



Mayor and Cabinet

Civic Partnership Programme: Riverdale Sculpture Park

Date: 18 September 2024

Key decision: Yes

Class: Part 1

Ward(s) affected: Lewisham Central

Contributors: Director of Community Services, Director of Inclusive Regeneration; Senior Urban Design Officer; Flood Risk Manager.

Outline and recommendations

Mayor and Cabinet is recommended to:

- Enter into grant agreement with the Greater London Authority's Civic Partnership Programme for a total of £2.486m capital works funding.
- Approve match funding of £1m as detailed in section 8 of this report.
- Agree to use the GLA's Architecture and Urbanism (A+U) framework and delegate appointment of a lead consultant to the Executive Director of Place. The recommended Framework Lot is Lot 4: *Landscape, Green Infrastructure & Public Realm*. The Supplier will act as the Design and Community Co-Design Lead to deliver the capital works project by March 2027, together with subconsultants with relevant technical expertise.
- Agree to procure a capital works contractor through a competitive, open tender process, and delegate appointment of the Lead Contractor to the Executive Director of Place.

Timeline of engagement and decision-making

- **21 November 2023:** LBL signs grant funding agreement with the GLA, receiving a total of £40,000.00 through the Civic Partnership Programme Strategy Phase to produce a place-based strategy for Lewisham Town Centre.
- **21 February 2024:** LBL appoints external consultants, Periscope Landscape Architecture Ltd., to produce the strategy and design/manage a pilot community engagement process to inform the outputs of the strategy phase.
- **28 February 2024:** Community engagement workshop 1 'Sound Walk': attended by Lewisham Speaking Up, including five members of the 'People's Parliament and LSU Director.
- **7 March 2024:** Community engagement workshop 2 'Drama Walk': attended by Lewisham Youth Theatre, including 14 members aged 12-18, 2 members aged 18-25, and three staff members.
- **11 March 2024:** Lewisham Town Centre Steering Group briefing
- **21 March 2024:** Community engagement session 3: Lewisham Parents and Carers Forum meeting
- **28 March 2024:** Update and report to Levelling Up Programme Board
- **28 March 2024:** Draft strategy report, authored by Periscope, submitted to GLA to meet submission deadline aligned with the end of the 2023/24 financial year.
- **18 April 2024:** Follow-up/report back engagement workshop with Lewisham Youth Theatre
- **25 April 2024:** Update and report to Levelling Up Programme Board
- **15 May 2024:** Final strategy report received from Periscope.
- **17 May 2024** - Civic Partnership Programme Exemplar Funding application submitted by LBL for the Riverdale Sculpture Park, with estimated project cost of £3,256,452.00
- **28 June 2024** – GLA confirm successful application and agree to grant the full amount requested from the CPP fund (£2,486,000.00), with match funding by LBL up to £1,019,435.52
- **05 August 2024** – Press release by the Mayor of London announcing the five Borough projects to be funded through the Civic Partnership Programme Exemplar Fund.
- **23 September 2024** – date proposed by the GLA to execute the funding agreement via docu-sign.

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1. Summary

- 1.1. This report seeks Mayor and Cabinet approval to enter into grant agreement with the Greater London Authority's Civic Partnership Programme's Exemplar Fund. A total of £2.486m in capital funding has been awarded to Lewisham to regenerate the Riverdale Sculpture Park, following a successful competitive bidding process. The project will improve the River Ravensbourne, create new amenity areas, and initiate scoping works to reroute Waterlink Way through Central Lewisham.
- 1.2. Further, approval is sought to agree capital match funding totalling circa £1m from various secured and unsecured sources.
- 1.3. Preliminary costings by a qualified QS (see Appendix B) indicate the cost of the capital works, contractor's preliminaries, contingency and professional fees to total approximately £3m. An uplift to include an estimated inflationary rate around 5.65% over 3 years and commuted sum to cover maintenance costs for a further 10 years, plus the cost of Officer time to client the project brings the total estimated project cost to £3.47m.
- 1.4. As with the Strategy phase of the Civic Partnership Programme, the delivery programme for Exemplar projects must meet a tight deadlines to respond to local need and funding timescales. The project is therefore expected to be delivered and in public-use by the end of the 2026/27 financial year (fully delivered, except for post-occupancy monitoring, by end of March 2027).

2. Recommendations

- 2.1. Mayor and Cabinet is recommended to:
 - Enter into grant agreement with the Greater London Authority's Civic Partnership Programme for a total of £2.486m capital works funding.
 - Approve match funding of £1m as detailed in section 8 of this report.
 - Agree to use the GLA's Architecture and Urbanism (A+U) framework and delegate appointment of a lead consultant to the Executive Director of Place. The recommended Framework Lot is Lot 4: *Landscape, Green Infrastructure & Public Realm*. The Supplier will act as the Design and Community Co-Design Lead to deliver the capital works project by March 2027, together with subconsultants with relevant technical expertise.
 - Agree to procure a capital works contractor through a competitive, open tender process, and delegate appointment of the Lead Contractor to the Executive Director of Place.

3. Policy Context

- 3.1. The Riverdale Sculpture Park is designated as Metropolitan Open Land (MOL), offering the highest level of protection against development. Running through the park is the Ravensbourne River, one of two open rivers found in Lewisham Town Centre. The railway line runs to the north of the site, and alongside it is a designated Site of Importance for Nature Conservation (SINC) corridor.
- 3.2. Greenspace information for Greater London (GiGL) shows that the site is in an area deficient in sites of Borough or Metropolitan Importance for Conservation as well as a deficiency in Access to Local Parks. Deficiency of Playspace broadly corresponds with the areas experiencing a deficit of Local Park Access.

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- 3.3. The Lewisham Open Space Review (2019) undertook a quality assessment review of all green spaces within the borough as part of the evidence base for the Parks and Open Spaces Strategy 2020-2025. While most of Lewisham's public open places were considered 'fair' or 'good,' the Riverdale Sculpture Park is one of nine smaller parks that is ranked 'poor.' The Review sets out a goal to target and deliver investment in all parks ranked 'poor' or 'fair,' understanding the importance of these local sized green spaces to relieve pressure on larger parks, provide areas of nature conservation, and offer variety and amenity choice to residents, for whom green space access is a lifeline for well-being.
- 3.4. Lewisham's Parks and Open Space Strategy 2020-2025 includes priorities to enhance existing green spaces and deliver ecosystems services and flood storage within parks. This ambition is highly relevant to the Local Flood Risk Management Strategy and is highlighted both in the local context and action plan sections of the Flooding Strategy.
- 3.5. Lewisham's draft Local Plan 2025-2040 highlights the rising need for multi-purpose blue-greenspaces, that combine amenity, flood risk reduction, biodiversity and climate resilience benefits to meet the demands of proposed urban development and fast-growing higher-density populations along the Ravensbourne corridor. The importance of access to quality public blue-greenspaces and connecting with nature has been highlighted in policy and made evident following the COVID19 pandemic.
- 3.6. The improvements to the Riverdale Sculpture Park are in line with Lewisham's draft Local Plan 2025-2040 which sets out key strategic objectives to:
- Sustain and create inclusive neighbourhoods and communities that reflect and reinforce the diversity and cultural heritage of Lewisham's people and places.
 - Help London to achieve National Park City status and ensure all Lewisham residents benefit from access to high-quality green space, by protecting, enhancing, and connecting the Borough's network of parks, open, and water spaces.
 - Promote and protect the ecological, biodiversity and amenity value of the Borough's natural assets.
 - Protect and enhance open and green spaces.
 - Enhance the environmental quality and amenity value of the Ravensbourne and Pool Rivers.
 - Improve public access to the rivers with new and improved routes.
- 3.7. Lewisham's Corporate Strategy (2022-2026) sets out seven priority areas. Of these seven, four will be met through the delivery of the project put forward for CPP Exemplar funding. These priorities broadly map onto the 3 CPP objectives to expand the public realm, increase authorship and representation in physical regeneration, and address the climate and ecological emergencies. The Lewisham specific corporate priorities that will be met by this project are:
- *Cleaner and greener* – embedding climate resilience within every policy and project delivered by and within the borough, with a special focus on improving parks, access to inclusive playspaces, additional tree planting, and facilitation of active travel.
 - *Safer Communities* – implementing the Council's Violence against Girls and Women policy, understanding where these groups feel unsafe and using this data to aid additional investment.
 - *Open Lewisham* – celebrating Lewisham's diversity, building on the legacy of London Borough of Culture in 2022. Co-design and consultation processes will be championed in the ambition to reach out to people whose voices are seldom

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heard.

- *Health and Wellbeing* – learning from our Birmingham and Lewisham African and Caribbean Health Inequalities Review to mitigate and ultimately end structural racism and discrimination as a driver of health inequalities. Ensuring the places, activities and programmes our residents need to feel empowered to live a physically active lifestyle.

3.8. At London-wide level, the Mayor of London's Environment Strategy 2018 brings together approaches to every aspect of London's environment, integrating the following areas: air quality, green infrastructure, climate change mitigation and energy, waste, adapting to climate change, ambient noise and low carbon circular economy.

4. Background

- 4.1. The Civic Partnership Programme (CPP) is the evolution of the Greater London Authority (GLA)'s Good Growth Fund. In late 2023, twelve London Boroughs were selected to participate in the programme based on alignment with mayoral priorities and an identified development pipeline.
- 4.2. Each of the 12 boroughs were given £40k and support in kind from the GLA to prepare a strategy for improved regeneration outcomes. The CPP Strategy phase ran from November 2023 to March 2024.
- 4.3. Through the Strategy phase of the programme, LBL Officers from three different teams and directorates - Economy, Jobs and Partnerships (Inclusive Regeneration); Climate Resilience (Inclusive Regeneration); and Urban Design (Planning) - collaboratively procured and managed the delivery of 'Lewisham Links' – a report highlighting how the Council, together with local communities, can 'Make Room for the Rivers as places for people' in Lewisham Town Centre (see Appendix A for full strategy report).
- 4.4. Boroughs who successfully completed the CPP Strategy Phase and submitted a place-based strategy to the GLA by the end of March 2024 were invited to apply to the Exemplar Phase of the CPP. Exemplar provides a share of £12.4m capital works funding to take a priority project forward for development and delivery by March 2027. Initially, the GLA expected to fund between 4 and 6 Exemplar projects.
- 4.5. LBL put forward the Riverdale Sculpture Park within Lewisham Central as its Exemplar project. The regeneration of the Riverdale Sculpture Park will greatly improve the offer of local-sized parks within the town centre, providing a space for communities and visitors to meet and enjoy Lewisham's rivers. The project offers an opportunity to test new models of delivery and community stewardship of Council assets through the co-design of the works. The park is owned and maintained by Lewisham Council but it is not currently well-used, despite its central location, and has been known to attract anti-social behaviour.
- 4.6. The application deadline to apply to CPP Exemplar was 17 May. In consultation with the Mayor and relevant Cabinet Member portfolio holders, LBL Officers submitted a competitive application demonstrating that the identified project aligns with the CPP's three objectives to expand the public realm, increase authorship and representation in physical regeneration, and address the climate and ecological emergencies.
- 4.7. Officers were also able to demonstrate how the project could be delivered by March 2027 while maintaining an ambitious co-design brief.
- 4.8. Initial costings (based on feasibility sketches/RIBA stage 0) indicated that a minimum capital budget of £3.255million is required to meet the ambitions of the strategy.
- 4.9. The bid therefore requested a total sum of £2.486m in capital works funding from the

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GLA's CPP Exemplar Fund, and put forward a combination of secured and unsecured capital match funding from the Council and other third parties, totalling £769k. LBL Officer time is not considered as match funding by the GLA, so the amount of match within the GLA grant agreement explicitly excludes this figure, and will require an additional sum of approximately £231k.

- 4.10. LBL Officers were informed of the successful bid outcome on 28 June 2024, with the GLA confirming support for the full scope of the project (as outlined in the strategy and resultant bid documents). The GLA has committed to provide the full amount of requested funding (£2.486m), subject to clarifications, match funding at levels put forward in the application documents, and signing of a grant agreement (see Appendix C).

5. CPP Strategy Phase:

- 5.1. Three key objectives, set out in the CPP, were expected to be met by the Strategy phase funded by the GLA. These objective are:
 - Expanding the public realm
 - Strengthening representation and authorship in physical regeneration
 - Addressing the climate and ecological emergencies
- 5.2. The CPP Strategy was produced by external consultants, Periscope Landscape and Architecture Ltd (Periscope), over an intensive 2.5 month period to align with the GLA's end of 23/24 financial year deadline. The strategy was further refined through internal officer scrutiny and review, with the final version (called Room for Rivers – A Place for People) completed on 15 May 2024.
- 5.3. The final strategy document (see Appendix A) by Periscope, details the baseline mapping, community engagement, and project scoping that informed the selection of Riverdale Sculpture Park as the focus of the CPP Exemplar phase.
- 5.4. Lewisham engaged proactively with the GLA throughout the contracted Strategy phase to ensure that 'Room for Rivers – A Place for People' is a useful and robust piece of work, suitable for submission as part of the CPP Exemplar application; as well as being relevant to Officers making decisions around place-shaping in Lewisham Town Centre.
- 5.5. The strategy was further supported by advice from Periscope's sub-consultants, Lewis Hubbard Engineering and Stockdale Quantity Surveyors. At the end of the Strategy phase there was sufficient high-level information for Stockdale to provide an approximated order of costs for all the identified priority projects (see Appendix B).

6. Priority Project Selection:

- 6.1. Three priority projects were shortlisted within the CPP Strategy, including the Riverdale Sculpture Park, a River Room, and a Town Centre Identity Toolkit. The shortlist of priority projects was determined through community consultation, an assessment of impact, deliverability within the CPP timescales, and professional judgement by LBL Officers and Periscope.
- 6.2. The Riverdale Sculpture Park was assessed (in collaboration with GLA Officers) to be the most aligned to CPP objectives, and the most deliverable in the timescales set by the GLA – with the project expected to be delivered and back in public-use by the end of the financial year 2026/27.
- 6.3. The project is proposed on land owned and managed by The Council, and links into

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urban realm improvements being delivered through the Levelling Up Fund at the market and along Lewisham High Street. The site is also closely linked to future planned improvements on the Lewisham Shopping Centre Site, including the New Model Market.

- 6.4. The public realm will be expanded through general improvements that will activate the park, making it a desirable place to visit and move through. The project will focus on the programming of the park with activities such as adventure and water play, along with physical interventions that will make the area more accessible, such as level access, wider paths, improvements to the bridges over the watercourse, additional seating, and lighting.
- 6.5. Climate resilience and the circular economy are at the heart of the proposal. Physical improvements to the river course, which is currently entirely channelised in concrete, will improve climate resilience through reduction of flood risk. Biodiversity will increase through habitat creation. Tree planting will counteract heat-risk associated with the urban heat effect.
- 6.6. Part of the bid proposal is to scope the feasibility of providing a pedestrian/cycle route from the Sculpture Park to Axion House on Silver Road, to act as the catalyst for future improvements and diversion of the Waterlink Way active travel route through the town centre. This could unlock a future active travel route away from major roads, improving air quality for those travelling to/from school, work, the market, and the shopping centre, while simultaneously reducing air pollution through the reduction of carbon-generating trips by car and bus.
- 6.7. Co-design will be embedded in the project brief to ensure that a truly inclusive public realm is realised that will become a destination for community members and visitors. The space will be welcoming to all, with no expectation that money must be spent to stay and enjoy the park. However, the improvements to the park and its adjacency to the Lewisham Market, Model Market, and Lewisham Shopping Centre will provide an additional reason for people to visit and spend time in the Town Centre, which could correlate to higher spend in the local economy.
- 6.8. An additional overlay of interpretation linked to the physical history of the site as an historic mill, and more recently, a sculpture park, will allow learning activities to spill out from the refurbished Local History Archive at the Lewisham Library building.
- 6.9. Opportunities for the curation of public art that represents the broader community as well as a programme of events to further activate the space will be explored in the next design phases alongside identified community groups and local artists.

7. Community Consultation:

- 7.1. Building on the work to involve and engage communities in the Levelling Up Fund (LUF) capital works programme, existing community groups were identified for targeted participation in the CPP Strategy.
- 7.2. Participants from Lewisham Youth Theatre and Lewisham Speaking Up shaped the strategy through a series of interactive place-based workshops. The sessions were co-designed with the community groups to ensure the content was appropriate and that participants felt comfortable and able to share their lived experience of regeneration and their suggestions for future public realm improvements. These consultations were seen as a pilot for a broader engagement programme to be delivered as part of the CPP Exemplar programme.
- 7.3. The GLA explicitly requires CPP Exemplar projects to deliver projects for and with the

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communities they serve. Guidance highlights the need to engage groups from Black and Ethnic Minority backgrounds, as well as younger and older Londoners.

- 7.4. CPP Exemplar will work to engage the residents with the characteristics identified by the GLA, as well as women, girls and gender diverse people; and people with disabilities. The need to foreground the voices of residents who have these characteristics is supported by LBL authored reports on how to improve health outcomes and overcome barriers to access. The need for targeted engagement has been shown as fundamental to building an equitable Lewisham and is further evidenced through ONS and IoMD data.
- 7.5. ONS Census 21 data shows that Lewisham has London's highest population of Black, Black African and Black Caribbean people at 26,8% of the borough overall. The Birmingham and Lewisham African Caribbean Health Inequalities Review (BLACHIR) (2022) provides quantitative and qualitative data highlighting how Black African and Black Caribbean residents have been disproportionately affected by the COVID-19 pandemic, directly through infections and deaths, and indirectly through economic and social exclusion. The report found that these disparities are a direct result of structural racism, recommending a whole-systems approach for better health outcomes for residents with these characteristics. The report recommends using tools such as social prescribing to improve outcomes for Black groups. These recommendations will be carried forward in all planned CPP Exemplar project community engagement and co-design.
- 7.6. ONS data shows the correlation between age and deprivation in inner London, with many children (0-18 years old) experiencing multiple deciles of deprivation. IoMD2019 found that Lewisham Central North has a 0-18 year old population of 17.4%, with an index of multiple deprivation decile of 8 (very deprived). Lewisham Central South has a child population of 19.7% and a decile of 10 (most deprived). Lewisham's Play Strategy details the importance of play for children to recognise and manage risk, develop social skills, and build confidence. The strategy aims to ensure that play spaces are accessible and high-quality, within walking distance from home/school, and designed in consultation with users. Surveys conducted to inform the document found that most residents choose parks as their principal place to play, but that concerns of safety and feeling ill-at-ease were the primary deterrent in not making use of existing facilities. A high-quality play area designed with and for the children of Central Lewisham who are experiencing unacceptable levels of deprivation is an opportunity to provide healthy outlets for expression and opportunities for connection and joy.
- 7.7. As discussed in the report authored by Lewisham Disabled People's Commission, 'If Not Now Then When' (2023), people who have disabilities have not historically been considered as the 'default' user of public places, and as such many of the existing spaces in our cities do not consider or celebrate these groups' specific needs and ways of being in the world. The report recommends the implementation of a social model of disability where the responsibility for removing barriers to access sits with those providing services. To understand and address these barriers, co-design will be fundamental to the successful delivery of the revitalised Riverdale Sculpture Park.
- 7.8. The project will therefore consult early with these groups to ensure their needs are met and delivered through the redevelopment of the park. This approach to delivery, monitoring and stewardship of the project presents an opportunity to gain a deeper understanding of what good public realm looks and feels like to everyone. This intersectional approach to inclusion will balance the needs of various groups, by considering the public spaces that already exist and are planned within the town centre, to ensure there is adequate choice for all residents.

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8. Match Funding:

- 8.1. The overall amount of match funding to be provided by the Council and its funding partners is £1m.
- 8.2. The bid submitted to the GLA detailed various sources of funding as match funding. These were put forward as being both secured and unsecured, as well as both capital and revenue funding, totalling approximately £1m. This was comprised of the following sums:
 - S106 funding from Lewisham Gateway development - £166,327.83
 - Environment Agency (EA) Water Environment Improvement Fund (WEIF) - £200k
 - Sale of 1.63 Biodiversity Net-Gain (BNG) credits for river restoration works – £352,107.69
 - DEFRA - Natural Environment Investment Readiness Fund to scope BNG credit sales - £20k
 - Lead Local Flood Authority Capital Budget - £50k
 - Officer time to date and predicted to project completion - £231k
- 8.3. However, discussions with the GLA post-submission has resulted in the removal of the estimated officer time from the draft GLA funding agreement as they do not consider Officer time in match funding, as well as the removal of the £20k sum from DEFRA which has already been spent.
- 8.4. S106 funding pots have been explored related to the development at Lewisham Gateway, where financial contributions of £100k for the Waterlink Way fund and £250k for River Quaggy improvements were secured. These amounts were paid to the Council in 2023, and with indexation sit at approximately £166k and £415k respectively.
 - The use of the £100k sum (now £166k) sum has been approved by the developer, and following the receipt of a side letter, legal is satisfied that the project will meet the obligations set out in the S106 agreement. A Project Initiation Document (PID) has been submitted to release these funds and currently sits with the Regeneration Board for final sign-off.
 - The use of the £250k (now £415k) sum has been considered and is no longer being pursued for the Riverdale Sculpture Park project. Officers have assessed that the obligation should be carried out on the Quaggy River as per the S106 agreement.
- 8.5. £30k worth of match funding, not included in the original bid submitted to the GLA, has been identified by Officers in the Climate Resilience team. On 10th July 2024 the Thames Regional Flooding and Coastal Committee at their main committee meeting approved £120,000 spend to carry out a hydraulic assessment of flood risk in the Ravensbourne catchment. This study includes a site specific analysis of the flood risk benefits of restoring the Ravensbourne at Riverdale Sculpture Park up to the value of £30,000.
- 8.6. LBL Officers are working to put together a case for £100k in funding through the Empower Rivers Large Grant Scheme which is managed by Thames21. The likelihood of success through this process is high, given the close working relationship established between the Council and Thames21 to restore the River Ravensbourne at Beckenham Place Park and the ongoing programme of river naturalisation works within the River Pool. Thames21 has provided in-principal support and has written a letter stating that the project closely aligns with their aims and is therefore very likely to

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secure funding following a formal review process in the coming financial years (see Appendix E).

- 8.7. Further discussions with external funding bodies identified as project partners (the EA and Thames21) raised incompatibilities between BNG credit sales and the use of central government funding. Officers have therefore put forward a plan to secure the required match funding without reliance on the sale of BNG credits (a reduction in available match of £352k). In the coming financial years, Officers will apply for funding from a variety of funds administered by the EA/DEFRA, including from the Water Restoration Fund, Flood Defence Grant in Aid (GiA) and Local Levy Funding.
- 8.8. Increased funding from the EA through the WEIF is simultaneously being pursued. Officers have secured £15k this financial year and expect to apply for additional amounts in the financial years 2025/26 and 26/27. EA Officers have expressed their support for the works and have confirmed that the proposals align with their strategic aims (see Appendix F).
- 8.9. Given that the funding position of the EA is currently determined year-on-year, there is a moderate risk that the Council will not be in a position to secure the full £458k needed to make up the full capital match amount expected by the GLA. As a fall-back position, Officers have considered SCIL to make up any shortfall in funding. In the first instance, an in principle allocation of Strategic CIL is being sought from the Regeneration and Capital Programme Delivery Board (RCPDB). A submission has been made and accepted by the Board. This agreement would be subject to successful prioritisation. Every project seeking SCIL has to pass the prioritisation process which requires the project to meet various objectives e.g. it must align with the Local Plan Vision and Objectives. The project has to achieve a certain score to pass (see Appendix D for further details).
- 8.10. Officer time is not covered by the GLA capital match funding. Project management and officer oversight of the project is expected to carry a total estimated cost of £231k to the Council, made up of the following sums:
- £16k in officer time to project manage CPP Strategy to present, calculated at 2.5days/week split between P03 Officer and SMG1 Manager.
 - £215k in officer time to project manage CPP Exemplar to completion, calculated at 4days/week split between P05 Officer and SMG1 Manager.
- 8.11. The current match funding position is set out as below:

Source of Funding	Amount
Section 106 funding Lewisham Gateway: fund related to Waterlink Way, community facilities and flood resilience within the town centre. Agreed in principle (with RCPDP for sign-off)	£166,327.83
Thames RFCC Local Levy funding: secured and allocated to flood risk modelling to inform scope of river works	£ 30,000.00
Thames21 Empower Rivers Large Grant Scheme Agreed in principle (see Appendix E)	£ 100,000.00
Environment Agency -Water Environment Improvement Fund (WEIF): secured (see Appendix F)	£15,000.00

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Source of Funding	Amount
Environment Agency -Water Environment Improvement Fund (WEIF) 25/26: agreed in principle with EA officers, subject to year-on-year financial budgets (see Appendix F)	£50,000.00 - £100,000.00
Environment Agency – WEIF funding 26/27, Water Restoration Fund, the Local Levy, and GiA funding. Unsecured. <i>If unable to fully/partly secure funds through the EA; SCIL will be pursued to cover shortfall (see Appendix D)</i>	£357,672.17 - £407,672.17
Council Contribution – via borrowing, to cover officer time	£231,000.00
TOTAL MATCH FUNDING	£1000,000.00

- 8.12. Investment already made by LBL in the town centre through developer contributions (Section 106 and Community Infrastructure Levy monies identified as match for the LUF programme of works) cannot be considered as match funding for the CPP. However, the significant investments made by the Council to date was highlighted in the bid to assure assessors of the Council’s ambition to inclusively regenerate the town centre.
- 8.13. Prior to bid submission, the GLA confirmed that match funding did not need to meet the 50% threshold stated in the CPP guidance note, as long additionality was demonstrated by applications. The assessors stated that they were looking for:
- Funds that unlock new investment by the applicant or third parties specific to the proposed capital projects.
 - Funds that add value to other investment supporting the regeneration of the wider area as set out in the CPP Strategy.
 - Funds that enable meaningful in-kind contributions by local communities and partners.
- 8.14. Through the strategy document and as part of the bid submission, Officers highlighted how investment in the Riverdale Sculpture Park will leverage future investment. Scoping works to re-route Waterlink Way to the public spaces delivered at Axion House will be undertaken, and the paths at the Riverdale Sculpture Park will be made safe and accessible in line with active travel standards. Innovative engagement methods that amplify the voices of those previously not heard in shaping the regeneration of Lewisham’s places will unlock support in kind from community groups to deliver and maintain the park as a safe and inclusive public place into the future.

9. Procurement Strategy:

- 9.1. It is recommended, given that the majority of the project will be funded by the GLA’s CPP Exemplar fund, that the Mayor of London’s Architecture and Urbanism (A+U) Framework, be used to select a Lead Consultant to deliver the ambitious design brief.
- 9.2. Suppliers on the A+U Framework have been through a comprehensive two stage OJEU compliant procurement process. The assessment of submissions has been

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weighted according to proposed methodology, skills and experience, practice policies & systems, diversity monitoring, and finances. This has resulted in a high number of practices having a diverse workforces and/or leadership, as well as a track record of delivery.

- 9.3. All practices on the A+U Framework are required to hold insurance at the following minimum levels:
 - Employer's (Compulsory) Liability = £5m (It is a legal requirement that all companies hold Employer's (Compulsory) Liability insurance of £5 million as a minimum. Please note this requirement is not applicable to Sole Traders.)
 - Public Liability Insurance = £10m
 - Professional Indemnity Insurance = £2m for SME+ and £1m for Micro Enterprises
- 9.4. Lot 04: Landscape, Green Infrastructure & Public Realm has a pool of ten design-led landscape/architecture practices with the appropriate expertise to lead on the delivery of the Riverdale Sculpture Park. Suppliers on this lot have a track record of delivering well designed, highly sophisticated, contextually sensitive and sustainable landscape, green infrastructure and public realm schemes across a range of scales. They are able to work across all work stages and lead multi-disciplinary teams, including sub-consultants.
- 9.5. Following agreement with the GLA to use the Framework, LBL Officers will develop and issue an expression of interest (EOI) to all ten practices named on Lot 04.
- 9.6. Suppliers who are interested in bidding for the tender will be invited to submit a mini-competition response, and response to the brief, ensuring a competitive and fair tender process.
- 9.7. As per the Framework requirements, submissions will be assessed with an 70% Quality/ 30% Financial weighting, with the 70% quality including a minimum 10% to social value, and 5% to EDI for diverse skills and expertise
- 9.8. It is expected that the maximum contract value for professional fees (including sub-consultants, surveys and community consultation costs), would be £500k. This figure is based on 20% of the capital works budget, as suggested in the QS prepared Order of Costs, although Officers do intend to benchmark this against similar scale projects to ensure appropriate allocation of resources.
- 9.9. Evaluation of tender returns should be undertaken by a qualified and suitably diverse panel, soon after the submission date of to allow for clarifications. A final decision should be made by the Council with the successful consultant informed of the outcome by mid January 2025.
- 9.10. As per the headline recommendation of this report and to ensure consultants are on-boarded as soon as possible, Officers are seeking the appointment of the Lead Consultant to be delegated to the Executive Director of Place.
- 9.11. The Lead Contractor will be procured through an open, competitive tender process. Prior experience of delivering projects together with multiple stakeholders, including community groups, will be a requirement of all tender returns. The tender will be published on the London Tenders Portal.
- 9.12. The panel that will assess the tender returns for Lead Contractor will likely be composed of the same members as those who assessed the Lead Consultant, as well as the appointed Lead Design consultant.
- 9.13. As per the headline recommendation of this report and to ensure the contractor is on-boarded as soon as possible, and given that the works value will exceed £1m, Officers

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are seeking the appointment of the Lead Consultant to be delegated to the Executive Director of Place.

10. Financial implications

- 10.1. Upon entering into the agreement with the GLA for the £2.468m grant, the council will be bound to the conditions of the grant in regards to use of these funds. If the council were to break these conditions it would likely be required to pay back some or all of the funds, along with any interest accrued. To mitigate this risk, regular grant returns will be completed & submitted to the GLA.
- 10.2. Of the match funding that is being requested, £45k is secured and £726k is unsecured. Although it is thought to be likely these unsecured sums can be obtained, there is a risk that this is not the case. This would mean the council would have to seek alternative funding for this project.
- 10.3. Of this match funding £166k will be from s106. Although these funds have specific conditions attached to their use, they could potentially be used for other projects within the borough so can therefore be seen as an opportunity cost.
- 10.4. The other £560k match funding is external grant funding which, similarly to 10.1, will also have conditions attached around the spend of these funds.
- 10.5. The initial cost estimates indicate that a minimum budget of £3.25m is required to complete this capital project. Although these estimates are thought to be prudent, there is a risk that the actual costs exceed this amount. If this is the case then the project would need to secure additional funding. This risk is mitigated through a contingency included within the cost estimate as well as effective budget monitoring throughout the life of the project.

11. Legal implications

- 11.1. 11.1 Lawful Use of Section 106 Contributions: The Council must ensure that S106 contributions are used strictly in accordance with the terms of the S106 agreements. These agreements typically stipulate that the funds must be used to mitigate the impacts of specific developments by funding local infrastructure, facilities, or services. The use of S106 funds for public realm improvements must have a direct link to the development that generated the contributions, fulfilling the "nexus" and "proportionality" principles established in planning law. Planning and Legal Compliance: The public realm improvement works may require planning permission and must comply with all relevant planning, environmental, and health and safety legislation. The Council must secure all necessary permissions and ensure full legal compliance to avoid potential legal challenges, fines, or injunctions that could delay or obstruct the project
- 11.2. The Greater London Council (General Powers) Act 1966 allows the Council to make contributions to borough councils for various purposes, including public realm improvements. This statutory framework supports the Council's ability to match funding from the GLA with section 106 contributions, and other contributions; provided the projects fall within the specified categories.
- 11.3. As part of its legal duties, the Council must undertake appropriate community consultation to ensure that the public realm improvements meet the needs and expectations of the local community. This is particularly important to avoid potential legal challenges based on inadequate consultation. Additionally, the Council must conduct an Equality Impact Assessment (EIA) to identify and mitigate any adverse impacts of the project on protected groups under the Equality Act 2010.

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12. Equalities implications

- 12.1. Under the Public Sector Equality Duty (PSED) as outlined in the Equality Act 2010, the Public authorities must have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between persons who share a relevant protected characteristic and those who do not.
- 12.2. In assessing and addressing the equalities implications, an engagement strategy is important. The 'engagement template' that forms part of the Room for Rivers Strategy will form the basis from of the engagement strategy in the capital delivery phase of the project. The project team will expand its reach to include not only LYT and LSU but more groups that promote the interests of people with characteristics that we have identified to be missing from the conversations around regeneration, river restoration, and public realm.
- 12.3. The first task of the appointed consultant will be to update the stakeholder map produced in the strategy phase and overlay a power-map to identify barriers to successful engagement and set out ways to mitigate these blockages.
- 12.4. The Council acknowledges that there may be conflicts that arise in the requirements of different end-users of the park. We will work with our targeted groups to balance their needs, taking an intersectional approach to inclusion. Through detailed understanding of the offer of public places available in the town centre, as well as the future offer of public places that will be delivered through large scale development, the facilities that will be co-designed and delivered for the park will ensure there is adequate choice of public places for all residents.
- 12.5. Whenever appropriate participants will be paid for their time, and local supply chains for transport, refreshments, printing etc will be used. Accessibility will be holistically considered (including physical, mental, and economic requirements) with reasonable adjustments made to accommodate all who would like to participate. Activities will be designed to be engaging/interesting and appropriately targeted to each user groups specific needs. Trusted groups members or facilitators will co-facilitate workshops to ensure power sharing is actioned by our appointed consultants.
- 12.6. The Council's project team will undertake an Equality Analysis Assessment (EAA) prior to project commencement to identify how or whether any changes being proposed at Riverdale Sculpture Park will impact one or more protected group. Undertaking these assessments helps the Council to assure residents and service users that decisions are being taken fairly.
- 12.7. To assemble a diverse team we will draw on the Council's diverse workforce which broadly reflects the community we serve. We propose to appoint a lead consultants through the A+U framework, where EDI is weighted appropriately, to ensure diverse representation within the appointed consultant practice. This is important as we acknowledge that there is a lack of architects and designers from Black, Asian and Minority Ethnic backgrounds in the profession. The importance of representation in the decision-taking team is paramount to the success of the project, ensuring that biases are eliminated and/or challenged at the source.
- 12.8. The project is designed to do things differently, piloting new ways of engaging community members and co-designing public places that work for all residents. The design team will be expected to act dynamically, changing approaches to accommodate diverse needs and requirements. This way of working, less rigid than a typical design process, will be designed into the brief and will form part of the assessment criteria for bidding teams.
- 12.9. Monitoring using quantitative and qualitative data will be collected using best practice toolkits set out in the GLA's Good Growth Toolkits. Community audits will be conducted

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by focus groups, including groups exclusively composed of women, girls and gender diverse people. These will be conducted at project inception to form a baseline position. Secondary community audits using the same methodology and broadly the same focus groups will be completed at project handover, which will be used to produce contractor snagging lists. Follow-up community audits will take place 6 months after completion to monitor outcomes against the baseline.

13. Climate change and environmental implications

- 13.1. Climate change and the environment are at the heart of the project. The improvement to the park will increase resilience to the impacts of climate change, including providing shade, reducing the risk of overheating, reducing surface water and fluvial flood risk and conserving water resources. The project will see improved air and water quality, and reduced exposure to air pollution, enhanced biodiversity and ecological resilience, creation of wildlife habitat and increased tree canopy cover, increased green skills, local community capacity and cohesion.

14. Crime and disorder implications

- 14.1. Increasing the use of Riverdale Sculpture 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. Health and wellbeing implications

- 15.1. Renovation and regeneration of the park will provide significant health and well-being opportunities. Riverdale Sculpture Park will provide communities with increased opportunities for outdoor activities. As part of the project, a programme of volunteering and training will be developed leading to physical and mental health and well-being benefits and increased social cohesion.

16. Background Papers

- 16.1. The Lewisham Open Space Assessment 2020, [Lewisham Council - Environment](#)
- 16.2. Parks and Open Space Strategy 2020-2025, [Lewisham Council - Parks and open spaces strategy](#)
- 16.3. Draft Lewisham Local Plan 2020-2040, [Lewisham Council - A new local plan for Lewisham](#)
- 16.4. Lewisham's Corporate Strategy 2022-2026, [Lewisham Council - Corporate strategy](#)
- 16.5. Mayor of London's Environment Strategy 2018, [London Environment Strategy | London City Hall](#)
- 16.6. The Birmingham and Lewisham African Caribbean Health Inequalities Review (BLACHIR) 2022, [Lewisham Council - Birmingham and Lewisham African and](#)

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[Caribbean Health Inequalities Review \(BLACHIR\)](#)

- 16.7. Lewisham's Play Strategy 2023-2028, [Lewisham Council - New Play Strategy approved for Lewisham](#)
- 16.8. If Not Now Then When' 2023, [Lewisham Council - Lewisham Disabled People's Commission Report](#)
- 16.9. GLA Civic Partnership Programme, [Civic Partnership Programme | London City Hall](#)
- 16.10. A+U Procurement User Guide: [Procurement: Architecture + Urbanism Framework | London City Hall](#)

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- 17.4. Financial implications, Thomas Clarkson, thomas.clarkson@lewisham.gov.uk

18. Appendices

- 18.1. Appendix A: Lewisham CPP Strategy report: Room for Rivers – Places for People
- 18.2. Appendix B: Lewisham CPP Strategy Appendix: Room for Rivers – Order Of Costs
- 18.3. Appendix C: GLA Grant Funding Agreement Template
- 18.4. Appendix D: SCIL Allocation for 24/25 – Riverdale Sculpture Park report
- 18.5. Appendix E: letter of support from Thames21
- 18.6. Appendix E: letter of support from the Environment Agency

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