the housing land capital receipt. The planned works on these sites include:

Site A:

- Renovating the Grade I listed dinosaurs and their setting, including the Tidal Lakes.
- Creating a vehicle entrance and exit gateway into Penge Gate car park which is separate from the pedestrian entrance;
- Creating a new dinosaur themed play area visible adjacent to the Tidal Lakes. Removing and grassing over existing play area; ng
- Creating a new-look Information Centre to form the hub of information for the park;
- Improving on-site maintenance facilities by replacing existing facilities with a new purpose-built maintenance depot;
- Renovating Penge Gate car park to maximise the usable area and including disabled bays, electrical charging points and secure cycle parking;
- Widening Penge Gate and installing a gateway feature to announce the entrance into park within the local neighbourhood.

Site B:

- Conserving and repairing the terrace walls and replacing missing balustrades and copings to redefine the Upper and Lower Italian Terraces;
- Creating viewing areas on each terrace to maximise expansive views over the Park to the east.

- 3.8 The total scheme cost for this phase is estimated at £24.3m. Income is expected as:

Source	Total (£)
Sale of land	19,360,000
NLHF grant	4,999,999
Additional fundraised income	403,000
Total	24,762,999

Expenditure is estimated as:

Activity	Total (£)
Enabling works	650,500
Professional fees	2,500,124
Site A capital works	9,060,000
Site B capital works	8,640,000
NLHF-funded activities	609,831
Other costs	100,210
S106 contributions	755,226
Sale of land	117,150
Rockhills community centre	1,500,000
Total	£23,933,041

- 3.9 In February 2024, a reserved matters application was submitted to the Local Planning Authority providing more detailed proposals for Sites A and B. This application is expected to be determined in June 2024. Prior to this submission, two public information days were held in the park to update users on plans. Feedback forms were made available and all returned forms indicated support for the scheme. Historic England have also been closely engaged through the planning process and have formally provided support for the proposals during the planning consultation period.
- 3.10 The property consultants Montagu Evans have been appointed by the Property team, to market the housing land for sale. The value of the land is currently estimated at £19.36m. This opportunity will be released to the market once the appropriate pre-conditions to the disposal have been satisfied. The development opportunity was also included in the Opportunity London Investment Prospectus, which indicates the high-level interest the sale is expected to generate.
- 3.11 As the shadow S106 requires a level of heritage restoration to be completed before the housing developments can commence, it is therefore important for potential purchasers to see progress made on these capital works to secure the sale. The procurement of a main contractor will be an important step in providing potential purchasers with this confidence. Without this the land sale is likely to be adversely affected.

Capital works – main contractor procurement

- 3.12 The value of the works contract is estimated at £17.7m.
- 3.13 Following procurement workshops with the multi-disciplinary team and LBB officers, a single-stage, traditional, restricted (SQ/PQQ), procurement route with CDP packages is recommended to meet the project objectives. Quality and cost have been identified as the priority objectives for the successful delivery of this project for the following reasons:
- Quality: to specifically ensure that the restoration and landscaping works are detailed and constructed to the highest standard to ensure that they are robust and long-lasting; that historic elements can be removed from the Heritage at Risk Register; and to create a high-quality destination.
 - Cost: priorities are to ensure that the project is delivered to a fixed budget and that there is cost certainty for London Borough of Bromley as the project needs to be fully funded through raised income and capital receipts.

- 3.14 A traditional procurement process will benefit the scheme by providing greater control over quality, cost certainty via a lump sum, and a fixed end date. It is recommended that all aspects of the project – landscaping, new build, conservation, and works to services/utilities – are procured under one single contract so that there is one single point of contact responsible for programming, managing the works, managing site logistics, and the responsibility for health and safety in the occupied park. A traditional route separates design from construction. It allows the Council, to retain control over decisions relating to design and quality of the project with the appointed project team.
- 3.15 In this approach, the construction contract would include Sectional Completion – a contractual obligation for the Contractor to complete a defined part of the Works or ‘Section’ by a prescribed date. This would allow LBB to take over, or occupy, the works on a phased basis whilst construction continues on other Sections. It also allows for liquidated damages to be applied to each defined Section in the event of late completion. It is recommended that the defined Sections would be:
- Section 1: Maintenance Yard and Buildings
 - Section 2: Information Centre
 - Section 3: Dinosaur area, playground, and Italian Terraces
- 3.16 The option to procure multiple, smaller construction contracts – rather than a single, main contractor - has been considered as this could garner greater interest from across the market and can reduce timescales as separate work packages can begin earlier. However, this is a complex approach for the client to manage and reduces the certainty of the total capital budget before works begin. It is also felt that this approach can incur greater prelim costs, increased contract liability issues, and more risk in procurement and is therefore not recommended for this project.
- 3.17 It is proposed that the project is tendered through a restricted procedure, with an initial Selection Questionnaire (SQ) issued to the open market and returns narrowed down to five principal contractors for tender. The SQ process would improve the quality of the bids and ensure that we have the correct contractors bidding at the tender stage.
- 3.18 An open procurement process – rather than a restricted process – has also been considered as this can also increase competition. This approach, however, has not been recommended as it has high resource implications, can result in low quality bids, and increases the likelihood of challenges.
- 3.19 The following frameworks could also be considered: Southern Construction Framework, Lot 3; London Construction Framework – Major Works, Lot 2/2.3/2.4; Scape Framework; CCS Framework, Lot 3.2. However, each of these frameworks are geared towards a two-stage tendering process which is not recommended for this project, as outlined below. Framework procurement may also be subject to a Framework Access Arrangement fee(s).
- 3.20 A single stage procurement process has also been recommended. This requires a full set of tender documents and accompanying design to be tendered to several Contractors within a pre-agreed tender period. Each contractor returns a tender price and any accompanying documents requested, which is used for evaluation and award. This route does not allow early Contractor involvement and requires that all Contractors expend time and cost preparing their price, which is not recoverable should they be unsuccessful.
- 3.21 A two-stage procurement process allows a competitive first-stage element, where Contractors compete on their preliminaries and overheads and profits provision, and costs required for the second-stage element, the Pre-Construction Service Agreement. This approach can improve

quality as the Contractor is involved at an earlier stage however the cost of works is not known until later in the process when the process completes the second stage. As this project needs to deliver value for money, particularly for grant funders, it is important that we have cost certainty from the outset and so this approach has not been recommended.

3.22 Due to the complex nature of the project and the importance for a high-quality restoration of the heritage assets, LPM have undertaken early market engagement to test the approach of a single-stage, traditional, restricted (SQ), procurement route with potential bidders. On learning more about the project and proposed approach through a short presentation, all those engaged indicated that they are interested in bidding when the tender opens.

Contractor	Relevant experience	Interest level
Coniston	Building contractor, with specialism in conservation and restoration works. Projects include: National Gallery, British Museum.	Interested in bidding
Blakedown	Landscape contractor and civil engineer expert, including restoration of large-scale parks. Projects include: Boston Manor Park, Natural History Museum	Interested in bidding
Maylim	Public realm and landscaping contractor. Projects include: Battersea Power Station, Exchange Square.	Interested in bidding
Elite	Landscape contractor (principally residential)	Interested in bidding
Sir Robert McAlpine	Heritage restoration and signature new build projects. Projects include: Maggie Cander Care Centres, and heritage work at Royal Albert Hall and The Courtauld Institute of Art	Interested in bidding

3.23 It is planned, subject to the recommendations in this report being approved, that bids will be evaluated 60% on quality and 40% on price. Whilst this is a deviation away from the Council's usual process, market engagement has indicated the likelihood of a failed tender without doing this, as many heritage contractors have a policy of not bidding on works that favour price over quality. Therefore this is recommended due to the importance of the heritage involved and the need for a contractor who has the relevant experience to meet the quality priority for the project. It is an important output of the project that the heritage assets are removed from the Heritage at Risk Register on completion. The project will also be fully funded through raised income or from the capital receipts which are ringfenced solely for the Regeneration Plan. Members should be reassured that this approach has successfully been taken on other projects including the Subway. Not taking this risk of moving to 60 quality and 40 price, and having a failed tender process, would delay the works on site, delaying the land sale(s).

3.24 The ITT documents will include a detailed preliminaries document which outlines the requirements for heritage restoration noted in the shadow S106 agreement, alongside the need to work with the Crystal Palace Park Trust's events programme, and to consider the use of the park by the public. It will be a requirement that the heritage restoration is prioritised in the works programme, along with the building of a new maintenance building, as these are required to enable commencement of the housing developments.

3.25 The tender will include a mandatory question requiring explanations around the added value that bidders can provide to assist the Council in securing economic, social and environmental improvements. Through the quality questions, the bidders will be asked to submit a method statement on the provision of Quality Apprenticeships/Trainee opportunities.

Proposed procurement programme

<u>Activity</u>	<u>Timeline</u>
Early market engagement	Mid-March 2024
Preparation of prelims and pricing documents	May-June 2024
Finalise ITT documents	Early July 2024
Issue PQQ	Mid-July 2024
Evaluation of PQQ responses	Early September 2024
Issue tender documents	Early-September – early November 2024
Evaluation of bids	Mid-November 2024
Contract award	December 2024

3.26 The contract award will not be finalised until confirmation of the full NLHF grant is received in September 2024 and a housing developer has been secured. A report will come back to Members to approve the award of the works contract.

4. IMPACT ON VULNERABLE ADULTS AND CHILDREN

4.1 The Regeneration Plan will have a positive impact on vulnerable adults and children. The park is an unrestricted public space and leisure facility which is easily accessible by public transport and car.

4.2 The Park is designed for public enjoyment and education and includes the popular dinosaurs which are a unique London attraction. The Regeneration Plan will improve access and public enjoyment, and will increase the amount of high quality, freely accessible public land within the park. The Park provides green space for many local families who do not have access to gardens of their own.

5. TRANSFORMATION/POLICY IMPLICATIONS

5.1 The Regeneration Plan has been a long-term strategic solution for the Park which has a significant conservation deficit. Progressing this scheme will ultimately lead to a restored and sustainable park as well as eventual revenue savings.

5.2 The project will contribute to the Corporate Strategy to Make Bromley Even Better. It will meet the following objectives:

- For residents to live responsibly and prosper in a safe, clean and green environment great for today and a sustainable future.
- To manage our resources well, providing value for money, and efficient and effective services for Bromley's residents.

6. FINANCIAL IMPLICATIONS

6.1 The report requests Members of the RRH PDS to note the contents of the report and make any comments to executive.

6.2 The report also requests members of executive to approve a budget increase to the CPP Regeneration Plan by £19m to £24m, this will be funded via the already secured National Heritage Lottery fund and capital receipts from sale of two pieces of Parkland.

- 6.3 Finally executive are also requested to approve the procurement of a main contractor to deliver the capital works at a total contract cost of £17.7m.
- 6.4 Given the increase to the capital programme required this report will also need to go to full council for approval.
- 6.5 To secure the sale of the parklands, there is a requirement to have the restoration works commenced and delivered to a certain standard to show progress of works, this will be a requirement of any developer looking to purchase the land and therefore it is important for the main contractor procurement to be approved, see paragraph 3.11 for further details.
- 6.6 Although the contract value for the main contractor is £17.7m, there is an estimation of circa £2.2m of works will be required before the sale can finalise, this cost can be contained and managed out of the £4.5m forward funding already agreed.
- 6.7 There should be no additional cost pressure to the council's capital budget to implement the requests above and the entire restoration costs can be contained within the funding outlined in the table in section 3.8 above.
- 6.8 Members should be made aware that any and all costs incurred to date could become a revenue cost pressure if the project does not achieve the milestones required to secure the sale of the land, this will impact on the additional grant funding and the existing grant funding already secured is at risk of being required to be paid back if the restoration is halted.

7. LEGAL IMPLICATIONS

- 7.1 The Council has the legal power to hold, maintain and develop its landholdings and buildings in connection with its functions and general powers and in connection with its leisure and recreation powers under section 19 Local Government Act (Miscellaneous Provisions) Act 1976. Section 1(1) of the Localism Act 2011 gives the Council the power to do anything that individuals may do and under Section 111 Local Government Act 1972 the Council has power to do anything calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions. In furtherance of these statutory powers, the Council may proceed to procure through a contract, the intended works as more fully set out in this report.
- 7.2 The procurement of these works is a public works contract in accordance with the Public Contracts Regulations 2015 and due to the proposed value of the contract being above threshold the procurement will need to comply with the Regulations. Under Regulation 65 a restricted procedure can be restricted to a minimum of 5 bidders. As outlined in the report, early market engagement has been undertaken with an expected tender response from 5 bidders.
- 7.3 The procurement will need to be conducted in accordance with the Council's Contract Procedure Rules (CPRs). Specific requirements in relation to proceeding to procurement and relevant authorisations are set out in the Procurement implications.
- 7.4 Ongoing Legal advice should be sought in relation to the procurement and on the appropriate form of contract to utilise for this tender.

8. PROCUREMENT IMPLICATIONS

- 8.1 This report seeks approval to proceed to procurement using the Open tender procedure for a suitable main contractor to deliver the Crystal Palace Capital Works Project at a total contract cost of £17.7m commencing December 2024.

- 8.2 This is an above threshold works contract and the procedure must be conducted in line set out in Part 2 of the Public Contract Regulations.
- 8.3 The Council's specific requirements for authorising proceeding to procurement are covered in the Rules 1 and 5 of the Council's with the need to obtain the approval of Executive following agreement of the Portfolio Holder, Assistant Director Governance & Contracts, the Director of Corporate Services
- 8.4 In accordance with Contract Procedure Rules 2.1, Officers must take all necessary professional advice.
- 8.5 As per 8.2.1 of the Council Contract Procedure Rules, this procurement must make use of public advertisement, and therefore must also be advertised on Contracts Finder and Find a Tender. The relevant award notices must be published.
- 8.6 The procurement must comply with the principles of transparency and equal treatment. Any time limits imposed, such as for responding to adverts and tenders, must be reasonable and proportionate.
- 8.7 Executive should note that should there be a delay with the tender timetable beyond the 31st September 2024, the Council will be required to undertake this action under Procurement Act 2023 and ensure that the relevant contract process and notices are published in compliance with any updates to the Council's Contract Procedure Rules.
- 8.8 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.

9. PROPERTY IMPLICATIONS

- 9.1 The Property Team support the procurement of a main contractor to deliver the capital works. The sale of the Parkland requires a number of Pre Conditions to be satisfied.

10. CARBON REDUCTION/SOCIAL VALUE IMPLICATIONS

- 10.1 The Regeneration Plan was assessed against the existing socio-economic baseline conditions as part of the outline planning application. Different socio-economic baseline conditions were considered to assess effects at a local, borough and regional level. The socio-economic baseline conditions were established using nationally recognised data and research, including (but not limited to) the 2011 Census, Office for National Statistics employment data, and statistics released by the Department for Education and National Health Service. Once complete and in operation, the Regeneration Plan interventions will generate 46 net jobs in the Greater London area through a variety of means.
- 10.2 The future occupants of the new residential developments within the Regeneration Plan are estimated to spend approximately £3.6 million per annum in Greater London each year. The 210 additional dwellings will account for 3.3% of the total housing target set for Bromley in the London Plan between 2015 and 2025.
- 10.3 Primary healthcare facilities within 1km of the Site currently have an average of 1,863 patients per GP, which is broadly in line with the standard of one GP per 1,800 registered patients. The residential elements of the Regeneration Plan will increase this ratio to 1,875 patients per GP, but this is still in line with the set target for the UK. These healthcare facilities fall in two five difference London boroughs, including Bromley.

- 10.4 The landscaping works within the Regeneration Plan will improve and expand open space across the Park by around 2.7ha and the quality of the open space will be greatly enhanced through new character areas, improved infrastructure and better accessibility. The works aim to re-establish the Park's cultural significance and identity.
- 10.5 The Regeneration Plan will provide 2,730m² of publicly accessible play space across three separate areas. This space will be accessible from the residential units within the Regeneration Plan and will cater for the needs of children of all ages within these units. In addition, the over-provision provided by the Regeneration Plan will improve the provision of local play space and will be accessible to visitors and the community.
- 10.6 The assessment for the outline planning application identified no potential significant adverse effects relating to socio-economics within either the construction/demolition or operational phase hence there is no requirement for mitigation. Significant beneficial effects are anticipated during operation as a result of the provision of open space in the local area (major beneficial) and the provision of open space locally (moderate beneficial).

11. IMPACT ON THE LOCAL ECONOMY

- 11.1 The impact on the regeneration of Crystal Palace Park will be positive for residents and users of Crystal Palace Park, as well as wider Borough residents as there will be less financial pressure on other capital grants. Once complete and in operation, the Regeneration Plan interventions are estimated to generate 46 net jobs in the Greater London area through a variety of means.

12. IMPACT ON HEALTH AND WELLBEING

- 12.1 Improved access to green spaces and an enhanced community activity programme will have a positive impact on the health and wellbeing of park users.

13. CUSTOMER IMPACT

- 13.1 The number of visitors to the park is expected to increase by 15% as a result of this regeneration.
- 13.2 The activity programme funded by the NLHF is expected to reach at least 37,000 people over two years.

14. WARD COUNCILLOR VIEWS

- 14.1 Ward Councillors have supported the regeneration plan and the grant application to date.

Non-Applicable Headings:	Personnel implications
Background Documents: (Access via Contact Officer)	Report No HPR2022/22 Report No HPR2023/026 Report No HPR2023/023 Report No. DRR20/018 Report No. DRR19/058 Report No. HPOR2021/033 Report No. HPR2022/015