

QUEEN'S PARK CONSULTATIVE GROUP
Wednesday, 31 October 2018

Minutes of the meeting of the Queen's Park Consultative Group held at Park Manager's Office, Queen's Park, London NW6 on Wednesday, 31 October 2018 at 4.00 pm

Present

Members:

Karina Dostalova (Chairman)

Ruby Sayed

Councillor Neil Nerva (London Borough of Brent)

John Blandy (Queen's Park Area Residents' Association)

Helen Durnford (Queen's Park Area Residents' Association)

Giovanna Torrico (Friends of Salusbury School)

Officers:

Bob Warnock - Superintendent of Hampstead Heath

Richard Gentry - Constabulary and Queen's Park Manager

Colin Butterly - Director of Open Spaces & Heritage

Leanne Murphy - Town Clerk's Department

1. APOLOGIES

Apologies were received from Karina Dostalova, Virginia Bonham Carter and Vicky Zentner.

2. DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

There were none.

3. MINUTES

RESOLVED, that the minutes of the meeting held on 24 April 2018 be approved.

4. ACTIONS SHEET

The Group noted the various outstanding actions and the updates provided thereon.

With regards to Action 1 concerning waste removal, Members were advised that there was an ongoing issue with the contractor who is the London Borough of Brent as a better service is received from the Corporation. The Director noted that Corporation's contractor was up for renewal in November which would go to the Port Health Committee. he agreed to share the 2019 prices to establish if they were still cheaper than the London Borough of Brent.

Members were advised that Action 2 had not yet been completed as the water fountains had been vandalised. The Constabulary & Queen's Park Manager agreed to consider adding the locations to the map for the public when they were repaired.

With regards to Actions 6 and 7 concerning the draft Queen's Park Woodland Walk Management Plan, Members were advised that the Constabulary & Queen's Park Manager was working with a contractor and a report would come to the Group in April.

All other actions were complete or covered on the agenda.

5. **QUEEN'S PARK PUBLIC TOILET REDEVELOPMENT**

Members considered a report of the Superintendent of Hampstead Heath providing an update on the suggested designs and costs associated with the redevelopment or rebuilding the Queen's Park Public Toilets adjacent to the Children's Play Area. The following points were made:

- The Superintendent explained cracks were identified following the original quotations to repair and decorate the toilets which resulted in seeking assistance for City Surveyors to price up plans and costs to completely redevelop.
- It was noted that point 11 required updating to better reflect the background of the damage sustained.
- Members were concerned by the new cost figure of £44k which was now five times more expensive as the original approximate project costs.
- The Chairman stated that Members needed to consider the two options of refurbishing the building which would make it fit for service or starting again with a new build which would take much longer. The Constabulary & Queen's Park Manager advised that he was engaging with surveyors for both options and had met with members of the community for feedback who preferred Option 2a.
- A Member felt the building pre-dated 1980 as suggested in the report and was more likely 1960s.
- Members agreed that the cheapest option was not necessarily the best option and wanted to choose an option which would be an investment for the next 50 years. The Chairman requested that the surveyor comment on the lifespan of each option.
- A Member recommended starting again to create a building that was better fitting with the aesthetic of Queen's Park.
- It was noted that a higher footfall was now visiting the Park with the regeneration of the South Kilburn area and the Chairman queried if there was any funding available. Members were advised that co-funding seal

money was a possibility if the toilet were moved to an open side of the park offering 24-hour access becoming a changing places facility. It was noted that the deadlines to apply for seal funding were 31 December 2018 and 24 June 2019.

- It was noted that more families were now living in the area without a garden and more developments would increase this number making Queen's Park the only Open Space available to them.
- The Superintendent advised that the costs were a realistic starting point based on analysis by architects and the exact figures would follow when the project went out to tender. These would be used as part of the capital bidding process and would be explained.
- The Group were of the strong view that a new build was the best option and supported Option 2. However, they were concerned by the high costs and queried if solar panels could be considered over expensive green roof and doors. A Member suggested that a move to future sustainability through solar panels would be supported by the changing places project.
- The Chairman requested a timeline for funding, the architects and tendering from the surveyor to establish if seal funding was feasible in June.
- A Member did not feel that a 24-hour toilet would be a good idea as it could potentially encourage homeless people.

RESOLVED - that:-

- Members provide feedback on the Queen's Park Public Toilet refurbishment and rebuild options 1a and 2a, and in particular in relation to the recommendation for option 1a to be value engineered;
- That the views and comments of the Queen's Park Consultative Group be conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their meeting on 28 November 2018.

6. SUPERINTENDENT'S UPDATE

Members considered an update report of the Superintendent and the following points were made:

- The Superintendent noted that the first three recommendations were the priority for discussion.

Projects and Programmes

- Members were advised that an approach was made by a small group from the local community who have proposed the first-floor office space in the Park be utilised as a community space. It was noted that this was

an underused space and the City Surveyor's Department were in the process of seeking expressions of interest as part of a tender process for the use of this space. A licence would be issued as part of this tendering process.

- In response to a query regarding how the group found out about the space, Members were advised that they learnt about it from the café owners and subsequently contacted the Team.
- The Chairman queried whether this was a commercial or charitable organisation. The Constabulary & Queen's Park Manager advised that it was a commercial community group.
- A Member advised that the space had previously been park keeper accommodation and did not feel it was a good idea to lose it to a commercial organisation when staff might need it in the future. The Chairman clarified that it was not a forever proposal. The Superintendent noted that the Park had 19 residential accommodation units.
- In response to a query regarding why the cost of the new toilet block could not be funded by £2m that was recouped from another residential venue, the Superintendent advised that this surplus had gone into a central pot and did not belong to Queen's Park exclusively.
- The Chairman stated that the space was not currently needed by staff and that the Park could benefit from the additional income. The Constabulary & Queen's Park Manager added that these were local meetings and there was a perceived lack of local community space.
- A Member noted that there was an accessibility concern for entering the space.
- The Superintendent stated that more work was needed to access the best option use for the space.

Ecology and Environment

- The Constabulary & Queen's Park Manager sought Member's views regarding the removal of the metal railing surrounding the old Oak tree adjacent to Kingswood Avenue which was pointed out during the Group walk before the meeting. It was recommended that the railing be removed, and a low-level post and rope barrier be installed with updated interpretation relating to the tree (option B). Members agreed this was the best option.

RESOLVED – That:-

- Members provide their views on the removal of a metal railing fence which surrounds an oak tree, as set out in paragraph 15;

- Members provide feedback on the proposed events for 2019, as set out in paragraph 30;
- Members views and feedback are sought in relation to the approval thresholds outlined in table 1 of the draft Policy, Appendix 2;
- That the view and comments of the Queen's Park Consultative Group be conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their meeting on 28 November 2018.

7. APPENDIX 1 - OPEN SPACES DEPARTMENTAL EVENTS POLICY ONE

Members noted the draft Open Spaces Departmental Events Policy (Part One). Members were advised that the passing of the City of London Corporation (Open Spaces) Act 2018 had allowed the Corporation to develop a framework to guide its events on its Open Spaces.

It was noted that Part One had already been approved but provided specification for Queen Park events.

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8. APPENDIX 2 - OPEN SPACES EVENTS POLICY PART TWO

Members noted the draft Open Spaces Events Policy (Part Two) and the following points were made:

- Members were advised that event locations are grouped into three broad zones with event applications to be considered based on an assessment of the suitability of a location, including the local character of the location, the potential impacts on the fabric of the site and on the experience of Queen's Park visitors and neighbours: Zone A - built facilities, Zone B - established activity areas and Zone C - wider areas).
- The Constabulary & Queen's Park Manager drew Member's attention to Table 1 setting out the proposed Event Scale. Members agreed that the duration of large events should be changed to up to three days as three-day events were not captured under large or major events.
- With regards to how decisions were made, Members were advised that Members would be consulted on any event proposal referred to the Hampstead Heath, Highgate Wood and Queen's Park Committee for decision and that the Superintendent may also choose to consult the Group on medium and smaller events via email or post.
- Members were advised that the charging policy would differ for community and charitable events which would be assessed to determine an appropriate reduction or waiver of charges.
- The Director of Open Spaces advised Members that the new Events Policy would encourage applicants to provide plans well in advance.

- The Chairman stated the need to understand events being hosted at Queen's Park and what/how they will benefit and in most cases the Park only receives a small rental. It was agreed that event details including the seven criteria to judge events against would be circulated to the Group via email for Member feedback.
- The Director of Open Spaces noted that just because an organisation was not for profit did not mean that they did not profit, e.g. cover of salaries, and that this should be taken into account when judging events.

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9. APPENDIX 3 - QUEEN'S PARK EVENT APPLICATION FORM 2019

Members noted the draft Queen's Park Event Application Form.

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10. FEES AND CHARGES 2019/20 & 2020/21

Members considered a report of the Superintendent of Hampstead Heath regarding the proposed fees and charges for a range of sports facilities and services provided at Hampstead Heath, Highgate Wood & Queen's Park for 2019/20 and the proposed fees and charges for Weddings and Civil Ceremonies for 2020/21.

It was noted that a new section had been added (Remediation Deposit) which would cover charges incurred by events, e.g. water, electricity, etc, and this was linked to the Events Policy.

In response to a question regarding trainers and dog walkers, the Superintendent advised Members that the charges incurred would depend on the numbers of people/dogs involved. It was agreed that work was needed to ensure the correct fee structure was implemented to cover these businesses that used the Park.

RESOLVED – That:-

- The Hampstead Heath Consultative Committee, Highgate Wood Consultative Group and Queen's Park Consultative Group discuss the proposed fees and charges for 2019/20 and 2020/21, as set out in Appendix 1 of this report;
- The views of the Hampstead Heath Consultative Committee, Highgate Wood Consultative Group, and Queen's Park Consultative Group be conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their 28 November 2018 meeting.

11. QUESTIONS

There was one question:

Pitch and Putt area

The Chairman advised Members that an enquiry had been made by a member of the public for the Group to review the policy for dogs to remain on a leash in the enclosed "Pitch and Putt" area at the centre of the Park in dedicated time slots (early morning and late afternoon).

Members felt that it was not necessary to amend the policy as owners could safely exercise dogs off the leash at Tiverton Green and favoured people's safe use of the Park over dogs.

12. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Chairman advised Members that the Hampstead Heath, Highgate Wood and Queen's Park Committee Dinner would take place on 6 February 2019 at the Apothecaries' Hall and invites would be sent to Members in due course.

13. DATE OF NEXT MEETING

Members noted that the date of their next meeting would be on 27 March 2019 at 4.00pm.

The meeting ended at 5.14 pm

Chairman

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