



Open Spaces and City Gardens

Date: MONDAY, 10 OCTOBER 2016
Time: 1.45 pm
Venue: COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

Members: Graeme Smith (Chairman)
Alderman Ian Luder (Deputy Chairman)
Wendy Mead
Barbara Newman
Virginia Rounding (Ex-Officio Member)
Michael Welbank (Chief Commoner)
Alderman Robert Howard
Philip Woodhouse (Ex-Officio Member)
Deputy John Barker
Jeremy Simons
Karina Dostalova
John Beyer (Observer)
Catherine Bickmore (Observer)
Verderer Peter Adams (Observer)

Enquiries: Natasha Dogra 0207 332 1434
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Lunch will be served in the Guildhall Club at 1pm.
N.B. part of this meeting may be the subject of audio visual recording.

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the minutes of the previous meeting.

For Decision
(Pages 1 - 6)

Open Spaces

4. **STATE OF UK PUBLIC PARKS 2016**
Report of the Director of Open Spaces.
(The appendix has been circulated to Members via email and hard copies are available upon request).

For Discussion
(Pages 7 - 10)

5. **OPEN SPACES BUSINESS PLAN - QUARTER 1 UPDATE**
Report of the Director of Open Spaces.

For Information
(Pages 11 - 26)

6. **CONSOLIDATED REVENUE OUTTURN 2015/16**
Report of the Chamberlain and Director of Open Spaces.

For Information
(Pages 27 - 38)

City Gardens

7. **SUPERINTENDENT'S UPDATE OCTOBER 2016**
Report of the Superintendent.

For Information
(Pages 39 - 42)

8. **FINSBURY CIRCUS REINSTATEMENT - ISSUE REPORT**
Report of the Director of Open Spaces.

For Information
(Pages 43 - 46)

9. **ST MARY-AT-HILL GATEWAY 5 REPORT**
Report of the Director of the Built Environment.

For Decision
(Pages 47 - 56)

10. **SENATOR HOUSE GARDEN - DELEGATED AUTHORITY REQUEST**
Report of the Director of Open Spaces.

For Decision
(Pages 57 - 60)

11. **SEETHING LANE GARDEN - DELEGATED AUTHORITY REQUEST**
Report of the Director of Open Spaces.

For Decision
(Pages 61 - 64)

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED**

14. **EXCLUSION OF PUBLIC**

MOTION - That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

15. **DEBT ARREARS - INVOICED INCOME FOR PERIOD ENDING 31 MARCH 2016**
Report of the Chamberlain and Director of Open Spaces.

For Information
(Pages 65 - 72)

16. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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OPEN SPACES AND CITY GARDENS
Monday, 18 July 2016

Minutes of the meeting of the Open Spaces and City Gardens held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 18 July 2016 at 2.15 pm

Present

Members:

Graeme Smith (Chairman)
Wendy Mead
Barbara Newman
John Beyer
Deputy John Barker
Jeremy Simons
Karina Dostalova

Officers:

Sue Ireland	- Director of Open Spaces
Esther Sumner	- Open Spaces Business Manager
Louisa Allen	- City Gardens Manager
Alison Elam	- Group Accountant, Chamberlain's Department
Natasha Dogra	- Town Clerk's Department
Martin Rodman	- Superintendent, Parks and Gardens
Alison Hurley	- City Surveyor's Department

1. APOLOGIES

Apologies were received from Alderman Luder, Alderman Howard, Mr Welbank, Mr Woodhouse, Ms Rounding and Ms Bickmore.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations of interest.

3. MINUTES

Resolved – that the minutes of the previous meeting be agreed as an accurate record.

4. OPEN SPACES DEPARTMENT, CITY GARDENS AND WEST HAM PARK RISK MANAGEMENT

Members were provided with an update on the management of risks faced by the Open Spaces Department. The Open Spaces Department has one corporate risk and upon review, has five departmental risks. There are eight risks for City Gardens and West Ham Park.

Resolved – that Members approved the Departmental risk register and approved the Parks and Gardens risk register.

5. CYCLICAL WORKS PROGRAMME BID 2017/18

The Committee noted a provisional list of cyclical projects being considered for Open Spaces & City Gardens in 2017/18 under the umbrella of the “cyclical works programme”. The draft cyclical project list for 2017/18 totals approximately £34,000 and would continue the ongoing maintenance of the property and infrastructure assets.

Resolved – that the report be received.

6. UPDATE REPORT: DOG CONTROL ORDERS AT BURNHAM BEECHES

The Committee received an update regarding the introduction of Dog Control Orders at Burnham Beeches. The Committee noted the successful work implemented at Burnham Beeches and agreed that this was due to the ongoing efforts of the Superintendent and his team at Burnham Beeches. Members noted that this was still a work in progress and the project would be closely monitored over the following years.

The Committee were in agreement that the public using the Beeches with their dogs had played a large part in the successful implementation of the Dog Control Orders.

Resolved – that the report be received.

7. REVENUE OUTTURN 2015/16

The Committee received the report outlining Revenue Outturn in 2015/16. The Director of Open Spaces better than budget position of £162,000 (Local Risk) is mainly due to a £114,000 underspend at the Directorate. This underspend has been aggregated with budget variations on services overseen by other committees, which produces an overall better than budget position of £885,000 (Local Risk) across all Open Spaces.

Members noted that a request to carry forward £500,000 of which £91,000 relates to City Gardens and £20,000 to the Directorate will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.

Resolved – that the report be received.

8. IMPLEMENTATION OF GRANT THEME - ENJOYING OPEN SPACES AND THE NATURAL ENVIRONMENT

Following discussion with this Committee on 6 June 2016, Members were presented with the proposals for the granting of awards under the ‘Enjoying Open Spaces and the Natural Environment’ Central Grant Programme Theme.

Members noted that five sub-themes were proposed covering biodiversity, conservation, improving mental ill-health, behaviour change in relation to

littering and connecting communities with their green spaces. Members noted that the five funding sub-themes:

- a) connecting communities with their green spaces
- b) improving the conservation value of the open spaces
- c) improving our knowledge of the biodiversity of the open spaces
- d) delivering behaviour change initiatives which reduce the amount of litter and flytipping within open spaces
- e) improving mental ill-health through the use of open spaces

Discussions ensued regarding the minimum grant allowed, which Officers had suggested should be £8,000. Members agreed that if an application for a lower amount was made it should be considered based on its potential and merit. Therefore, the Committee agreed to amend the wording to read “Usually a minimum of £8,000 and a maximum of £15,000”.

Resolved – that Members:

- Approved the Enjoying Open Spaces and the Natural Environment Grant Eligibility Criteria detailed.
- Agreed to delegate authority to the Policy and Resources Committee to approve levels of staffing and associated management fee.

9. UPDATE OF SUPERINTENDENT OF PARKS AND GARDENS

Members of the Open Spaces & City Gardens Committee received an update on management and operational activities across the City Gardens section since June 2016. Members noted that six hundred and forty people attended 32 organised walks which were fully booked and 80 people attended the Nigel Dunnett talk held in the City Centre.

Members noted that the City Centre received over 800 visitors to view the Rebecca Louise Laws exhibition and a recently commissioned film about City Gardens. Nomura International PLC and Eversheds roof gardens received 2,000 visitors each. The Open Squares organisers reported 18,500 visits across the whole of London, estimating the City received approximately 6,000 of these visits. Four poets from the Poetry School were in residence in some of the gardens and the Friends of Watts Memorial provided a talk in Postman’s Park.

The Committee noted that the Friends of City Gardens raised an impressive £900 from selling teas and coffees and plant donations, an increase on last year’s amount. The volume and range of events and activities attracted high profile media attention; two BBC news items, a feature on BBC Gardeners World and a self-walk article in the Sunday Telegraph online gardening section.

Resolved – that the update be received.

10. DEVELOPMENT OF A CHURCHYARDS ENHANCEMENT PROGRAMME

The Committee noted a proposal to develop a programme to enhance the churchyards in the City.

Members noted that the churchyards are historic open spaces and have collective significance as a cultural asset. They form the setting for the numerous listed churches and ancient monuments, providing a refuge from the City's intensity and are essential places for workers, visitors and residents to rest and enjoy. Many are popular green spaces, however, others are underutilised, uninspiring and in need of improvement. In the future, the public realm will need to support an increasing City population as a result of new development and the churchyards are a vital public amenity in this context. The establishment of the Churchyards Enhancement Programme will address the need for improvements to the churchyards in order to support the Future City.

The Superintendent informed the Committee that given the City's churchyards are a community resource and public amenity, it is proposed to utilise funds from the Community Infrastructure Levy (CIL) to develop the programme which will include identifying particular issues with specific churchyards. Individual projects will then be initiated and progressed through the City's project gateway process as usual. It is envisioned that projects will be funded from a variety of sources including CIL, the Diocese and grants.

Resolved – that Members approved the initiation and development of the programme.

11. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

12. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED

The Director informed Members that the communities and Local Government Committee launched an inquiry into public parks to examine the impact of reduced local authority budgets on these open spaces and consider concerns that their existence is under threat.

The Committee invited submission of written evidence to its website on the following issues:

- Who uses parks and open spaces, how often and for what
- The contribution of parks to the health and well-being of communities
- The impact of reductions in local authority budgets on parks
- What the administrative status of parks should be in light of declining local authority resources for non-statutory services.
- How new and existing parks can best be supported
- What additional or alternative funding is available and what scope is there for local authorities to generate revenue from park users
- What the advantages and disadvantages are of other management models, such as privatisation, outsourcing or mutualisation

The Director informed Members that written submissions would need to be submitted by 30 September 2016. The Director was liaising with the

Remembrancer regarding the process of submission and would seek to ensure that Chairmen of all open spaces' committees were kept informed

13. EXCLUSION OF THE PUBLIC

Resolved - that under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

14. NON-PUBLIC MINUTES

Resolved – that the minutes be agreed as an accurate record.

15. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was no urgent business.

The meeting ended at 2:40pm

Chairman

Contact Officer: Natasha Dogra
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Committee(s)	Dated:
Open Spaces Committee - For Information	10th October 2016
Subject: State of UK Public Parks 2016 – Heritage Lottery Fund report	Public
Report of: Director of Open Spaces	For Discussion
Report author: Sue Ireland, Open Spaces	

Summary

The recently published Heritage Lottery Fund (HLF) report 'The State of UK Public Parks 2016' provides important insight into the current state of UK parks. This report focusses on the issues and challenges set by HLF and summarises the City of London Corporation's response to date. Members are invited to consider whether further action is required.

Recommendations

Members are asked to:-

- Note the report.
- Consider whether any further action is required.

Main Report

Background

1. Two years ago the Heritage Lottery Fund (HLF) warned that UK parks were “on the brink” of serious decline after suffering year after year of funding cuts. Their report 'The State of UK Public Parks 2014- Renaissance to Risk?' was reported to your committee on 21st July 2014.

Current Position

2. In a second report, 'State of UK Public Parks 2016' published on 7th September, HLF has again highlighted the growing crisis. While it has found that park use and volunteering have continued to increase; parks and green spaces are experiencing heavier cuts in revenue and capital funding, staff and skills. The number of friends and user groups has increased by 1,100 to 5,900 and fundraising is up from £20m to £50m. However, 92% of park managers report cuts to their budget in the last 3 years an increase of 6% from the last report and 95% expect further cuts over the next 3 years.

3. The average revenue budget for parks and green spaces for a local authority has fallen from £3.1m to £2.6m over the survey period 2013-5.

4. This report includes parks trusts for the first time (including the City of London Corporation) and the results demonstrate that trusts are doing better, with 37% showing an increase in their budgets, 12.5% no change and 18.8% have lost more than 20% of their budget; a mixed outcome. The Corporation's own open spaces funding is in line with this trend; for the 5 years from 2013/14 to 2017/18 efficiency reductions in the order of 15% have been achieved or are planned.

5. An important finding of the report is how well used parks have been, with originally 54% of adults surveyed using them at least monthly increasing to 57% and with families now 90% of households with children under 5 visit monthly. Only 12% of adults don't use parks and the most regular user's being 16-17 yr. olds (44% visit a park weekly) and 25-34yr. olds (32%).

6. On average 22.5% of parks budgets come from external sources. The report shows this is likely to increase to 29% in next three years. Of concern, is that only 54% of local authority parks income is ring-fenced for parks and 79% are considering selling or transferring all or parts of parks.

7. There has been a clearly identified skills drain, with loss of management and operational staff and the trend appears to be likely to increase in the next 3 years. Remaining managers recognise that financial skills are essential to the future of parks services.

8. The timing of this report is helpful in providing evidence to the Communities and Local Government Committee, which has launched an inquiry into the future of parks and how to fund them.

9. For our public parks and green spaces to remain in good heart to serve both current and future generations, HLF recommend five key themes for collaborative working:-

- *Continuing local authority leadership*; with parks/ green space strategies, elected champions and financial information to demonstrate value for money and aid business planning.
- *Promoting active partnerships*; support local networks (this is referring to the London Parks and Green Spaces Forum), research on the benefits of Trusts, diversity of responsibility makes delivering large scale strategic environmental objectives more difficult.
- *Supporting communities to play a more active role*; skills and training for volunteers, information about organisational structures and processes should be widely available to support community groups and sharing responsibilities with local authorities retaining responsibility and funding for aspects such as insurance, health and safety and financial administration to help community groups.

- *Developing new models of management and funding*; research on alternative management models is required, more opportunities to test income generating and management opportunities and support for endowments.
- *Compiling, coordinating and updating data*; a new national green space map is to be published in 2016, the need to develop a robust and regular collection of benchmark data, similar to the US-style 'City Park Facts' and valuation of parks by a natural capital account process.

Way Forward

10. The City of London Corporation has sought to support previous HLF reports including:-

- the introduction of Park Champions,
- engaged with the Greater London Authority in the preparation and production of 'Natural Capital –investing in a Green Infrastructure for Future London',
- has promoted and supported volunteering and learning
- reviewing and updating the green space strategy for the City

11. There may be further opportunities to support London's parks and green spaces as new policy develops and your Committee is responding to the Select Committee Inquiry.

12. Members may wish to consider the HLF recommendations and opportunities further.

Corporate & Strategic Implications

13. The HLF report alerts to issues for the future management of parks and green spaces. The Corporate vision and values recognises the need to maintain high quality, accessible services at the right price and KPP3 recognises the importance of engaging with London and national government on key concerns to our communities. The department's vision is to preserve and protect our world class green spaces for the benefit of local communities and the environment. This report helps to focus attention nationally on the key components of successful funding and management.

Implications

14. There are no direct financial, legal, property or HR implications in considering or responding to this HLF report.

Conclusion

The recently published Heritage Lottery Fund report 'The State of UK Public Parks 2016' provides important insight into the current state of UK parks. This report focuses on the issues and challenges set by HLF and summarises the City of London Corporation's response to date. Members are invited to consider further challenge.

Appendices

- Appendix 1 – State of Public Parks 2016 Heritage Lottery Fund

Background Papers

The State of UK Public Parks 2014 Renaissance to Risk? - Open Spaces Committee
21st July 2014

Sue Ireland

Director of Open Spaces

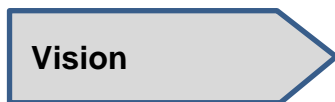
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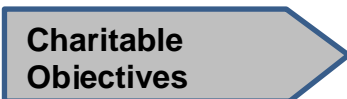
Committee	Dated:
Open Spaces Committee – For Information	10 October 2016
Subject: Open Spaces Business Plan – Quarter 1 Update	Public
Report of: Director of Open Spaces	For Information
Report author: Esther Sumner, Open Spaces	

Summary

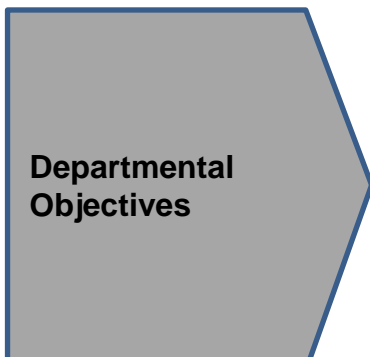
This report updates Members on the progress to date against the Departmental Business Plan.



- Preserve and protect our world class green spaces for the benefit of our local communities and the environment



- Preservation of the open spaces
- Provision for recreation and enjoyment of the public



- Protect and conserve the ecology, biodiversity and heritage of our sites
- Embed financial sustainability across our activities by delivering identified programmes and projects
- Enrich the lives of Londoners by providing a high quality and engaging educational and volunteering opportunities
- Improve the health and wellbeing of community through access to green space and recreation

These objectives are to be delivered through key actions with milestones and monitored through performance indicators.

At the end of Quarter 1, the department is on track in achieving the various agreed milestones. As most of the performance indicators set are annual or six monthly measures, it is too early to give a clear indication in respect of the performance indicators.

Recommendation

- Members are asked to note this report

Main Report

Background

1. The Departmental Business Plan was approved by your Committee on 18 April 2016. The plan was based around the departmental vision which is to preserve and protect our world class green spaces for the benefit of our local communities and the environment and our departmental objectives which are to:
 - a. Protect and conserve the ecology, biodiversity and heritage of our sites
 - b. Embed financial sustainability across our activities by delivering identified programmes and projects
 - c. Enrich the lives of Londoners by providing a high quality and engaging educational and volunteering opportunities
 - d. Improve the health and wellbeing of community through access to green space and recreation

Current Position

2. The department is progressing the various milestones identified within the business plan and an update on these is provided at Appendix 1. Members' attention is drawn in particular to the expected completion of the engineering works for the Ponds Project at Hampstead Heath, progress in respect of declaring property surplus through the Epping Forest & Commons Committee and the development of our volunteering activities.
3. The late start to the summer and late August/early September heat wave impacted on activities on site. This was reflected in delays in summer income and also in website traffic. The department is hopeful that reduced income in the early part of the summer will be compensated for by increased income later in the year.
4. A full breakdown of the agreed performance indicators is at Appendix 2. As many of the measures are annual or six monthly, most of the measures are not yet ready to report on. Members feedback would be welcomed on the presentation of these Performance Indicators.
5. The department is continuing to progress the programmes highlighted within the past two business plans and an updated roadmap is attached at Appendix 4. As Members are aware, the timetable for the Open Spaces Bill has lengthened and this has impacted on other programmes which are reliant on the proposed enabling powers. Generally, the projects are progressing well and there have already been a number of success stories around increased income generation.

Risk

6. As previously reported to your Committee, the department has five departmental risks:

- OSD 001 - Ensuring the health and safety of staff, volunteers, contractors and public (amber)
- OSD 002 - Extreme weather (amber)
- OSD 004 - Poor repair and maintenance of buildings (amber)
- OSD 005 - Animal, plant and tree diseases (amber)
- OSD 006 - Impact of housing and/or transport development (amber)

7. Each of these risks is further articulated through divisional risks and managed through associated divisional actions.
8. The department also has one corporate risk: CR11 – Hampstead Heath ponds: overtopping leading to dam failure (red). It is anticipated that on completion of the engineering work in October, this risk will be removed from the corporate risk register. Issues to do with reservoir maintenance are already included within some divisional risk registers and the department will need to review whether to create a new departmental risk or to keep these issues at the divisional level.
9. All risks continue to be managed and there are no changes to report.

Corporate & Strategic Implications

10. The Business Plan identifies how the department's improvement activities will support the aspirations of the organisation, as reflected in the Corporate Plan. The Improvement Actions particularly support the organisation's core value of: Working in partnership.
11. Delivering the Business Plan will support the Corporation's strategic aims to:
 - SA2 - Provide modern, efficient and high quality local services, including policing, within the Square mile for workers, residents and visitors
 - SA3 - Provide valued services, such as education, employment, culture and leisure to London and the nation.
12. In addition it will deliver the key policy priorities: KPP2, KPP3, KPP4, and KPP5 as defined in the Corporate plan.

Implications

13. Members should be aware that the department is continuing to face uncertainty in respect of the payment of Stewardship Grants both in terms of timescale and payment. Members will be updated as is progressed.
14. There are no further implications arising from this report

Health Implications

15. The Open Spaces continue to contribute to health and wellbeing within the City and other boroughs by providing access to green space and opportunities for sports, leisure and creation. The department is also considering how to support healthy food choices through its café tendering.

Conclusion

16. The department has had a good first quarter and is on track to achieve the milestones set for the year.

Appendices

- Appendix 1 – Actions and milestones
- Appendix 2 – Performance Indicators
- Appendix 3 – Roadmap

Background Papers

Open Spaces Business Plan 2016/17-2019/20

Esther Sumner

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Action	Detail	Milestone 16/17	Update
Departmental Objective 1: Protect And Conserve The Ecology, Biodiversity And Heritage Of Our Sites			
a) Continue to develop and implement strategies that direct the management of our open spaces	City Gardens Management Plan 2017 – 2021 to committee for approval – April 2017	City Gardens Management Plan 2017 – 2021 to committee for approval – April 2017	Update at Q2
b) Develop and implement effective water management plans	Complete the Hampstead Heath Ponds Project	Engineering works completed – Oct 16	Engineering works expected to complete on time
	Progress delivery of the Burnham Beeches pond embankments project	Consultants engaged to conduct biological survey – 2016/2017 Funding routes identified – 2016/17	Consultants engaged No funding currently available. In view of latest low risk assessment, officers are considering removing this project subject to final professional assessment
Achieve museum accreditation and develop arising opportunities	Submit full Museum Accreditation application to Arts Council England for The View (Epping Forest Collection) Complete collections rationalisation programme Quantify visitor experience aspects of the museums accreditation	Museum Accreditation Submission – end May 2016	Application submitted, resulted expected in mid-October. If the recommendation for accreditation is approved there will be a 3 year framework for accreditation.
Departmental Objective 2: Embed Financial Sustainability Across Our Activities By Delivering Identified Programmes And Projects			
Deliver our Programmes and Projects, some of which will deliver departmental SBR savings	Develop and deliver our Programmes and Projects: <ul style="list-style-type: none"> ▪ Learning Programme ▪ Sports Programme ▪ City of London Corporation (Open Spaces) Bill ▪ Promoting Our Services 	Highlight reports to SLT monthly Quarterly reports at OP & CG, WHP, EF&CC, HH,HW&QP committees. 'Four monthly' reports to Port Health and Environmental Services	Agreed to submit Highlight Reports months. The Open Spaces Bill will be heard by the Opposed Bill Committee in November, this has moved back the timescales for this programme.

	<p>Programme</p> <ul style="list-style-type: none"> ▪ Energy Efficiency Programme ▪ Fleet and Equipment Review Programme ▪ Wayleaves Programme ▪ Lodges Review Programme ▪ Car Parks Programme ▪ Café's Programme ▪ Funding Programme 	<p>Committee</p> <p>Sept and Jan budget meetings</p> <p>Financial Year End.</p>	<p>Learning Programme now at Business As Usual. Funding Programme has been dissolved but will be reassessed next year. Car Parks will be closing down following a lessons learned report to SLT.</p> <p>Energy Efficiency Board has successfully applied to the Energy Efficiency fund to support solar energy generation at the Warren complex</p> <p>Fleet Board is delivering the vehicle and plant reduction programme with funds raised being used to support further energy efficiency/generation projects within the Dept.</p>
<p>Work with City Surveyors to deliver the outcome of the operational property assets review for realisation of income and reduction in revenue expenditure</p>	<p>Alternative use realised for West Ham Park Nursery</p> <p>Lodge Review: Properties confirmed as</p> <ul style="list-style-type: none"> • Retain • Surplus for letting • Surplus for disposal <p>Committee reports for properties identified as surplus for disposal and/or letting</p>	<p>Reports produced for relevant committees.</p> <p>Demolition of redundant toilet block - 2016/17</p>	<p>A number of properties have been identified as surplus by the Epping Forest & Commons Committee as well as a number of lodges for corporate lettings.</p> <p>Farthing Downs Office was declared surplus to requirements and the building is now being actively marketed as office accommodation or similar</p>
<p>Actively engage in key corporate procurement opportunities</p>	<p>Active involvement in procurement process for COL's new building, repairs and maintenance (BRM) contract</p>	<p>Input into BRM Customer Working Group – regular meetings up until July 2017</p>	<p>Department has actively engaged with BRM contract and through the Land Management Category Board.</p>

Ensure sustainable provision of the Cemetery and Crematorium service	Assess and determine the most efficient and effective way to replace the Crematorium's cremators	Project Gateway submitted – early 2017 for Gateway 1 / 2	In progress
	Complete the soft and hard landscaping on the 'Shoot' Hard landscaping – 2016/17		Complete
Departmental Objective 3: Enrich The Lives Of Londoners By Providing A High Quality And Engaging Educational And Volunteering Opportunities			
Embed the new Learning Programme across the Department	<p>Create, develop and establish the new Learning Team across the Department</p> <p>Deliver the CBT funded programme 'Green Spaces, Learning Places'</p> <p>Develop and implement monitoring and evaluation framework</p> <p>Obtain additional funding to support delivery and development of the Learning Programme</p>	<p>Recruitment completed to vacant posts – June 2016</p> <p>Appoint evaluation consultant to deliver framework - August 2016</p> <p>Deliver year 1, 2 and 3 targets for the four CBT funded projects – March 2017/2018/2019</p> <p>Develop and implement a fundraising plan - ongoing</p>	<p>Complete</p> <p>A new approach has been agreed with City Procurement following two unsuccessful tendering rounds</p> <p>In progress</p> <p>Plan developed, delivery is in progress</p> <p>Links established with the HLF funded Kenley Revival Project team and activities</p>
Develop volunteering across our sites	Create and enable increased opportunities for 'supported' and 'unsupported' volunteering to assist in the delivery of our services	<p>New volunteering opportunities developed – ongoing</p> <p>Training delivered and support given to volunteer groups to enable 'unsupported' volunteering (i.e. volunteering without a COL</p>	<p>Training will be delivered to staff in October to develop their capacity to support volunteering.</p> <p>There are diverse range of opportunities available and this has been expanded by the new roles to support Learning projects</p>

		member of staff present) – ongoing.	Some local groups have taken an increased ownership and are leading their own session. Kenley Revival Project has generated a new opportunity for volunteering and is progressing well
Departmental Objective 4: Improve The Health And Wellbeing Of Community Through Access To Green Space And Recreation			
Work with partners to create open spaces within the boundary of the City of London	Installation of a new landscape - Aldgate gyratory	Eastern section - installation of mature trees and landscaping (April to July 2016) Western section – tree planting and installation of landscaping January 2017	Most sections complete, although it will be necessary to return to a few sections for further works Maybe subject to delays
	Reinstatement of Finsbury Circus Garden.	Reinstatement proposals agreed - December 2016	Update Q4
Secure funding and partnerships to deliver improved sport and recreation opportunities at our open spaces	Work with partners to secure long term investment in our sports facilities that encourage our communities to get more active. Develop golf provision at Chingford Golf Course (CGC) through new in-house management	Refurbish tennis courts at Queens Park – AWP dependent Embed in-house golf course management - 2016	Included in AWP In progress – role is being adjusted to include Wanstead Flats
Departmental Objective 5: Improve Service Efficiency And Workforce Satisfaction			
Ensure the health and welfare of our skilled and motivated staff	Deliver our workforce Plan and IIP Action Plans Support the implementation of	Departmental learning programme developed – July annually Deliver actions within the	In progress

	the Wellbeing Strategy and the framework of: Connect, Be Active, Take Notice, Learn, Give	Workforce and liP plans - within their identified timelines Establish divisional 'wellbeing champions' – Nov 2016	Report Q4
Make more effective use of IT and adopt 'smarter' ways of working	Support the implementation of the Corporate Joint Network refresh programme, End User Device Refresh and Ways of Working / Accommodation programme	Move from Irish Chambers to Guildhall – End 2016	Date of move TBC
	Maximise opportunities for web based bookings and End Point of Sale systems	Online booking for golf at Chingford – Spring 2016 Partner with CHL in EPOS procurement – March 2017	Online golf booking is now live

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PERFORMANCE INDICATORS

To assist in developing and driving a performance management culture across the service and enabling staff to plan ahead to deliver 'continuous improvement', twenty four performance indicators have been set. □
 These indicators are SMART and challenging and set targets for the next three years. These performance indicator targets should be reviewed annually and future year's targets considered against the previous year's annual performance

PI No:	Description	Frequency Measure	2015/16 Actual Performance	2016/17 Performance Target	2016/17 Actual (annuals)	Q1 April-June	Q2 July-Sept	Q3 Oct-Dec	Q4 Jan-March	2017/18 Performance Target	2017/18 Actual	2018/19 Performance Target	2018/19 Actual
PI 1	Retain 15 Green Flags and improve the overall band score achieved across our Green Flag sites by 2018/2019	Annual	15 green flag sites overall band scores 46% = 80+ 27% = 75 - 79 27% = 70 - 74	Same as 2015/16	15 green flag sites overall band scores 46% = 80+ 27% = 75 - 79 27% = 70 - 74					Same as 2015/16		15 green flag sites overall band score 53% = 80+ 27% = 75 - 79 20% = 70 - 74	
PI 2	Retain 12 green heritage awards and increase this to 13 sites by 2018/19	Annual	12 Green Heritage Awards	12 Green Heritage Awards	12 Green Heritage Awards					12 Green Heritage Awards		13 Green Heritage Awards	
PI 3	Achieve our Departmental net local risk budget.	Annual at year end	Underspent of £885,000	Original Budget £10,347,000						£9,578,000		£9,578,000	
PI 8	Reduce utility consumption (electric)	Annual	323,951	2.5% reduction on 2015/16 performance						2.5% reduction on 2016/17 performance		2.5% reduction on 2017/18 performance	
PI 8	Reduce utility consumption (gas)	Annual	125,461	2.5% reduction on 2015/16 performance						2.5% reduction on 2016/17 performance		2.5% reduction on 2017/18 performance	
PI 9	Reduce fuel consumption (white & red diesel)	Annual	6665	% reduction on 2015/16 performance						5% reduction on 2016/17 performance		5% reduction on 2017/18 performance	
PI 9	Reduce fuel consumption (petrol)	Annual	968	% reduction on 2015/16 performance						5% reduction on 2016/17 performance		5% reduction on 2017/18 performance	
PI 9	Reduce fuel consumption (small fuels)	Annual	4356	% reduction on 2015/16 performance						5% reduction on 2016/17 performance		5% reduction on 2017/18 performance	
PI 10	Increase electricity generation	Annual	2450	Two additional buildings generating 50KWH each						A further two additional buildings generating 50KWH each		A further two additional buildings generating 50KWH each	
PI 14	Increase the amount of supported volunteer work hours	Annual at year end	Not applicable - new measure	To establish the baseline						2016/17 performance plus 5%		2017/18 performance plus 5%	
PI 15	Increase the amount of unsupported volunteer work hours.	Annual at year end	Not applicable - new measure	To establish the baseline						2016/17 performance plus 5%		2017/18 performance plus 10%	
PI 19	Increase the percentage of customers surveyed as part of the 60 second survey or similar that stated the 'overall rating' of the open space as 'very good or excellent'.	Annual	2015 = 69%	75%						2016/17 performance plus 5%		2017/18 performance plus 5%	
PI 20	Increase the number of 'visitors' to the Open spaces webpages.	Annual	534,728	2015/16 performance plus 10% = 588,201						2016/17 performance plus 10%		2017/18 performance plus 10%	
PI 21	Increase the percentage of H&S accidents that are investigated within 14 days.	Updates every six months. Annual at year end	Feb 15 to Jan 16 = 71%	80%						83%		86%	
PI 22	Reduce the average number of Full Time Employee (FTE) working days lost per FTE due to short term sickness absence.	Updates every quarter. Annual February to January	Feb 2015 to Jan 2016 = 3.6 days Short-Term FTE Working Days Lost per FTE	3.45 days FTE Working Days Lost per FTE		0.81				3.3 days FTE Working Days Lost per FTE		3.2 days FTE Working Days Lost per FTE	
PI 23	Reduce the average number of FTE working days lost per FTE due to long term sickness absence.	Updates every quarter. Annual February to January	Feb 2015 to Jan 2016 = 2.43 days Long-Term FTE Working Days Lost per FTE	2.4 days FTE Working Days Lost per FTE		0.72				2.35 days FTE Working Days Lost per FTE		2.30 days FTE Working Days Lost per FTE	

PI 24	Increase the percentage of Open Space's staff who state they are at least satisfied with their workplace in the annual staff wellbeing survey.	Annual	90.22%	92%						94%		95%	
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SPORTS BOARD

PI No:	Description	Frequency Measure	2015/16 Actual Performance	2016/17 Performance Target	2016/17 Actual	Q1 April-June	Q2 July-Sept	Q3 Oct-Dec	Q4 Jan-March	2017/18 Performance Target	2017/18 Actual	2018/19 Performance Target	2018/19 Actual
PI 16	Increase the amount of tennis played across our sites.	Update at six months. Annual at year end. Court Hours usage by adults & concessions:	WHP: 1000 adults 500 by concessions.	WHP: increase court hours used by 65% = 2475 hrs						WHP: increase court hours used by 40% on 2016/17 actual		WHP: increase court hours used by 25% on 2017/18 actual	
			Parliament Hill: 6523 Adults 3799 Concessions	Parliament Hill : Adults 5% = 6849 hrs Concessions 5% = 3899						Parliament Hill: increase court hours by 5% each for adults and concessions on 2016/17 actual		Parliament Hill: increase court hours by 5% each for adults and concessions on 2017/18 actual	
			Golders Hill Park: Adults 1734 Concessions 914	Golders Hill Park: Adults 5% = 1820 Concessions 5% = 960						Golders Hill Park: increase court hours by 5% each for adults and concessions on 2016/17 actual		Golders Hill Park: increase court hours by 5% each for adults and concessions on 2017/18 actual	
			Queens Park: 2960 Adults 785 Concessions	Queens Park: Adults 5% = 3108 Concessions 5% = 824						Queens Park: increase court hours by 5% each for adults and concessions on 2016/17 actual		Queens Park: increase court hours by 5% each for adults and concessions on 2017/18 actual	
PI 17	Increase the amount of football played across our sites.	Update at six months. Annual after year end All data is 14/15. For all sites 15/16 data to be added after year end.	WHP = 59 bookings to end of football season.	WHP increase bookings by 10% on 2015/16 actual = 65 bookings						WHP increase bookings by 5% on 2016/17 actual		WHP increase bookings by 5% on 2017/18 actual	
			3260 bookings to end of football season.	Epping maintain bookings at 2015/16 level = 3260						Epping increase bookings by 2% on 2016/17 actual		Epping increase bookings by 5% on 2017/18 actual	
			Heath Extension = Adult 2 bookings Junior 102 bookings	Heath Extension increase adult bookings by 5% = 2 bookings. Maintain level of junior bookings at 2015/16 actual = 102 bookings						Heath Extension increase adult bookings by 5% and maintain level of junior bookings on 2016/17 actual		Heath Extension increase adult bookings by 5% and maintain level of junior bookings on 2017/18 actual	
			Parliament Hill = Adult & concession 15 bookings	Parliament Hill increase adult and concession bookings by 5% on 2015/16 actual = 16 bookings						Parliament Hill increase adult and concession bookings by 5% on 2016/17 actual		Parliament Hill increase adult and concession bookings by 5% on 2017/18 actual	
			Highgate Wood = Adult 48 bookings	Highgate Wood increase adult bookings by 5% on 2015/16 actual = 51 bookings						Highgate Wood increase adult bookings by 5% on 2016/17 actual		Highgate Wood increase adult bookings by 5% on 2017/18 actual	
PI 18	Increase the number of golf visits at Chingford Golf Course.	Update at six months. Annual at year end	2014/15 the recorded number of visits was 22,000	Establish a baseline figure						Increase 2016/17 baseline figure by 5%		Increase 2017/18 performance by 5%	

CEMETERY AND CREMATORIUM

PI No:	Description	Frequency Measure	2015/16 Actual Performance	2016/17 Performance Target	2016/17 Actual	April-July	Aug-Nov	Dec-March		2017/18 Performance Target	2017/18 Actual	2018/19 Performance Target	2018/19 Actual
PI 4	Increase our market share of burials in relation to the Cemetery and Crematorium's seven neighbouring Borough's	Updates every four months. Annual at year end	6.90%	2015/16 performance plus 0.4% = 7.03%		8.20%				2016/17 performance plus 0.5%		2017/18 performance plus 0.5 %	
PI 5	Increase the number of burials	Updates every four month. Annual at year end	866	2015/16 performance plus 2.5% = 888		296				2016/17 performance plus 2.5%		2017/18 performance plus 2.5 %	
PI 6	Increase the number of cremations	Updates every four month. Annual at year end	2519	2015/16 performance plus 1.5% = 2557		816				2016/17 performance plus 1.5%		2017/18 performance plus 1.5%	
PI 7	As a minimum, achieve local risk Cem & Crem inc	Updates every four month. Annual at year end	Add figure at year end	Original Budget (£4,470,000)		Predicting over achievement of income target				(£4,521,000) 16/17 original budget plus £51k SBR saving)		-£4,521,000	

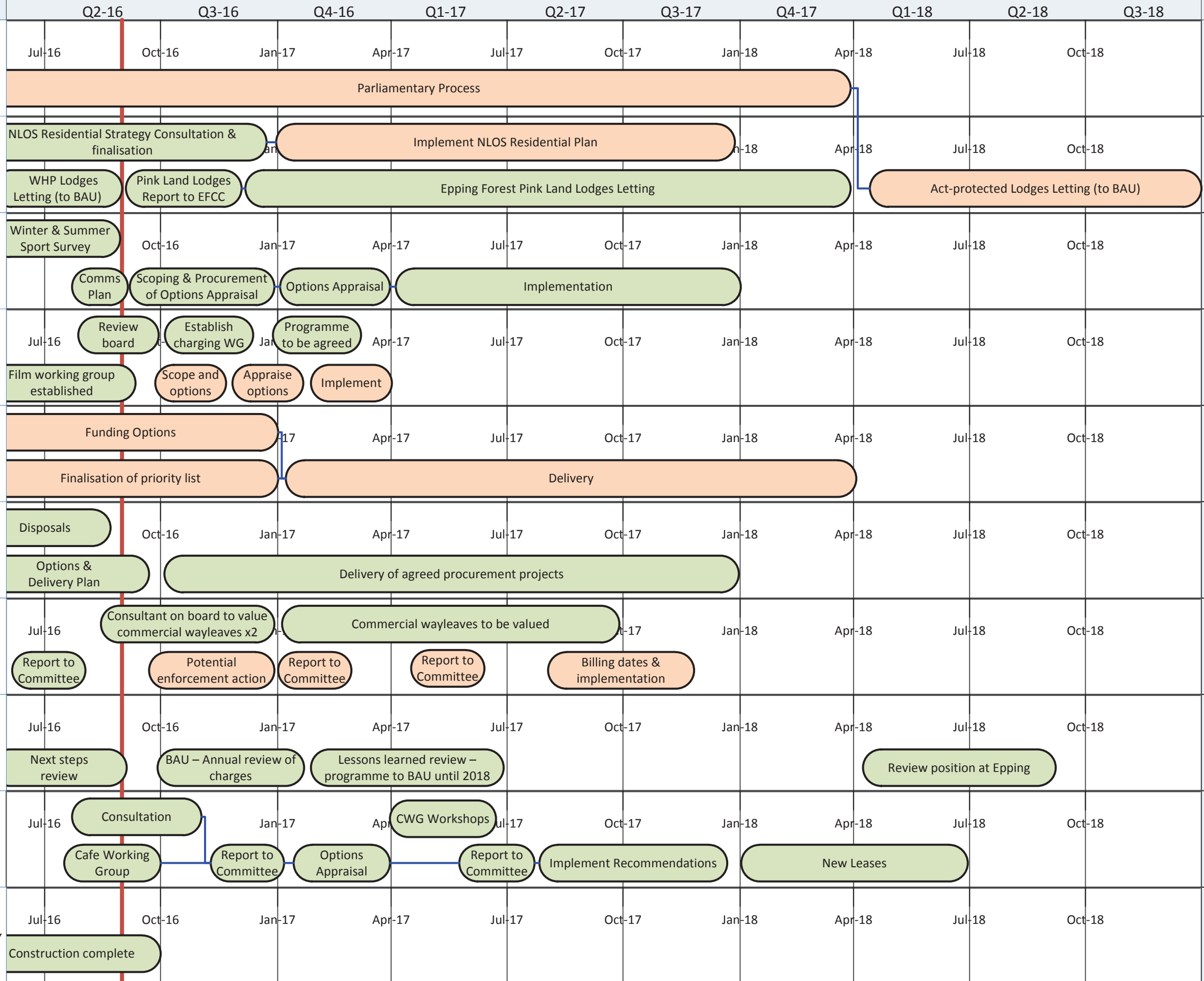
LEARNING PROGRAMME

PI No:	Description	Frequency Measure	2015/16 Actual Performance	2016/17 Performance Target	2016/17 Actual	Q1 April-June	Q2 July-Sept	Q3 Oct-Dec	Q4 Jan-March	2017/18 Performance Target	2017/18 Actual	2018/19 Performance Target	2018/19 Actual
PI 11	Increase the percentage of Learning Programme participants who are more knowledgeable about the natural history of our open spaces.	Update at six months. Annual at year end	Not Applicable - new measure	70% of participants surveyed						80% of participants surveyed		85% of participants surveyed	
PI 12	Increase the percentage of new participants in the Learning Programme who report their intention to visit our open spaces with their families	Update at six months. Annual at year end	Not Applicable - new measure	50% of participants surveyed						60% of participants surveyed		70% of participants surveyed	
PI 13	Increase the percentage of Learning Programme participants who are from Black and Minority Ethnic or under-represented groups	Update at six months. Annual at year end	Not Applicable - new measure	40% of participants surveyed						50% of participants surveyed		55% of participants surveyed	

Latest Revision:
September 26th 2016

City of London Corporation Open Spaces Department Roadmap

RAG
Status



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Agenda Item 6

Committee(s)	Dated:
Open Spaces & City Gardens Committee	10102016
Subject: Consolidated Revenue Outturn 2015/16	Public
Report of: The Chamberlain and the Director of Open Spaces	For Information
Report Author: Derek Cobbing (Chamberlains Department)	

Summary

This report compares the revenue outturn for the services overseen by your Committee in 2015/16 with the final agreed budget for the year. In total, there was a better than budget position of £1,381,000 for the services overseen by your Committee compared with the final agreed budget for the year as set out below.

	<i>Original Budget</i>	Final Agreed Budget	Revenue Outturn	Increase/ (Decrease)
	<i>£000</i>	£000	£000	£000
Local Risk				
Director of Open Spaces	10,673	10,962	10,077	(885)
Director of the Built Environment	159	165	150	(15)
City Surveyor	5,039	3,907	3,617	(290)
Central Risk	(619)	(607)	(528)	79
Recharges	3,992	4,477	4,207	(270)
Total	<i>19,244</i>	18,904	17,523	(1,381)

The Director of Open Spaces actual Local Risk underspend was £885,000. This better than budget position is mainly due to underspends at the Directorate, Epping Forest, and Hampstead Heath, accompanied by an over achievement in income at the Cemetery. Of this £885,000 underspend the Director has an agreed carry forward totalling £435,000 of the £500,000 that was originally submitted, a breakdown of these agreed carry forwards can be found in paragraph 7. The £290,000 better than budget position in the City Surveyor is mainly due to an underspend in the additional works programme, and the £79,000 decrease in income within Central Risk is mainly due to a reduction in income generated by the Hampstead Heath Trust Fund. The £270,000 reduction in Recharges is mainly due to a reduction in support services costs.

Recommendation(s)

It is recommended that this revenue outturn report for 2015/16 and the consequential implications for the 2016/17 budget are noted.

Main Report

Budget Position for 2015/16

1. The 2015/16 consolidated latest approved budget for the services overseen by your Committee received in February 2016 was £18.186M. This budget was endorsed by the Court of Common Council in March 2016 and subsequently updated for approved adjustments. Detailed movement between Local Risk and the latest approved budget can be found in Appendix A. For information, the Cemetery and Crematorium has also been included in this report, to show the overall position for the Department, although it is reported to Port Health & Environmental Services Committee.

Revenue Outturn 2015/16

2. Actual net expenditure for your Committee's services during 2015/16 totalled £17.523M, an underspend of £1.381M compared with the final agreed budget.
3. A summary comparison with the final agreed budget for the year is tabulated below. In the tables, figures in brackets indicate income or in hand balances, increases in income or decreases in expenditure.
4. Each Open Spaces Committee has previously received an outturn report relating to the services it oversees including explanations of the significant variations. Port Health & Environmental Services Committee has received a similar report in respect of the Cemetery & Crematorium.

Comparison of 2015/16 Revenue Outturn with Final Agreed Budget

	<i>Original Budget</i>	Final Agreed Budget	Revenue Outturn	Variation Increase/ (Decrease)
	£000	£000	£000	£000
LOCAL RISK				
Director of Open Spaces				
Open Spaces Directorate	504	683	569	(114)
City Open Spaces	1,014	1,015	967	(48)
Bunhill Fields	110	110	110	0
West Ham Park (inc Rechargeables)	694	732	736	4
The Nursery	(63)	(63)	(9)	54
Epping Forest	2,758	2,813	2,706	(107)
Chingford Golf Course	(74)	(74)	(29)	45
Wanstead Flats	125	125	102	(23)
Woodredon & Warlies	(29)	(29)	(29)	0
Burnham Beeches	410	406	401	(5)
Stoke Common	22	12	12	0
City Commons	1,071	1,088	1,070	(18)
Hampstead Heath	4,783	4,805	4,583	(222)
Hampstead STEM	49	43	43	0
Queens Park	540	540	506	(34)
Highgate Wood	373	373	345	(28)
City Cemetery & Crematorium	(1,614)	(1,617)	(2,006)	(389)
Total Director of Open Spaces Local Risk	10,673	10,962	10,077	(885)
Director of the Built Environment	159	165	150	(15)
City Surveyor	5,039	3,907	3,617	(290)
TOTAL LOCAL RISK	15,871	15,034	13,844	(1,190)
Central Risk	(619)	(607)	(528)	79
Recharges	3,992	4,477	4,207	(270)
Overall Total	19,244	18,904	17,523	(1381)

Local Risk Carry Forward to 2016/17

5. Chief Officers can generally request underspends of up to 10% or £500,000 (whichever is the lesser) of the final agreed local risk budget to be carried forward, so long as the underspending is not fortuitous and the resources are required for a planned purpose. Such requests are subject to the approval of the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resources Allocation Sub Committee.
6. Overspends are carried forward in full and are met from the agreed 2016/17 budgets.
7. The Director of Open Spaces has had the following Local Risk carry forwards approved:

Hampstead Heath, Highgate Wood and Queen's Park Committee

- £40,000 to complete the consultation of the sports review project and to fund the options appraisal (Hampstead Heath).
- £50,000 café improvement work in preparation for re-tendering exercise (Hampstead Heath).
- £60,000 for various consultations including the cafes, the Hampstead Heath Management Plan, and customer satisfaction surveys.
- £16,000 for replacement Pay & Display machines which have either been vandalised or have technical problems (Hampstead Heath)
- £15,000 electronic gate installation at Highgate Wood which needs to be installed for health & safety reasons.

Port Health and Environmental Services Committee

- £35,000 for a new leaf sucker at the Cemetery & Crematorium to replace the existing machine which has exceeded its 5 year life expectancy.

Open Spaces and City Gardens Committee

- £20,000 Tower Hill Garden Safety items.
- £71,000 Various planting refurbishment schemes.
- £10,000 Alternate ways of working programme.

West Ham Park Committee

- £10,000 for a replacement ride-on mower.

Epping Forest and Commons Committee.

- £43,000 for resurfacing and gating at Hill Wood Car Park.
- £50,000 is required for electrical work, and work to walls and floors of the golf course café.
- £15,000 for car park infrastructure.

Appendices

- Appendix A – Movement between the Original 2015/16 and the final 2015/16 agreed budget.

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Appendix A

EPPING FOREST	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	3,981
Director of Open Spaces	
Employees - The major part of this increase was a £32,000 carry forward for a new wayleave officer.	50
Premises - Major contributors are an increase in grounds maintenance (£58,000) and an increase in minor improvements (£39,000)	119
Transport – The main reason for this reduction is due to a large value vehicle/plant being originally budgeted from revenue but because of its value had to be purchased from capital so there was a reduction in the revenue purchase budget.	(125)
Supplies & Services – A combination of small budget adjustments across all Epping at revised estimate stage.	(14)
Transfer to Reserve – No contribution required from Local Risk to reserves due to the ending of HLF	(74)
Income - This reduction in income is mainly due to the ending of CBT funding (£237,000) off-set by an increase in Rental income charges (£144,000)	99
City Surveyor	
The majority of this decrease in the City Surveyor is due to re-phasing of the Additional Works Programme as the 15/16 original includes the full value of the 15/16 programme which is then smoothed out for revised estimates.	(429)
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	3,607

THE COMMONS	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	1,881
Director of Open Spaces	
Employees - Minor increases across Burnham Beeches, West Wickham and Ashted Common at revised Estimate stage mainly due to an increase in employers national insurance contributions.	25
Premises - Minor adjustments within premises related expenditure across Burnham Beeches & City Commons at Revised Estimate stage	(4)
Transport - Minor increases and decreases within Transport related expenditure across Burnham Beeches & West Wickham at Revised Estimate stage	(8)
Supplies & Services – Reduction in equipment and an increase in livestock purchase (both at West Wickham)	8
Third Party - Reduction in expenditure in relation to voluntary associations at Stoke Common.	(3)
Transfer to reserve – Increase due to balance of the Livestock Grazing A/C going to reserve, and contributions towards Kenley	50
Income – Increases in income across ‘The Commons’ from contributions, sale of products, filming, and transfer of the balance held in reserves back into local risk in respect of the grazing account at West Wickham.	(65)
City Surveyor	
The majority of this increase in the City Surveyor is across Burnham Beeches and Ashted Common and is due to both the re-phasing of the Additional Works Programme and an increase in breakdown and servicing since the original estimates were set.	112
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	1,996

WEST HAM PARK	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	973
Director of Open Spaces	
Employees - Due to a reduction in Temp/Agency staff at the park and nursery, and a senior gardener retiring, who was replaced by a more junior member of staff.	(35)
Premises - Repairs & Maintenance (OSD Local Risk) additional expenditure for Tennis Courts refurbishment (funded by LTA) & an agreed £40,000 carry forward for improvements to vacant lodges, to render them ready for leasing externally.	116
Transport - Minor adjustments at revised estimate stage	(5)
Supplies & Services – Minor adjustments at revised estimate stage	5
Third Party Payments – Private Contractors – additional expenditure for tree works in the park	12
Income – Grant from Lawn Tennis Association for the tennis court refurbishment works	(55)
City Surveyor	
The small reduction is due to the re-phasing of the additional works programme.	(8)
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	1,003

HAMPSTEAD HEATH, HIGHGATE WOOD & QUEEN'S PARK	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	7,807
Director of Open Spaces	
Employees - The decrease in employees is mainly due to a combination of deleted posts as reported to Committee on 21 st September 2015 and a transfer of posts to the new Learning Programme.	(240)
Premises – The main reason for this rise is an increase in client funded minor improvements at Hampstead Heath, and an increase in Council Tax charges on tied accommodation at Highgate Wood	64
Transport - Reduction in vehicle purchases at Hampstead Heath	(28)
Supplies & Services – Mainly due to an increase in consultants fees at Hampstead Heath, and a reduction in materials at Queens Park.	34
Income – The 2015/16 Original Budgets included a provision in respect of an education grant, although the application had not been submitted at that time. It was unlikely that any grant funding would be obtained in the 2015/16 year. Reductions in expenditure particularly employees (see above) have been made to off-set this loss of grant funding.	186
City Surveyor	
In the original estimate, the whole value of the 2015/16 AWP programme was included, this was revised to spread it over the remaining years of the programme.	(542)
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	7,281

OPEN SPACES & CITY GARDENS	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	2,062
Director of Open Spaces	
Employees - The increase in employees is mainly due to posts being transferred into the new Learning Programme from 1 st Jan 2016	107
Premises – Minor improvements to lighting at CG main depot to support the department’s sustainability action plan. Increased litter and waste costs for CGs and Bunhill Burial Ground combined (some of these costs are also associated with waste recharges to other departments and waste/spoil associated with S106 project work).	43
Transport - Additional lease hire costs of four vehicles from London Hire as a result of a delay related to delivery of new fleet /contract with Alphabet	1
Supplies & Services – This is mainly due to agreed carry forwards for professional and consultancy fees in the Directorate as part of the service based review.	79
Income – Anticipated increase in S106 contributions /recharges and film income. Original budget had been based on average income targets from previous years.	(44)
City Surveyor	
The reduction of £175,000 from the 2015/16 Original Budget to the 2015/16 Latest Approved Budget is within the additional works programme across Bunhill Fields and City Gardens. As the Additional Works Programme is awarded each year and each programme lasts 3 years the budgets are phased over the life of the project and are profiled based on the operational need of the client, the complexity of the design, appropriate timing of the work and the tender process. This results in a constant movement of the budgets, especially between financial years, however these changes are reported to the Corporate Asset Sub Committee on a bi-monthly basis	(175)
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	2,073

CEMETERY & CREMATORIUM	£000
Original Local Risk Budget (Director of Open Spaces & City Surveyor)	(833)
Director of Open Spaces	
Employees - Planned vacancies at the Cemetery & Crematorium enabled salary budgets could be reduced for 2015/16 only in order to utilise the budget elsewhere in supplies & services	(13)
Premises – Carbon Reduction Credits for the Cemetery & Crematorium were lower than anticipated when the Original Budget was set	(2)
Transport - The Cemetery needed to purchase three new vehicles during the year including an Electric Buggy, 6 Ton Low Load Trailer and a Hayter Condor	40
Supplies & Services – Additional budget was available from other areas of the local risk budget to enable the Cemetery to increase expenditure budgets to allow for planned increased spending on areas such as materials and advertising. In addition, the cemetery had a successful bid for a carry forward of £35,000 from their 2014/15 underspend for their Heat Recovery Project	88
Income – Owing to their above target income figures, the Cemetery were able to bring forwards £40,000 of their 2016/17 SBR target. Other income targets were revised upwards to reflect the higher than anticipated level of income taken.	(116)
City Surveyor	
The reduction of £90,000 from the 2015/16 Original Budget to the 2015/16 Latest Approved Budget is within the additional works programme. As the Additional Works Programme is awarded each year and each programme lasts 3 years the budgets are phased over the life of the project and are profiled based on the operational need of the client, the complexity of the design, appropriate timing of the work and the tender process. This results in a constant movement of the budgets, especially between financial years, however these changes are reported to the Corporate Asset Sub Committee on a bi-monthly basis	(90)
Final Agreed Local Risk Budget (Director of Open Spaces & City Surveyor)	(926)

Committee	Dated:
Open Spaces & City Gardens	10/10/2016
Subject: Superintendent's update October 2016	Public
Report of: Superintendent of Parks & Gardens	For Information
Report author: Louisa Allen	

Summary

This report provides an update to Members of the Open Spaces & City Gardens Committee on management and operational activities across the City Gardens section since July 2016.

Recommendation

Members are asked to:

- Note the report.

Main Report

Budget

1. The City Gardens budget is in line with agreed budget profiles for this time of year.

Personnel

2. A City Gardens apprentice has recently been recruited to a permanent position as an Assistant Gardener and is settling in well. The recruitment of a Support Services Officer has taken place and the new staff member will join the City Gardens team in mid October.

Operational Activities

3. Over the last three months, the City Gardens team and City Procurement have worked in partnership with the London Boroughs of Islington and Waltham Forest in preparing the specification to tender a new contract for arboricultural maintenance services. The contract, to begin in July 2017, will be a framework contract for five years with an option to extend. The specification is being developed in collaboration with a number of Open Spaces teams. By buying together and in bulk, there will be cost savings and

evidence of achieving value for money. The shared specifications will also incorporate the required sustainability standards and product quality.

4. The tender will be carried out in accordance with EU and UK procurement regulations in a fair and transparent manner and the contract will be awarded following further scrutiny by the Land Management Category Board chaired by the Director of Open Spaces.

Community, Volunteering, Outreach and Events

5. City, London and Britain in Bloom Campaigns

On the 21st September, officers attended the London in Bloom finalist award celebrations. The City won an overall Gold for the Town category.

The full list of accolades is set out below:

Town Category

City of London Gold

Small Park Category

Beech Gardens, the Barbican Estate Gold
Christchurch Greyfriars Church Garden Gold

Churchyard Category

St Olave, Hart Street Churchyard Gold & Category Winner

Discretionary Awards

The London in Bloom Meadows Award - Beech Gardens, the Barbican Estate (Award criteria based on sustainability, choice of planting, quality and maintenance)

It's Your Neighbourhood

We are also delighted that Friends of City Gardens achieved Level 5 'Outstanding', the highest award available, in the community based awards, It's Your Neighbourhood.

Results for Britain in Bloom will be announced at the award ceremony taking place in Birmingham on Friday 14th October

City in Bloom

On Monday 12th September over 100 guests were welcomed to the City Centre and the Roman Amphitheatre in the Guildhall for the City in Bloom Award Ceremony, sponsored by J. B Riney & Co. Ltd. organised by Friends of City Gardens and supported by the City Gardens team. City in Bloom is an annual campaign that recognises the work of community groups, businesses

and residents in making the Square Mile a greener place to live, work and visit. Over 130 entries were received across nine different categories, from window boxes and hanging baskets to roof gardens, terraces and green roofs. Entries were judged by 20 volunteer judges using criteria including horticultural excellence, site suitability and biodiversity and sustainability, with those shortlisted invited to the award ceremony. Both entries and individuals were awarded one of a total of 26 awards recognising the outstanding contribution to areas, including food growing, community engagement and commercial planting. Best in Show was awarded to Middle Temple for their vegetable garden.

6. Festival Gardens hosted a very successful open air film screening on 18th August, organised by Nomad Cinema and sponsored by both Brookfield Property Partners and Cheapside Business District. The event sold out and we have received very positive feedback from the sponsors, organisers and members of the audience.
7. The Cheapside Business District have kindly agreed to sponsor 10,000 bulbs to be planted alongside our spring bedding for the Cheapside area.
8. *The Christmas tree lighting event*
The Christmas tree lighting ceremony will take place on 6th December at 4pm, the Lord Mayor will be in attendance and the St Paul's Cathedral School Bread Street choir will be singing at the event. Following the event refreshments will be served at the St Paul's Cathedral School.

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City Gardens Manager

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Committee	Dated:
Open Spaces & City Gardens	10 October 2016
Subject: Finsbury Circus Reinstatement – Issue Report	Public
Report of: Director of Open Spaces	For Information
Report author: Martin Rodman	

Summary

This report advises of provisional representations from the City of London Bowling Club (CoLBC) regarding a possible return to Finsbury Circus.

The Bowling Club wishes to present business proposals to the City Corporation setting out details for its more efficient use of a reinstated facility and a maintenance regime, and is seeking reconsideration of your Committee's previous decisions not to reinstate a specialist sporting surface. The Bowling Club has been invited to do make written representations by the 15 October, with the intention of presenting these to your meeting on 5 December 2016, together with officer views and recommendations.

Recommendation

Members are asked to:

- Note the report.

Main Report

Background

1. In December 2009, the Open Spaces Committee approved potential options for the reinstatement of Finsbury Circus Garden following completion of the Crossrail works, and resolved that;
 - a. The City of London Bowling Club be advised that, should it return to Finsbury Circus following the completion of Crossrail works, the City would want to formalise its future occupation of the club room at a rent with maintenance obligations and appropriate costs and recovery, including staff time;

- b. Subject to the City of London Bowling Club declining the basis for returning to Finsbury Circus, a project evaluation group consisting of relevant officers be set up to fully explore suitable options for the reinstatement of Finsbury Circus upon completion of Crossrail.
2. CoLBC was advised of the City's approach and responded stating that it would be unable to afford to meet the City's reasonable costs, and consequently would not be able to return to Finsbury Circus.
3. Furthermore, in December 2014 your Committee considered a report on the reinstatement design for Finsbury Circus. Your Committee resolved to:
 - a. Endorse the reinstatement of Finsbury Circus Garden to be laid out for general public access as a high quality garden space and without the introduction of specialist sporting surfaces exclusively aimed at specific user groups.
 - b. Note the Equalities Impact Assessment which indicates that a reinstated garden without specialist sporting surfaces would serve all users rather than any one specific user group.
4. The decision taken in December 2014 impacts directly on the reinstatement of a bowling green at Finsbury Circus.

Current Position

5. This summer, the Superintendent of Parks & Gardens met with a representative of CoLBC who expressed his extreme displeasure with the decisions that had been taken. It was stated that the Club had always expected to return to Finsbury Circus once the garden had been reinstated post-Crossrail, and that this aim had not changed. It was also stated that, were they able to put their case directly to your Committee, they would be confident that the decision taken in 2014 would be overturned.
6. Background data demonstrating why the decisions had been taken was provided to CoLBC. This was primarily based on the cost of maintaining a green versus the benefit derived, and on the area of garden taken up by the facility which directly conflicts with City policies on the amount of publicly accessible open space.
7. CoLBC proposed that the reinstated green could be directly managed by the Club much more economically than by the Corporation's City Gardens' team.

Proposals

8. In consultation with the Deputy Chairman and Director of Open Spaces, and having taken advice from the Town Clerk's and City Solicitor's departments, the Chairman has agreed to consider a written submission from the CoLBC at this Committee's December meeting.

9. CoLBC have been invited to submit a proposal of up to three sides of A4 paper for consideration in advance of the meeting. This submission should set out the Club's business case for running the facility, should state the currently active membership of the Club, and its activities since the closure of Finsbury Circus six years ago. The submission deadline agreed with the Club is 15 October 2016.
10. A representative from CoLBC has been invited to attend the public part of the December meeting, at which a report covering the submission will be heard.

Implications

11. Legal Implications - It is open to your Committee to accept representations on a matter on which resolutions have been passed, at the Chairman's discretion. Any legal implications arising from the bowling club's representations will be provided once the representations have been received.

Conclusion

12. CoLBC has expressed dissatisfaction at a decision taken by your Committee in December 2014, which effectively opposed the reinstatement of a bowling green at Finsbury Circus once Crossrail's works are completed.
13. The Chairman has indicated that he will allow written representations from the Club to be reported on if they are submitted by 15 October 2016 for consideration at your Committee's December meeting.

Appendices

- None

Background Papers

Committee Report 7 December 2009 – Finsbury Circus Bowling Green
Committee Report 9 December 2014 – Finsbury Circus Reinstatement Update

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Agenda Item 9

Committees:		Dates:
Open Spaces and City Gardens Project Sub-Committee		10 October 2016 11 October 2016
Subject: St Mary-at-Hill Churchyard – EE104	Gateway 5 Authority to Start Work	Public
Report of: Director of the Built Environment		For Decision
Report author: Freya Herivel, Department of the Built Environment		

Summary

Dashboard

Project status: Green

Timeline: Construction anticipated to commence in January 2017 and completion anticipated May 2017.

Budget to reach Gateway 5: £45,425

Spend to reach Gateway 5: £45,425

Implementation cost: £425,200

Spend to date: £45,425

Overall project risk: Green

Progress to date

St Mary-At-Hill church is a grade I listed building that was rebuilt by Sir Christopher Wren and Robert Hooke in 1670-74. The churchyard represents one of the few open spaces in the Fenchurch & Monument area. It is located within the Eastcheap conservation area within the setting of the grade I listed church and the grade II listed No. 6-7 St Mary-at-Hill. It has a fine sense of seclusion and historic character, but is at present in a state of disrepair with low quality paving, poor access and limited planting. In addition to these deficiencies, surveys have revealed below ground structures and inadequate drainage causing potential damage to the church and churchyard wall, considered to be a non-designated heritage asset.

The Fenchurch & Monument Area Enhancement Strategy approved by Members in 2013, identifies St Mary-At-Hill churchyard as a key opportunity to increase access to and enhance the quality of an important open space for the increasing numbers of workers, residents and visitors to the area.

The Eastcheap Conservation Area Character Summary and Management Strategy SPD adopted by Members in 2013 notes that the churchyard's intimate historic character would benefit from low-key enhancement works and increased activity.

The Gateway 4 (G4) report was approved on 4th November 2015 with the recommendation to approve the preferred design approach put forward by the project Working Party. The preferred design approach included:

- A drainage proposal comprising of a landscaped terrace with catchment area, replacing a section of churchyard wall
- An enhanced churchyard with step free access into the churchyard from the street
- The restoration of existing historic features
- New Yorkstone paving
- A new tree and several new planting beds
- Improved lighting

Since the approval of the Gateway 4 report for the churchyard, the detailed design has been developed in association with a church building restoration project led by the Diocese and Parish.

The opportunity exists to modify both projects to facilitate step-free access between the church and churchyard and this approach has been approved by the Working Party. The benefits of this improved design include creating a more accessible, flexible and inclusive space, to be enjoyed by a greater number of people.

However, revisions to the detailed design of the churchyard to accommodate this step-free access and its implementation, which requires significant additional excavation, results in an increase to the project budget with an overall project cost of £475,576 compared to £200-300,000 estimated at G4.

Trial pits were dug in January 2016 to establish the archaeological potential of the churchyard and concluded no significant archaeology exists. Trial pits were also dug to assess the depth of the basements to Peek House to ensure the correct paving construction depths and suitable drainage could be provided. These trials include the depth of excavation now recommended to achieve step free access into the church. An archaeological watching brief is programmed into the excavation phase to ensure proper assessment and minimise delay.

A Diocese Advisory Committee (DAC) application was submitted on 1st July 2016 and the recommendation for approval by the DAC was given on 5th August 2016. The Faculty application will be submitted in early October 2016, following Committee approval. A planning application was submitted to the City's Planning Division on July 19th with a decision on the detailed proposals to be received by September 19th 2016.

Proposed way forward

The detailed design and cost estimates have now been finalised, and are included in section 5 of this report for consideration.

Should Members be minded to approve this report, the project consultant team will prepare the construction package ready for the implementation phase to commence in January 2017.

The successful close partnership working with the Diocese and Parish through the project has facilitated the delivery of a holistic design and efficient construction programme.

A maintenance and public access agreement between the Parish, Diocese and CoL has been prepared but must be signed by all parties prior to the implementation of the physical works. A separate easement between the Parish, Diocese and a third party owner must also be completed prior to the commencement of the works.

The works to the church threshold will be financed and delivered by the Parish and Diocese as part of a separate refurbishment project.

Recommendations

It is recommended that Members:

- Approve the implementation budget of £425,200 to be funded from the 20 Fenchurch Section 106 Agreement, as set out in section 5 of this report;
- Approve the detailed design as set out in section 1 and Appendices 2, 3 and 4 of this report;
- Approve the authority to start works, subject to obtaining Faculty and Planning permissions and sign off of associated legal agreements.

Main Report

<p>1. Design summary</p>	<p>The main elements of the design include the following:</p> <ul style="list-style-type: none"> • Creating a new enhanced and fully accessible churchyard. This involves lowering the whole of the churchyard by approximately 270mm with the creation of several accessible ramps. This will allow all users to gain access from both the street and from within the church. • Repaving of the churchyard with Yorkstone paving slabs • A new feature tree and planting beds • Removal of a 9m section of the existing 27m retaining wall within the churchyard to create a new planting bed, which is part of a Sustainable Urban Drainage System (SUDS), critical to resolve the existing drainage problem • Introduction of new seating areas with five ‘Chico’ timber seats, which have an inclusive design providing backs and arm rests for users • New lighting scheme providing low level atmospheric lighting to the churchyard as well as an additional new emergency lighting scheme. <p>The provision of step-free access from the street to the churchyard is technically challenging given the depth of footway above existing basements, but is achievable. The proposed drainage solution is the option that provides best value for money and is essential to the success of the scheme.</p> <p>A plan of the design is shown in Appendix 3 and a photomontage of the proposed design is shown in Appendix 4 of this report.</p>
<p>2. Delivery team</p>	<p>The delivery team consist of the following:</p> <ul style="list-style-type: none"> • Project Management – City Public Realm, Director of the Built Environment • Detailed Design – Growth Industry • Lighting Design – BDP • Drainage Design – Highways Division, Director of the Built Environment • Construction – JB Riney (under the City’s term contract)
<p>3. Programme and key dates</p>	<p>Authority to start work – September 2016</p> <p>Pre-implementation phase – October-December 2016</p> <p>Main construction works – January to May 2017</p>
<p>4. Outstanding risks</p>	<p><i>1. Damage to heritage assets during construction</i></p> <p>A detailed archaeological assessment has been carried out of the churchyard and it was found that the proposals are unlikely to impact the archaeology. In addition to this the construction phase will be closely monitored by a qualified archaeologist and a watching brief will be undertaken.</p>

	<p><i>2. Underground archaeology delays construction</i></p> <p>As mentioned above, a qualified archaeologist will oversee the construction phase and a watching brief will be undertaken to minimise any delay.</p> <p><i>3. Ownership of land/access leads to delays in delivering a maintenance agreement</i></p> <p>A draft maintenance agreement has been prepared and is to be finalised prior to the construction phase commencing.</p> <p><i>4. Planting season affects the ability to deliver the project within the preferred timescale</i></p> <p>The project programme indicates that the construction phase should finish at the end of March 2017, which is towards the end of the planting season. The planting will follow the completion of the hardworks on site. Should the construction programme become delayed, it is likely that the planting will have to be carried out at the beginning of the following planting season in October 2017. However a temporary wild flower seed mix could be sown in the planting beds to provide some seasonal interest until the final planting scheme is carried out in October 2017, should the works overrun.</p> <p><i>5. Damage to basements of Peek House</i></p> <p>Trial holes have already been dug to assess the depth of the basements below ground, which has been recorded and factored into the detailed design. In addition to this, prior to the construction phase commencing, a basement survey will be carried out in order to assess and record the existing condition of the Peek House basements.</p>
<p>5. Budget</p>	<p>The total estimated cost of the implementation is £425,200, which is excluding pre-G5 costs, and will be fully funded by the 20 Fenchurch Street Section 106 Agreement (See Appendix 1, Table 2).</p> <p>The implementation cost at G4 was estimated at £200-£300k and this cost has increased due to design amendments required to provide full access into the churchyard from within the church, in addition to providing level access from street level.</p> <p>The original design and cost estimate at the last Gateway did not account for level access into the churchyard from St Mary-at-Hill church. Since the last Gateway, the Working Party has requested level access up to, but not including the church threshold, as part of the design to provide full access, which has cost implications. However the benefits of this improved design include creating a more accessible, flexible and inclusive space, to be enjoyed by a greater number of people.</p> <p>The works to the church threshold will be financed and delivered by the Parish and Diocese as part of a separate refurbishment project.</p> <p>To date, additional staff costs have been incurred due to the increased engagement required with the Diocese and Parish, to align both projects and create step-free access from the street and the church. The revised total implementation cost of the project is set out in Appendix 1, Table 2.</p>

6. Success criteria	<ul style="list-style-type: none"> • A more accessible environment for all users, provided through level access throughout and new seating • Increased footfall in the churchyard through an enhanced open space • Enhancement to the historic setting of the listed church • Improved air quality and sustainable drainage
7. Progress reporting	Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue Report to Spending and Projects Sub Committees

Appendix 1	Project finances
Appendix 2	Map of project area
Appendix 3	Plan of project design
Appendix 4	Visual of the upper churchyard area

Contact

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Telephone Number	020 7332 3132

Project finances

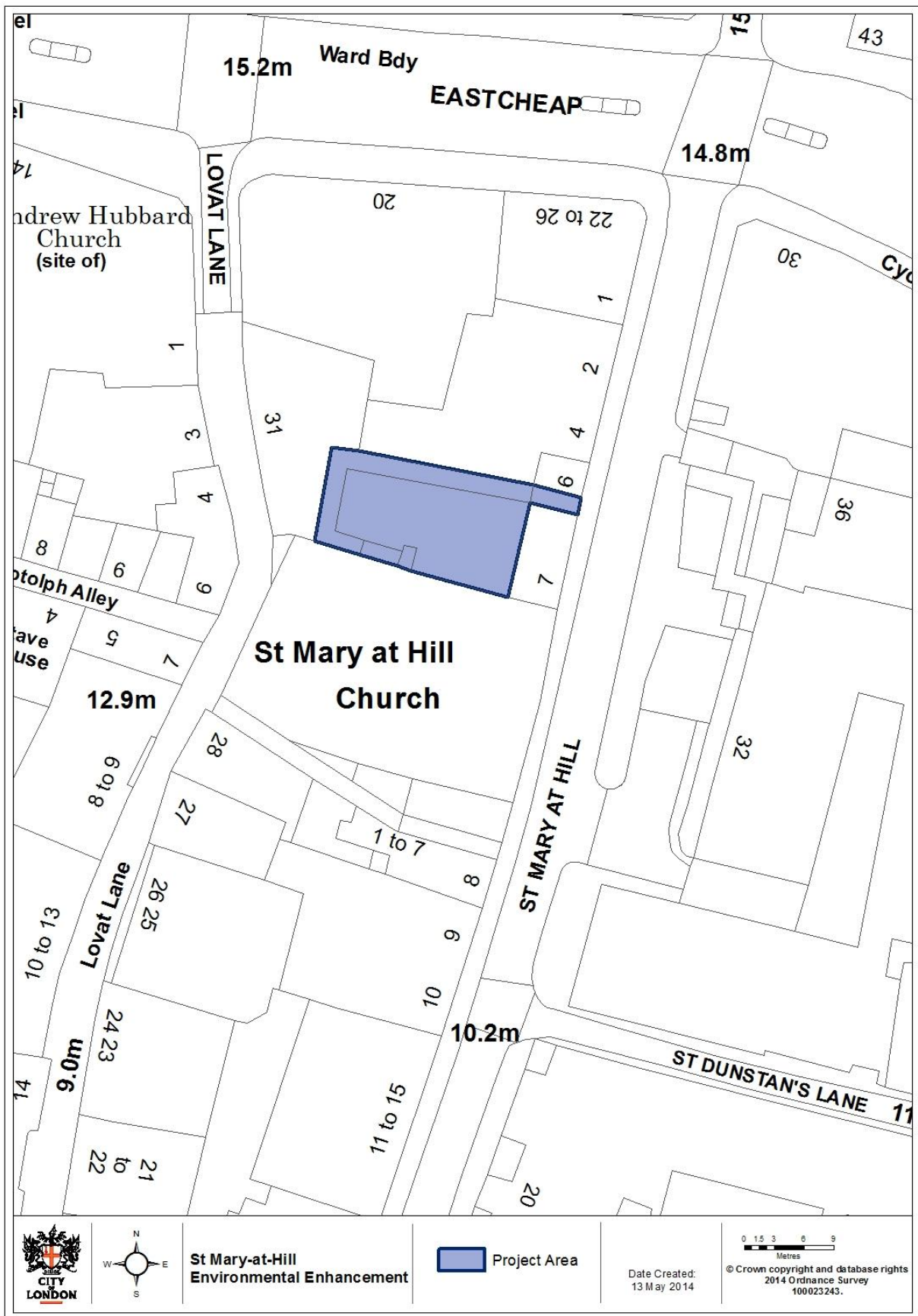
Table 1 - Expenditure to date			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Pre G5 staff costs and fees	13,957	13,957	0
Env Servs Staff Costs	3,000	3,000	0
Open Spaces Staff Costs	325	322	3
City Public Realm Staff Costs	7,540	7,540	0
Fees	19,689	19,689	0
Works	914	914	0
TOTAL	45,425	45,422	3

Table 2 - Implementation budget required over and above current expenditure (post G5)	
Description	Cost (£)
P&T Fees	30,000
P&T Staff Costs	40,000
Env Servs Staff Costs	40,000
Open Spaces Staff Costs	5,200
Lighting Works	20,000
Works	290,000
IMPLEMENTATION TOTAL	425,200

Table 3 - Funding Sources	
Funding Source	Amount (£)
S106 20 Fenchurch Street 'St Mary-at-Hill Garden Payment'	54,575
S106 20 Fenchurch Street LCIEW	370,625
TOTAL	425,200

Table 4 – Project cost breakdown	
Funding Source	Amount (£)
Evaluation costs	45,422
Implementation costs	425,200
PROJECT COST TOTAL	470,622

Map of project area



Plan of project design



Photo of the upper churchyard area



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Committee(s):	Date(s):
Open Spaces and City Gardens	10 October 2016
Subject: Senator House Garden, EC4 – Delegated Authority Request	Public
Report of: Director of Open Spaces	For Decision

Summary

The City has been approached by Legal & General (L&G), the owner of Senator House (a City freehold property), who wish to use the adjoining Senator House Garden as a temporary works area during refurbishment works of its property. Your Committee has previously agreed to a similar request by the former owner of Senator House which included the requirement that the developer was to undertake improvement works following its use for site logistics.

In this instance, it is proposed as part of the reinstatement of Senator House Garden, that L&G additionally undertake improvement works to the hard landscaping within the adjoining Cleary Garden according to design details that are currently being developed to make the design between both gardens more cohesive.

The City holds the garden on a 148 year lease from London Underground, and which is maintained by the Open Spaces Department as a private open space that is accessible to the public. The garden was laid out in the 1980s, but its design and planting deters public use and gives the impression that it is a private garden belonging to Senator House.

There are no financial implications at this stage as discussions with L&G are ongoing. L&G is seeking permission to use Senator House Garden, but thus far has not agreed full reinstatement proposals outlined above, therefore I am unwilling to recommend that use of Senator House Garden be granted in isolation.

However L&G wants to start works to its building during October and would like City Corporation assistance as soon as possible assuming that you are minded to approve the proposals. In the circumstances Delegated Authority is sought for the Town Clerk in consultation with the Chairman and Deputy Chairman to approve transaction terms and suitable reinstatement proposals once they can be presented.

Recommendation

Members are asked to;

- Authorise the grant of delegated authority to the Town Clerk in consultation with the Chairman and the Deputy Chairman to approve the

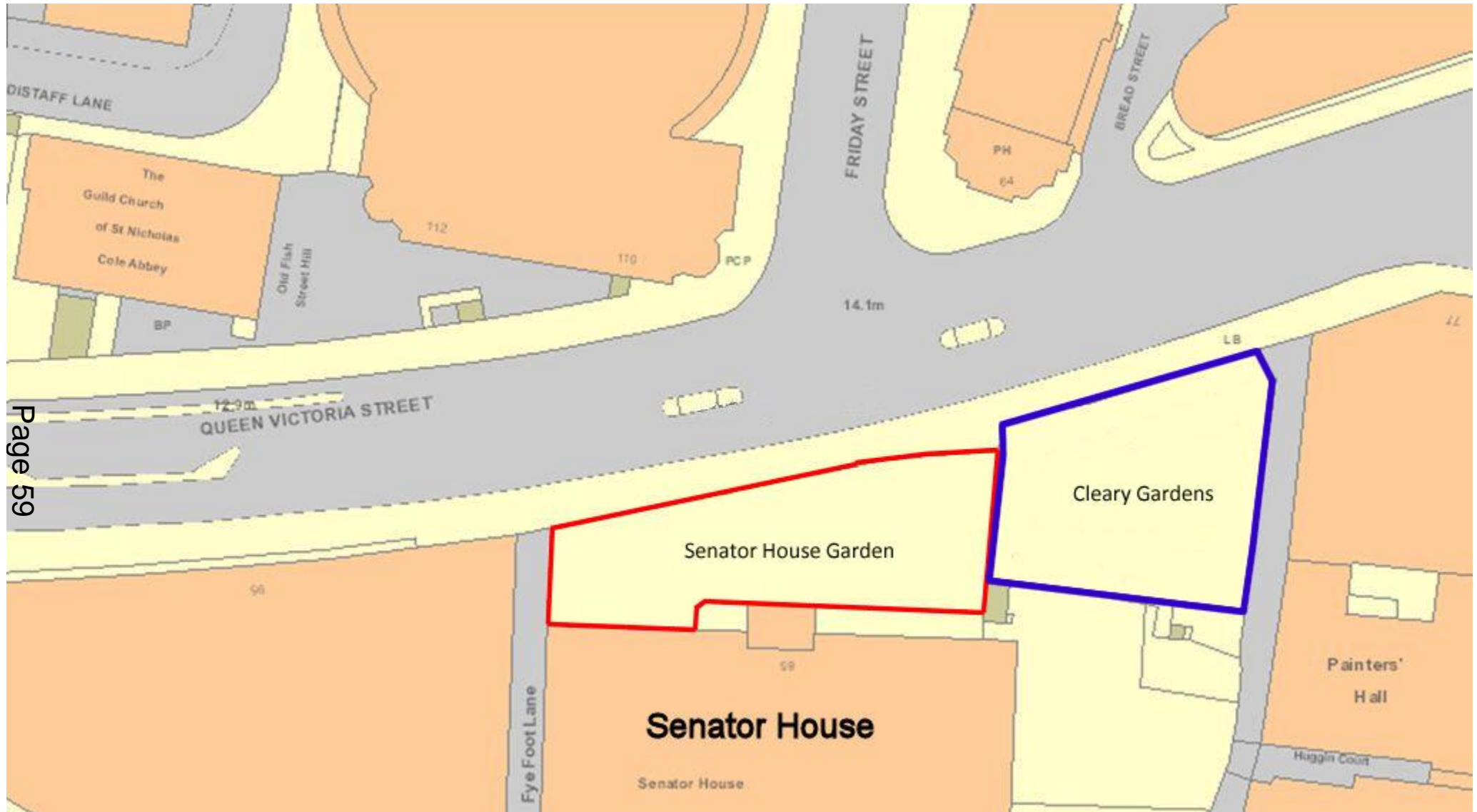
use of Senator House Garden by Legal & General Assurance (Pensions Management) Limited or such other designated subsidiary as a temporary works area in conjunction with refurbishment of the adjoining Senator House and the subsequent reinstatement of Senator House Garden to include landscaping improvements to Cleary Garden according to a design to the satisfaction of the Superintendent and all upon such terms to be negotiated and without cost to the City Corporation.

Appendices

- Appendix 1 – Location plan

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Appendix 1 – Location plan



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Committee(s):	Date(s):
Open Spaces and City Gardens	10 October 2016
Subject: Seething Lane Garden, EC3 – Delegated Authority Request	Public
Report of: Director of Open Spaces	For Decision

Summary

The City has been approached by Reignwood Investments UK, the owner of 10 Trinity Square, EC3 and freeholder of Seething Lane Garden, to seek a revised extension to their occupation of Seething Lane Garden to practical completion of the landscaping works in April 2017.

The City holds the garden on a 999 year lease (from 1972) which contains a reservation allowing the landlord to carry out building works on, around or under the garden subject to making good. In 2012 the Open Spaces, City Gardens and West Ham Park Committee approved proposals for the reinstatement of the garden post basement and pavilion construction works associated with the development of 10 Trinity Square, EC3, which were subsequently detailed in a Section 106 Agreement.

Under a Deed of Variation and Works Agreement entered into between the City and the developer, the developer is authorised possession of the site for the duration of the works and is required to use reasonable endeavours to complete the works within three years from the date on which the Garden was first closed to the public. The agreement allowed provision for the extension of this period, if necessary, due to matters defined as Force Majeure. The Garden was closed to the public in December 2012.

In April 2015 at the request of the developer, your committee approved an extension of their use of the site to the end of 2016. This was in light of the cited delay to the project caused by the discovery of items of archaeological interest during the excavations that affect 10 Trinity Square, and the impact of the actual delay when compared with that anticipated as part of the initial archaeological assessment. As a result the developer needed to find alternative space for the displaced building activity and to use Seething Lane Garden to facilitate a welfare and logistics strategy that helped reduce the impact on traffic congestion to the area and surrounding businesses whilst carefully considering the safety of local residents and public. As a gesture of goodwill, Reignwood relocated the bust of Pepys, which used to reside in the garden, to the nearby St Olave's Churchyard so as to make it publically accessible during the continued works period and offered a goodwill payment of £30,000 in recognition of the additional inconvenience caused by the continued closure of Seething Lane Garden.

In seeking a revised extension, the developer stated that their strategy to

accommodate the timely completion of the development has considered all possible options to prevent the extension being required, however they have found this not to be possible without creating further impact to surrounding local residences and businesses. Their strategy includes moving some staff to rented commercial office space adjacent to the site. However the welfare facilities for a substantial number of workers and a delivery area are still required on site. They are proposing to use Seething Lane Garden as a logistics compound until Christmas 2016 and then commence works on the gardens in January 2017.

There are no financial implications at this stage as discussions with Reignwood are ongoing. In the circumstances Delegated Authority is sought for the Town Clerk in consultation with the Chairman and Deputy Chairman to approve transaction terms and the period of the extension once they can be presented.

Recommendation

Members are asked to;

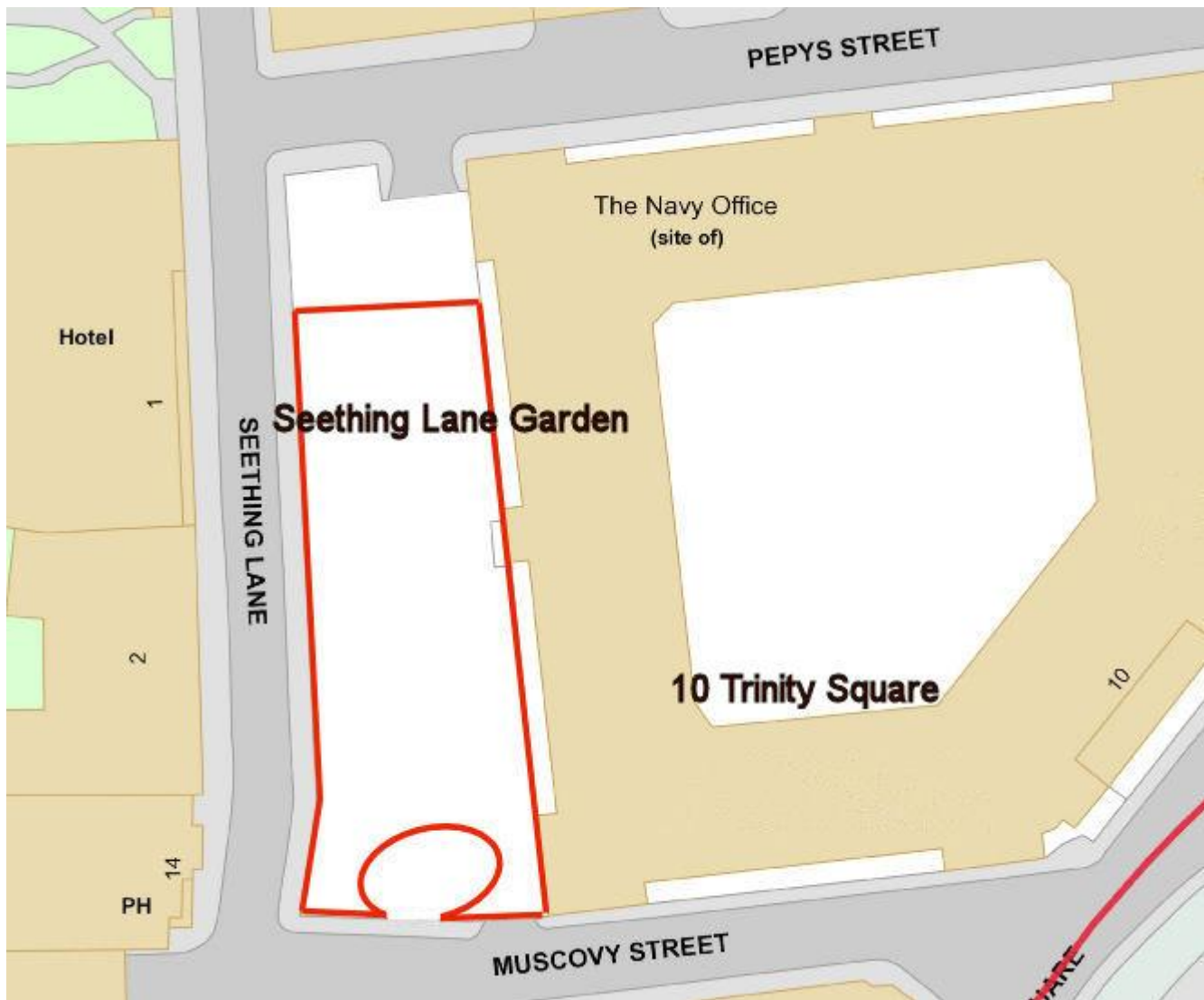
- Authorise the grant of delegated authority to the Town Clerk in consultation with the Chairman and the Deputy Chairman to approve the extension of use of Seething Lane Garden by Reignwood International UK or such other designated subsidiary or contractors as a temporary works area and the subsequent reinstatement of Seething Lane Garden and all upon such terms and period of the extension to be negotiated, to the satisfaction of the Superintendent and without cost to the City Corporation.

Appendices

- Appendix 1 – Location plan

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Appendix 1 – Location plan



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