



Hampstead Heath, Highgate Wood and Queen's Park Committee

Date: MONDAY, 20 JULY 2015
Time: 11.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

LATE PAPER

15a. Additional Works Programme 2016-17 Report of the City Surveyor

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Lunch will be served in the Guildhall Club at 1pm

**John Barradell
Town Clerk and Chief Executive**

AGENDA

- a) **Additional Works Programme 2016/17**
Report of the City Surveyor.

Committee(s):	Date(s):
Hampstead Heath, Highgate Wood and Queen's Park Committee	20 July 2015
Subject:	Public
Provisional Additional Works programme 2016/17	
Report of:	For Information
The City Surveyor CS: 148/15	
<p>Summary</p> <p>This report sets out a provisional list of cyclical projects being considered for Hampstead Heath, Highgate Wood and Queen's Park in 2016/17 under the umbrella of the "additional works programme".</p> <p>The draft cyclical project list for 2016/17 totals approximately £0.6m and if approved, will continue the ongoing maintenance of the property and infrastructure assets.</p> <p>Recommendation</p> <ul style="list-style-type: none"> • That your Committee notes the content of this report 	

Main Report

Background

1. At the meeting of Resource Allocation sub Committee in January 2015 Members considered and approved a prioritised list of "additional works" projects for 2015/16.
2. The total value of the overall Additional Works Programme will be £5.64m. Of this allocation Hampstead Heath, Highgate Wood and Queen's Park received £1.26m to allow all the projects on the prioritised list to proceed in 2015/16.
3. This approved package of works continues a programme of works that has seen the additional investment of just under £6m at the three locations over the last five years.

Current Position

4. I am in the process of finalising my review of our forward maintenance plans (20 year) which will form the basis of the next round of additional works bids for 2016/17.
5. The review is expected to be completed in the next two months. In the interim and to allow you to have a preview I attach at Annexe A the provisional list of

projects for Hampstead Heath, Highgate Wood and Queen's Park under consideration for 2016/17.

6. The information for the bid has been taken from the 20 years for each property within the Estate; the 20 year plans are regularly updated with the Superintendents to ensure they are as accurate as possible.
7. It should be noted that the provisional list for 2016/17 is subject to a final review prior to presentation to the Corporate Asset sub Committee in September 2015 and consideration and approval of the final list by the Resource Allocation sub Committee at the beginning of 2016.
8. Following guidance from the Corporate Asset sub Committee in regard to the level of funding available the list of works has been prioritised by using the following factors: Health and Safety, potential reputational impact and assessing operational need.
9. The bid list has been presented to the Hampstead Heath Consultative Committee on the 9th March 2015.
10. No bids have been submitted for Highgate Wood as no items were identified in the 20 year plans for this area.

Corporate & Strategic Implications

11. This provisional list for Hampstead Heath, Highgate Wood and Queen's Park identifies a number of works that could be progressed within a reasonable timescale subject to funding being made available from the additional works programme, and providing that proposed expenditure is not affected by other decisions taken in respect of any particular property asset.
12. Once agreed the projects relating to the additional works programme will be reviewed to reflect strategic asset management decisions and the wider corporate objectives to ensure that the City can meet its overall criteria relative to the management of its property assets.
13. Of particular note are the following items in the provisional additional works programme 2016-2017:
 - Pergola, West Heath (£100,000) – Repair works are required to this Grade II listed structure which was completed in 1925. This continues a programme of consolidation repairs and this proposed phase seeks to address the deteriorating condition of the oak framework and prevent further weather damage.
 - A further £100,000 is proposed for the resurfacing of Tennis Courts 1 – 4 at Parliament Hill Fields
14. The proposals contained within the attached annexe lists support the theme "Protects, promotes and enhances our environment" within the City Together Strategy.

Implications

15. As indicated above, these provisional schedules are based on a preliminary review of the forward repairs and maintenance plans and are subject to further evaluation in terms of value to Hampstead Heath, Highgate Wood and Queen's Park and with regard to overall corporate priorities, including availability of resources, sound asset management and accommodation provisions/arrangements. It will be appreciated that no commitment to their funding can be implied or guaranteed at this stage.

Conclusion

16. The attached provisional list of work for 2016/17 allows the ongoing cyclical repairs and maintenance of the City's Operational estate and Hampstead Heath, Highgate Wood and Queen's Park in particular to continue.

Appendices

- Appendix 1 – Draft Additional Works Programme for 2016/17
- Appendix 2 – Extract from the Minutes of the meeting of the Hampstead Heath Consultative Committee held on 9 March 2015.

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Hampstead Heath

Committee	Location	Building	Description	Cost
Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	General Infrastructure	EMBANKMENT MONITORING	4,500
Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	Heathfield House Complex	FIRE ALARM REPLACEMENT	18,000
Hampstead Heath, Highgate Wood and Queen's Park	Kenwood	Bothy Building	SECURITY ALARM REPLACEMENT	2,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park Area	Staff Yard Complex	FIRE ALARM REPLACEMENT (STAFF OFFICE)	7,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park Area	Staff Yard Complex	LIGHTING (INCL EMERGENCY LIGHTING) REPLACEMENT (STAFF BOTHY)	7,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park Area	Staff Yard Complex	LIGHTING (INCL EMERGENCY LIGHTING) REPLACEMENT (GREENHOUSE)	2,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park Area	Staff Yard Complex	LIGHTING (INCL EMERGENCY LIGHTING) REPLACEMENT (WORKSHOP & STORES)	2,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park Area	Staff Yard Complex	LIGHTING (INCL EMERGENCY LIGHTING) REPLACEMENT (STAFF OFFICE)	5,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Adventure Playground Building	PADDLING POOL PAINT	50,000
Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	General Infrastructure	DESILTING	50,000
Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	General Infrastructure	TEST OF ALL INLET/OUT PIPES & VALVES (PONDS)	5,000
Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	General Infrastructure	VALVE REPLACEMENT	30,000

Hampstead Heath, Highgate Wood and Queen's Park	Hampstead Heath	General Infrastructure	WORKS TO MINOR BRIDGES	1,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Tennis Courts and 3 Shelters	TENNIS COURTS 1-4 - FLOOR SURFACE REPAINT	5,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Tennis Courts and 3 Shelters	TENNIS COURTS 1-4 - RESURFACING	100,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Lido Buildings Complex	DECORATIONS (LIDO)	10,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Lido Buildings Complex	POOL WATER SYSTEM REPLACEMENT	18,000
Hampstead Heath, Highgate Wood and Queen's Park	West Heath	Pergola Shelter and Store	PERGOLA - MAJOR REPAIRS (REPLACE OAK OF SECTION 2)	100,000
Hampstead Heath, Highgate Wood and Queen's Park	West Heath	Pergola Shelter and Store	PERGOLA - SURVEY OF SECTION 2 STONEMWORK	20,000
Hampstead Heath, Highgate Wood and Queen's Park	West Heath	Pergola Shelter and Store	PERGOLA - REPARATIVE WORK ON CRACKS IN JOINTS	4,000
Hampstead Heath, Highgate Wood and Queen's Park	West Heath	Pergola Shelter and Store	PERGOLA - REPARATIVE WORK ON CRACKS IN STONES	4,000
Hampstead Heath, Highgate Wood and Queen's Park	Golders Hill Park	Zoo Shelter and Toilets	FOUL WATER PUMPS AND DRAIN RUN REPLACEMENT	20,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Staff Yard Building Complex	KITCHEN REFURBISHMENT (STAFF BOTHY)	8,000
Hampstead Heath, Highgate Wood and Queen's Park	Kenwood	Bothy Building	TOILET REFURBISHMENT	3,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	The Meadow	REPLACEMENT WINDOWS	15,000
Hampstead Heath, Highgate Wood and Queen's Park	Parliament Hill Fields	Staff Yard Building Complex	SHOWER REFURBISHMENT (STAFF BOTHY & OFFICES)	5,000

Hampstead Heath, Highgate Wood and Queen's Park	Kenwood	Yard	HARD STANDING REPLACEMENT	60,000
		Total		555,500

Queens Park

Committee	Location	Building	Description	Cost
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	Cafeteria & Park Office	CCTV REPLACEMENT (PARK OFFICE)	10,000
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	Mess Room and Stores	DOOR ENTRY REPLACEMENT	4,000
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	General	TENNIS COURTS - RECOAT & OVERHAUL TO 4	10,000
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	General	TENNIS COURTS - RECOAT & OVERHAUL TO 6	16,000
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	Cafeteria & Park Office	DISABLED TOILETS REFURBISHMENT (PUBLIC TOILETS)	4,000
Hampstead Heath, Highgate Wood and Queens Park	Queens Park	Mess Room and Stores	YARD RESURFACING	15,000
		Total		59,000

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Appendix 2

Extract of the Minutes of the Hampstead Heath Consultative Committee Meeting held on 9 March 2015.

6. **PROVISIONAL ADDITIONAL WORKS PROGRAMME 2016/17**

The Chairman introduced a report of the City Surveyor on the Additional Works Programme (AWP), noting that the works for 2015/16 had been fully funded. He added that whilst AWP projects had been fully funded for the past few years, this would not necessarily always be the case in future years. The Assistant Director added that the 2016/17 AWP proposals featured 99 projects on the Heath totalling £1.4m. These proposals would require the approval of the City Corporation's Corporate Asset Sub (Finance) Committee at its meeting in July 2015 before final approval granted by the City Corporation's Resource Allocation Sub (Policy and Resources) Committee at the end of 2015. The 2016/17 tranche of works were planned for a three-year cycle, with 60% of the projects taking place in the first year.

The Chairman noted that he had received notice of a question from Dr Gaye Henson, who had submitted her apologies for the meeting. Dr Henson queried why £50,000 had been allocated to the paddling pool. This amount seemed unnecessarily high, more so given doubts over its long term future. The Assistant Director replied that the costs were indicative only, and the provision for the paddling pool was made in the absence of any firm decision on its future simply to ensure the capacity existed to ensure it could be brought up to standard if need be. Should a decision be made that meant the £50,000 was not needed, this could be reinvested in other AWP projects.

Colin Gregory noted that it was difficult for the Consultative Committee to give guidance over how to prioritise the proposed projects given there was little context with which to judge the relative importance of each project.

Jeremy Wright noted the proposed £250,000 budget for the resurfacing of the Parliament Hill Athletics Track, and queried when the track had been last resurfaced and at what cost. Richard Sumray further queried to what standard the track would be resurfaced. The Operational Services Manager replied that the track had been last resurfaced a decade ago at a similar cost, and that a track specialist would be employed to bring the track up to the required AAA standard.

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