

Sustainable Development Select Committee		
Report title	Response to the recommendations of the Sustainable Development Select Committee – Beckenham Place Park Regeneration Update	
Contributor	Executive Director for Resources (Head of Business & Committee)	Item 3
Class	Part 1	13 September 2017

1. Summary

This report informs members of the response given at Mayor and Cabinet to a referral in respect of recommendations to the Mayor by the Select Committee following discussions held on Beckenham Place Park Regeneration at its meeting in April 20 2017.

2. Purpose of the report

To report to members the response given at Mayor and Cabinet to recommendations made by the Select Committee on April 20 2017.

3. Recommendation

The Select Committee is recommended to receive the Mayoral response to their consideration of the Beckenham Place Park Regeneration.

4. Background

4.1 The Mayor considered the attached report entitled 'Beckenham Place Park Regeneration Update Paper' at the Mayor & Cabinet meeting held on July 19 2017.

5. Mayoral response

5.1 The Mayor received an officer report and a presentation from Officers from the Resources and Regeneration Directorate.

5.2 The Mayor resolved that the response shown in Section 9 of the attached report be submitted to the Select Committee.

Background papers

Mayor & Cabinet minutes July 19 2017

If you have any queries on this report, please contact Kevin Flaherty, Head of Business & Committee, 0208 314 9327

MAYOR AND CABINET			
Report Title	Beckenham Place Park Regeneration Update Paper		
Key Decision	Yes	Item No	
Contributors	Executive Director for Customer Services		
Class	Part 1	Date	19 July 2017

1. Purpose

- 1.1 This report to the Mayor and Cabinet sets out the progress made on the regeneration of Beckenham Place Park to date, and the proposed next steps for the regeneration of the landscape and the park's buildings.
- 1.2 The report was presented to Sustainable Development Select Committee on Thursday 20th April. The Committee welcomed the greater opening up of the park to local people. Comments from the Committee have been sent out to accompany this report.
- 1.3 On 17th February 2016, the Mayor took the decision to close the golf course which had been operating in Beckenham Place Park for many decades, following a report to Mayor and Cabinet and a prior report to the Sustainable Development Committee in January 2016. Golf ceased operation in the park on 31st October 2016 and the regeneration of the park has progressed well since.

2. Summary

- 2.1 On 10th July 2013, Mayor and Cabinet approved the submission of bids to the Heritage Lottery Fund (HLF) for financial support for a Beckenham Place Park regeneration project.
- 2.2 The HLF 'Parks for People' bid was successful in phase 1 and a potential funding pot totalling of £4.9m was set aside for the project in summer 2014.
- 2.3 A small proportion of the Heritage Lottery Funds were made available to carry out consultation, engage partners and work up the initial designs to become detailed designs and plans for the park. Following approval by Mayor and Cabinet on 17th February 2016, to close the golf course and progress with the regeneration plans, these plans were worked up in earnest, and submitted back

to Parks for People in a Round 2 bid, in August 2016. This was approved in December 2016, and maximum funding, of a total of £5m (£4.7m for the delivery phase) was awarded to the Council to implement the regeneration plans for the park.

3. Recommendations

3.1 The Mayor is recommended to note the content of the report and approve

3.2

a) The financial contribution from the Council towards to the regeneration of the park as follows:

- £1.4m from the capital programme
- £180k from insurance monies arising from the fire at the homesteads in 2011
- A target allocation of £200k from section 106 monies.

b) The medium and long term strategy with regards to the buildings in the park

3.3 That the proposed response to the Sustainable Development Select Committee shown in Section 9 be approved and reported to the Select Committee.

4. Policy context

4.1 Lewisham's long standing vision is: 'Together, we will make Lewisham the best place in London to live, work and learn'. This vision was developed following extensive consultation with Lewisham residents, public sector agencies, local business, voluntary and community sector organisations, and has been adopted by all our partners. It continues to be a bold ambition that stretches and motivates the Council and its partners to set priorities and deliver services in ways that achieve our vision.

4.2 The restoration of Beckenham Place Park could create a significant open space, venue and leisure facility that genuinely impacts the quality of life of thousands of residents. A park of this scale and history could make a substantial contribution to the regeneration of the south of borough, helping to engender a sense of place and pride in the area. This opportunity to transform Beckenham Place Park offers a key moment to make a further a step towards making Lewisham the best place in London to live, work and learn.

4.3 The key strategic document for Lewisham and our partners is the Sustainable Community Strategy 2008-2020, "Shaping our Future". In this document, the strategic partners set out six priorities – creating communities that are:

- Ambitious and achieving
- Safer
- Empowered and responsible
- Clean, green and liveable
- Healthy, active and enjoyable
- Dynamic and prosperous

4.4 The Council's ten corporate priorities are:

- Community leadership and empowerment
- Young people's achievement and involvement
- Clean, green and liveable
- Safety, security and a visible presence
- Strengthening the local economy
- Active, healthy citizens
- Decent homes for all
- Protection of children
- Caring for adults and older people
- Inspiring efficiency, effectiveness and equity

4.5 This report is consistent with the Sustainable Community Strategy and the Council's Corporate Priorities. A large and thriving open space can make a contribution to local communities in each and every priority area of the Sustainable Community Strategy above and on many of the our corporate priorities. However, Beckenham Place Park is not yet having this positive impact on the locality. The Heritage Lottery Funds made available to the Council for the regeneration of the park, offer the opportunity to harness the potential of the park for the benefit of the local community.

4.6 Already we are beginning to witness an increase in use of the park as people enjoy the parkland that was previously perceived to be out of bounds to non golfers.

5. The park and the vision for regeneration

5.1 Beckenham Place Park is Lewisham's largest park by far; indeed it is the one of the largest parks in London, and South east London's biggest open space. At 95 hectares it is 30% bigger than Greenwich Park. It boasts ancient woodland, meadow, parkland, a river and several historic buildings. It was originally acquired by the London County Council to be the key amenity space for the new estates of Bellingham and Downham.

- 5.2 Yet today the park is little known among the wider community and is used significantly less than many other Lewisham parks, despite its size. A usage and movement survey of the park was carried out by Building Design Partnership (BDP) in 2013. In addition, in November 2015 and April 2016 a further usage survey was carried out. Together these surveys establish a fairly robust picture of usage throughout the year. They conclude that the park currently attracts around 220,000 visits a year, which is only around a quarter of the number of visits made to Brockwell Park.
- 5.3 At the heart of the vision to regenerate Beckenham Place Park and its buildings is the aspiration to significantly increase the use of the park. Specifically, the project team sets out to triple use of the park by 2022. Primarily it is local people who will use the park, so re-connecting the communities of Bellingham, Downham, Whitefoot and Catford with the park, as well as welcoming visitors from Beckenham and Bromley, is key to achieving this aim.
- 5.4 Engaging a much broader and larger audience to benefit from the park, it is important to recognise the breadth of appeal and opportunities it affords. In order to ensure the regeneration plans build on the full breadth of the parks potential, five themes have been developed:

Themes for the park's regeneration:

- Community
- Heritage
- Outdoor activity
- Nature
- Relaxation and play

5.4.1 Community

Following the restoration the park will become a hub for community life. The derelict gardener's cottage will become a volunteering hub, from which a diverse volunteering programme will be run. The community garden will offer opportunities for many to get involved in growing in the park – groups such as Sydenham Gardens, and Guides and Scouts have already expressed an interest in using this resource. Early opportunities for involvement such as the recent tree planting have also attracted over a hundred volunteers with no affiliation to organised groups.

In addition to volunteering, a programme of events will be run, delivered partly through the HLF programme and the community engagement officer (to be appointed as part of the project), but largely through partnerships the team is already building with other organisations who are keen to use the space for their community activities – activities as diverse as forest school, immersive

theatre, geocaching, and outdoor cinema. Markets will be held in the park periodically, and art exhibitions could be held in the gardens or mansion. We are currently working with Phoenix's Young Makers Agency to plan an event around the opening of the BMX track and establish the park as a key space for young people in the area too.

The regeneration programme will make Beckenham Place Park into a place where community gathers – where people from all walks of life and all ages come together to volunteer, to learn, to celebrate, to enjoy events and the great outdoors, together.

5.4.2 Heritage

Beckenham Place Park is a place full of history. Its listed buildings are much loved by local people, and the regeneration of the park aims to bring alive the stories of the park and its buildings to all park users. As the mansion is the dominant building in the park, built by John Cator in the late eighteenth century, the regeneration looks particularly to restore the eighteenth century landscape of the Cator estate, for twenty-first century use. The restoration of the lake and pleasure grounds, and the relocation of the current car park away from the mansion's curtilage and restoration of the carriageway drive will redefine the park's landscape as an attractive setting in line with the principles favoured by Historic England and the council's conservation officers.

The restoration of the eighteenth century stable block and stable yard, damaged by fire in 2011, will create a historic and beautiful arrival point and hub for the park. Once restored, the stable block will provide a café, toilets and an education centre and most visitors who arrive at the park by car will begin their visit here.

Through the regeneration of the park, many key heritage features will be restored, and the history of the park will be brought to life through landscape and interpretation.

5.4.3 Outdoor activity

As south east London's largest park, Beckenham Place Park offers many opportunities for outdoor activities that other urban parks simply cannot support. Already Parkrun is established on the eastern side of the park with around 170 runners each week. Once the restoration is complete, Parkrun, and other runners throughout the week, will be able to make use of the 5km figure of 8 path, allowing people to walk, run or cycle 5km without leaving the park or repeating any section of path.

In addition to this path, which will also serve as a family cycling trail, the project team are exploring the possibility of including some additional mountain-biking elements off the main path. A BMX facility is being built, and the skatepark enhanced. A trim trail will be provided in the woods, as well as opportunities for orienteering and geocaching.

New paths are being created within the parkland to encourage people to explore and enjoy the extent of the open space, and to venture from the one side of the railway line to the other. And the park will also be home to more adventurous activities with kayaking and swimming offered in the lake. The park will provide many and varied opportunities for outdoor activities – many of which are not offered in other parks locally.

5.4.4 Nature

Beckenham Place Park is Lewisham's most important site for nature conservation. With its varied habitats of ancient woodland, acid grassland, river and meadow, the site already supports considerable biodiversity. Through the regeneration we will introduce new habitats identified as priorities within Greater London – open water and wet woodland. The project has already planted 2.8 hectares of new woodland following award of funding from the Mayor of London, and is seeking to expand areas of meadow and improve the management of existing woodlands, removing invasive species and holly which shades out the native ground flora.

The regeneration of the park will also help people to engage with and to appreciate the wealth of nature in Beckenham Place park, through new trails, interpretation, education, events and through the accessibility of the landscape itself. Many people commented in consultation events that they appreciate Beckenham Place Park as a 'piece of countryside'. This sense of openness and reconnection with nature is an important aspect of the park, and the regeneration plans seek to strengthen this special character.

5.4.5 Relaxation and play

In a busy urban area it is important that communities have places to relax; where adults and children alike can 'play'. There will be significant new play provision within the park – small play areas in the pleasure grounds and by Old Bromley Road entrance, and a larger, more adventurous play area near the railway bridge on the eastern side of the park. But more importantly, there will be ample opportunities to explore, to discover, to relax, to 'breathe'. The provision of toilets and refreshment facilities on both sides of the park is key to fulfilling this aim. Beckenham Place Park will become a place where people like to linger, a place all sorts of people come to love.

Please refer to Appendix 1, a masterplan of the park.

6. The flood alleviation scheme

- 6.1 Currently an area stretching from St Dunstan's playing fields (the old Powerleague) up to Deptford Bridge DLR is at substantial risk of flooding from the River Ravensbourne, which flows through Beckenham Place Park. To address this, we have been working with the Environment Agency to progress the River Ravensbourne Flood Alleviation scheme, which will use the eastern side of Beckenham Place Park as a key area to store water in high flow conditions.
- 6.2 The project team for the park's regeneration are working closely with the Environment Agency to ensure the flood storage scheme works as part of the park's regeneration, and that the community benefit, not only in terms of reduced flood risk, but also in terms of a greatly enhanced park once the scheme is completed.
- 6.4 The flood alleviation scheme involves interventions at 10 sites along the River Ravensbourne, but affects Beckenham Place Park on the eastern side of the railway only. The flood scheme presents a great opportunity to synchronise the two projects (flood alleviation and park regeneration) together for cost effectiveness and to create a holistic vision for the park.

7. Project timetable and transformation to date

- 7.1 Since the approval of the Round 2 bid, the project has been awaiting planning approval. The project manager has recently tendered for designers (heritage architects and landscape architects) and detailed design works have now commenced. It is expected the project will then progress as follows:

BMX track opens	August 2017
Planning application submitted for flood scheme and eastern side of park	End Oct 2017
Tender for works contracts	Nov 2017 – Dec 2017
Contracts awarded, mobilisation	Feb - Mar 2018
Works contracts begin	March 2018
Works completed on site	June 2019
HLF activity grant ceases	June 2022

- 7.2 Although the physical transformation of the park is still to come, since the closure of the golf course the park, its audiences and activities have begun to change:

- Parkrun established with 170 runners each week
- 10 Forest school events have been held in the park
- More schools work has taken place, with tree planting and a weekly session with Coninsborough college
- Ground staff report a busier winter in terms of park usage
- Community and school runs booked in the park
- Cyclocross event held in the park
- Successful Christmas event held in the park attracting over 1000 visitors and the mansion Open House in April attracting 2800 visitors
- Three volunteer tree planting events held, attracting 100 volunteers planting 1500 trees.
- 11,000 trees planted in the park, funded by the GLA, creating 2.8 hectares of new woodland

7.3 The project team are regularly approached by new people who are seeking to get involved in the park or run activities there. In order to ensure these opportunities to engage new audiences are pursued, a community engagement officer will be recruited shortly.

7.4 It is exciting to see the level of interest in the park from local people. These community led activities, diversifying the audiences and opportunities in the park, are as much part of the regeneration as the physical transformation is.

8. Buildings within the park

- 8.1 The Parks for People transformation of the park will deliver the restoration of several key listed buildings in the park:
- The Grade II listed eighteenth century stable block will become a café and education centre
 - Southend Lodge and Gate house (Grade II listed) will be restored externally to create a welcoming and historic entrance to the park from Beckenham Hill Road
 - The Victorian gardener's cottage will be fully restored to become a volunteer hub for the park

In addition, a simple new building to provide refreshments and toilets will be built on the eastern side of the park, near the Old Bromley Road entrance.

8.2 The mansion, the Foxgrove and the homestead cottages sit outside of the scope of the Parks for People funded regeneration of the park. (Please see

appendix for photographs and locations) The current use of these buildings is as follows:

Mansion: Following cessation of golf operations RJK Properties took on a 22 month lease for the mansion on 1st November 2016. Their occupation safeguards a vulnerable building and creates opportunities to grow activity in the park whilst restoration works get underway. They have carried out repairs and undertaken important maintenance such that the building is now in a better condition and less likely to deteriorate. They have reopened a café which was one of the elements that closed along with the golf course ensuring that there is continuity of provision in the interim period during restoration. They also provide security to the park by having a presence in the mansion throughout the day and night, and have sublet rooms as artist studios, for sewing/craft community sessions, and to a pilates/wellbeing centre as well as supporting the continuation of the Friends of Beckenham Place Park visitor centre in the building.

RJK properties led the Christmas event 'Festival of Lights', are planning a community open day at the mansion on 29th April, and are working with the Council to support a short series of free summer events in the park to engage new audiences.

Funds required for full restoration of mansion: c.£3-4m

Foxgrove Club: Property guardians currently inhabit the Foxgrove Club

Funds required for full restoration: c.£250k

Considerably less investment is required to make the building usable for various different purposes

Homestead cottages: Originally estate workshops built in the early Victorian era, these were converted into workers' cottages by London County Council in the 1930's. They are currently derelict and in need of considerable restoration. They form one side of the courtyard which is being restored and are a priority for restoration to form an attractive visitor hub.

Funds required for full restoration c.£500k

- 8.3 Developing a strategy for these three buildings within the open space is a key part of the regeneration of Beckenham Place Park.

In the long term it is important that these buildings

- Complement the park and its activities
- Return rental revenues to the Council that can help sustain the management and maintenance of the park in the long term
- Draw new audiences to the park and add to the visitor experience of the park.

Given the restoration funds required for each of these buildings, it is likely (unless the Council was to fund the restoration prior to letting), that leases on the buildings would need to be long term commitments from both parties.

- 8.4 The 'Call for Ideas' issued in July 2016 asked people, organisations and investors to share ideas for any or all of these buildings. The limited response demonstrated that most potential investors/tenants found it difficult to imagine the park as we believe it will be, post regeneration, and as a result, underestimated the potential of the buildings and the opportunities they present. Rather than responding to a future vision, people responded to the opportunity they saw at the time, with a space that has very low visitor numbers.
- 8.5 Given the scale of change anticipated in the park over the next five years – in terms of its facilities, landscape, and most importantly its visitor numbers – it does not seem prudent to the project team to enter into long term leases on the properties at this stage. Guidance from HLF Trustees as part of a formal review of our proposals was that it would be more advantageous to the Council, and better for the park in the long term, to allow the regeneration of the park to unfold, and the audiences to increase and diversify, in order that potential long term tenants/investors can respond to the opportunities these buildings offer, post transformation of the park.
- 8.6 As a result the project team proposes letting both the Foxgrove and the mansion for the medium term. The Foxgrove could be marketed over summer 2017, with a view to securing a tenant to carry out necessary renovation works and return a rental income to the Council from autumn 2017. The tenancy would run for approximately 5 years, to 2022, allowing the physical transformation of the park to be properly embedded before re-marketing the opportunity for long term use.
- 8.7 The current lease on the mansion house expires in Sept 2018. At this stage, the project team recommends re-marketing the mansion house for a similar community facing let, looking to secure a reasonable rental income and a tenant for a further 3-5 years from 2018. Towards the end of this period the Council would look to secure a long term partner, with whom to bid for HLF restoration funds, to fully restore the building and establish a long term use that fits with the

park, its audiences recognises the mansion's importance as one of the borough's few historic civic buildings.

- 8.8 This process would also enable the Council to respond to any emerging needs within the park from new audiences that have not as yet been anticipated.
- 8.9 Whilst the project team believes this approach would work well for the mansion and the Foxgrove, it will not be appropriate for the homestead cottages. The cottages are situated on the northern side of the stable yard, which will become a key visitor hub post regeneration. Currently the cottages are derelict, and they require substantial investment to become usable. In order to ensure the visitor experience is as pleasant as possible, to encourage repeat visits and drive up usage of the park, it is important that the stable yard is an attractive place, in which people want to linger.
- 8.10 Because of their sensitive location, therefore, together with their current state of dereliction, restoring the cottages, and securing a complementary use which will add to the park's offer is a key part of regenerating the park, and should be undertaken at the same time as the regeneration of the park.
- 8.11 The project team therefore recommends that the Council's capital programme provides funds to enable the restoration to take place. A bid was put forward to the Regeneration and Capital Delivery Board in autumn 2016 for these funds; the board was supportive of the approach and the project was added to the approved list of projects, subject to the availability of funding. Officers recommend that following the restoration of the cottages, the Council then secures tenant(s) who will pay good rent as well as complement the park and its facilities. Officers also recommended that income from leasing out the property should be made available to the Capital Programme to re-pay the upfront costs of restoration.
- 8.12 Following restoration, it would be prudent to enter into a lease for a relatively short term (perhaps up to 7 years) and to ensure rents are reviewed each year to enable the rental return to increase as visitor numbers increase and the scale of the commercial opportunity also increases.

9. Comments from Sustainable Development Select Committee

- 9.1 Sustainable Development Select Committee received an update report on Beckenham Place Park on 20th April 2017. It was resolved that the committee would refer the following views to Mayor and Cabinet, which the officers are responding to in the following way:

- The Committee welcomes the ambitious plans for the future redevelopment of the park and it also welcomes the greater opening up of the park to the local community.

Officers welcome this support, and resolve to keep the Sustainable Development Select Committee informed about the regeneration programme.

- The Committee requests the financial management plans for the project include the projections for the annual running costs for the park, be made available for public scrutiny.

Officers will make the current business plan for the park which includes annual forecasts for five years post completion, to the committee. At this stage in the process this business plan inevitably has built into it several assumptions about activities in the park and use of the open space. These assumptions will need to be revisited prior to the completion of the regeneration works, and a revised business plan developed. Officers will share this new plan with the Sustainable Development Select Committee when it is completed.

- The Committee notes the potential for large overruns on major regeneration schemes and recommends that Mayor and Cabinet seek assurance that there is tight financial management of the project.

All Council Capital programmes are closely monitored by the project team, who raise risks and issues with project sponsors/senior management as they arise. In addition, the Regeneration and Capital Delivery Board provides monitoring and oversight of the project. There is an experienced team of an in-house project manager and programme manager, external architects and landscape architects, and a quantity surveyor on the project to provide as much cost certainty as possible at all stages of the project. A significant contingency is built into the capital budget, and technical drawings will be finalised prior to tendering the works to maximise the cost certainty of delivery.

- The Committee expresses concern over the five year wait regarding the plans for the long term future use of the mansion house. It would welcome the publication of the advice from the Heritage Lottery Fund, which informed the development of the current approach.

The advice from the Heritage Lottery Fund (HLF) trustees was given verbally as part of a scheduled progress review and therefore cannot be published. Officers will continue dialogue with the HLF, as a likely key funder of the long term restoration of the mansion, about optimal long term and sustainable solutions for its use and restoration.

- The Committee recommends that any future plans for events in the park ensure that revenues are returned to the parks budget in order to support ongoing running costs.

At this stage the level of income expected through the running of events in the park cannot be quantified. As the future business plan develops for the park options for applying income will be considered.

- The Committee recommends that any plans for events or activities held in the park, for which there will be charges, are priced so that there is a reduced cost for residents of Lewisham.

Officers will explore how charging policies can be used to encourage Lewisham residents, and particularly those from lower income backgrounds, to use the park and engage in all the activities and events it will offer. A large part of the engagement strategy will be focussed on events and activities which are completely free to participate in.

10. Legal implications

10.1 There are no specific legal implications in respect of the recommendations in this report.

10.2 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

10.3 In summary, the Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- advance equality of opportunity between people who share a protected characteristic and those who do not.
- foster good relations between people who share a protected characteristic and those who do not.

10.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 10.3 above.

10.5 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.

10.6 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

10.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty: A guide for public authorities
- Objectives and the equality duty. A guide for public authorities
- Equality Information and the Equality Duty: A Guide for Public Authorities

10.8 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

11. Financial implications

11.1 Capital

The capital investment in Beckenham Place Park over the next few years is very substantial. The flood alleviation scheme on the River Ravensbourne will see £16m of investment, almost two thirds of which will be spent in Beckenham Place Park. In addition, the Parks for People (Heritage Lottery Fund) regeneration of the park will see £8.7m being invested in the open space and its buildings:

Funding of the park transformation:

Parks for People grant Delivery stage (Heritage Lottery and Big Lottery)	£4.7m
Environment Agency contribution as part of the flood alleviation scheme	£1.58m
Greater London Authority	£600k
Lewisham Council	£1.79m
TOTAL	£8.67m

The Lewisham Council funding of £1.79m is made up of £910k from the Stock Transfer Community Benefit Fund, £180k of insurance monies from the homestead buildings, and a target of £200k from section 106 monies. The balance of £500k is from the Council's General Fund capital reserves, following the bid submitted to the Regeneration and Capital Programme Delivery Board in the Autumn of 2016.

It should be recognised that although the bid obtained the support of the board, that the number of projects gaining approval from the Regeneration and Capital Delivery board exceeded the capital budget available. It was expected that schemes would come forward as they became ready for development, and that a final decision on the availability of immediate funding for a project would be made through the PID process, . Members should therefore recognise that the funding of the restoration of the cottages supporting this scheme will mean that other pre-approved bids will not be progressed this year.

The £200k from Section 106 monies will depend upon appropriate funds being identified and approved to be used for this purpose. The available funds have been examined by the project manager, and there is clear potential for six figure funding towards the project. The Head of Planning is reviewing the suggestions

and all available section 106 funds to identify the most appropriate pots given the need to balance other programmes and priorities. If section 106 funds to the target of £200k should not be found then the shortfall will need to be met from elsewhere or in all likelihood, accommodated by the project's contingency.

These additional funds will specifically enable the restoration of the homestead cottages which are currently derelict and form a part of the stableyard, with the homestead itself. The full restoration and repurposing of these buildings did not form a part of the HLF bid due to funding constraints, but is fundamental part of ensuring the regeneration of the park is a success, as the stableyard area will become the new visitor hub for the park, with the visitor and education centre and café situated there. It is essential, therefore, to ensure that the cottages are restored and put to a fitting purpose to draw further visitors to the park and enhance the park user's experience. The restoration of these buildings concurrently with the park will also enable the Council to let them out from 2019 onwards, and potentially earn significant rental income from doing so.

Although £1.79m represents a substantial investment by the Council at this time, it should be recognised that this levers in a further £19m investment to the park, (£12m for the flood alleviation scheme and £7m for the park) which will transform the open space for the long term, for the benefit of the community.

11.2 **Revenue**

Significant work has already been undertaken to ensure the park is financially sustainable and well maintained in the long term, even if park maintenance budgets reduce in the future. A ten year management and maintenance plan, together with a business plan was submitted to the HLF with the Round 2 bid last August.

Once the regeneration works have been completed it is anticipated that the park will require the same level of maintenance resource as it has had over the past few years. The business plan identifies many opportunities to earn income from the park and its facilities which will help to sustain the maintenance of the park, and even the expansion of its community activities in the medium term, even if park budgets shrink.

At the same time the project team is working to ensure that the buildings not included in the Parks for People project are brought into medium term use which will benefit the park and bring a financial return to the park. In the long term, following full restoration and a greatly increased audience in the park, it is anticipated that the rental return on the mansion, Foxgrove and cottages combined could be substantial.

11.3 In summary, although the capital investment required from the Council in this project is significant, it will not only lever in £18m investment from other partners to deliver a superb park to serve the community, and a flood alleviation scheme, but it will also improve the park's potential to earn revenue in the medium long term through activities, events and property.

12. Environmental implications

12.1 In regenerating the park officers seek to improve the ecological value of the open space, introducing new habitats, such as a lake and wetland areas, and enhancing existing habitats through enhanced woodland and meadow management.

12.2 The project team are working closely with ecologists to ensure the ecological opportunities of the park's regeneration are maximised. At the same time, the importance of encouraging park users to interact with and appreciate nature in the park is recognised and many new opportunities are being created to help school groups and individual park users understand and value the park's ecology.

12.3 The park and its extensive woodland also perform an important 'green lung' function for the area, improving the air quality and thus the health of residents.

13. Equality implications

13.1 In regenerating the park, officers are seeking to address issues which hinder use and enjoyment of the space by the widest section of the community. A number of physical interventions to enhance facilities and accessibility will be implemented through the project, addressing key issues such as inaccessible toilets, poor quality paths etc. These physical improvements will be combined with outreach to target groups who might otherwise feel reluctant or unable to use the park to understand and break down any further barriers to use.

13.2 Events and activities will be developed to appeal to the wider population. Evaluation surveys will allow officers to compare usage prior to works with that that occurs after completion with the aim of ensuring that usage is more reflective of the surrounding population.

14. Crime and disorder implications

14.1 Increasing the use of Beckenham Place Park is key to reducing anti-social behaviour and fear of crime in this open space. Investing in the park and

removing damaged and derelict features will also deter anti-social behaviour, helping people to feel safer and discouraging casual vandalism.

14.2 In addition, there are plans to engage residents and school pupils extensively in the park, through volunteering opportunities and environmental education. As volunteers invest in the open space, the sense of ownership and pride in the park will grow. This in turn moves them to actively look after the space, and deters anti-social behaviour.

15. Human Rights implications

There are no specific human rights implications arising out of this report.

16. Conclusion

16.1 Substantial progress has been made to raise funds and establish a blueprint for the park's restoration and use, but the scale of the project is very substantial. Whilst residents can look forward to the initial phase of work completing in June 2019 with many new facilities, it likely to be several more years before all aspects of the project are completed.

17. Background documents and report author

17.1 Alison Taylor - Project Manager x48758

- Appendix - Current masterplans – emerging landscape design for the park
- Please also see the referral from the Sustainable Development Select Committee sent out with papers for this meeting.

If you require any further information about this report please contact Alison Taylor on alison.taylor@lewisham.gov.uk



Notes:

1. Green areas from this drawing
2. All dimensions must be checked on site and any discrepancies notified by written evidence
3. All dimensions are given in mm
4. Landscape planting only
5. All materials/finish used to be as specified or alternative to be approved by landscape architect

KEY

← Park entrance

KEY INTERVENTIONS

- 01 **Mainland House**
Restoration of car park, restoration of external landscape, including play and interpretation
See 0429_ID_PLN_001
- 02 **Homefields**
Stone block retained as cafe and education room, with tables and terrace seating. Stone wall open to the public as a retaining gateway for visitors to Beckenham Place Park
See 0429_ID_PLN_004/005/006
- 03 **Pressure Ground**
Orchard and community planting beds, play area, ornamental planting
See 0429_ID_PLN_003/003
- 04 **Restored Lake** - Wet woodland habitat
Restoration of nature parkland lake to provide amenity and other nature uses. Creation of new woodland habitat in former lake footprint, for nature experience, school activities etc.
See 0429_ID_PLN_006, 0429_ID_SEC_000
- 05 **Entrance Improvements**
Play and interpretation provided, surfaces and gates improved, new planting, furniture revised. Substantial restoration of Southend Lodge and surroundings
See 0429_ID_PLN_007
- 06 **Site wide footpath network improvements**
Drainage and levels improved to make footpaths accessible, stroller accessible route created, 150m trail
See 0429_ID_PLN_001/006
- 07 **The Common play area**
Adventure playground created for variety of ages
See 0429_ID_PLN_008
- 08 **Old Bromley Road entrance**
Enhanced skate facility and DfT track, along with upgrade to paths and entrances. New car park, coffee stand and toilets.
See 0429_ID_PLN_010

Scale: 0 10 20 30 40m

LUC
43 Chisley Street
London, W8 7LJ
T: 020 7360 5700
F: 020 7360 4788
london@luc.landscape.co.uk
www.landscape.co.uk

Project: Beckenham Place Park

Client: London Borough of Lewisham

Site: Landscape Masterplan (colour)

Date: 1:3000@A1

Drawn by: Planning

Scale: 0429_ID_PLN_001

Location plan



The homesteads



The Mansion House



The Foxgrove Club

