



West Ham Park Committee

Date: TUESDAY, 13 OCTOBER 2020
Time: 12.15 pm, or on the rising of the Open Spaces and City Gardens Committee, whichever is later.
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members: Oliver Sells QC
Graeme Doshi-Smith
Catherine Bickmore (External Member)
Karina Dostalova
Robert Cazenove (External Member)
Caroline Haines
Alderman Ian Luder
Wendy Mead
Barbara Newman
Justin Meath-Baker (External Member)
Richard Gurney (External Member)
Cllr James Asser (External Member)
Cllr Tahmina Rahman (External Member)
Deputy John Tomlinson
Rev'd Canon Alex Summers (External Member)

Enquiries: Richard Holt
Richard.Holt@cityoflondon.gov.uk

Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

https://youtu.be/foFiKQK4D_E

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

John Barradell
Town Clerk and Chief Executive

AGENDA

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**

3. **ORDER OF THE COURT OF COMMON COUNCIL**

To receive the Order of the Court of Common Council dated 16 July 2020 appointing the Committee and setting its Terms of Reference.

For Information
(Pages 1 - 2)

4. **ELECTION OF CHAIRMAN**

The Committee are invited to elect a Chairman in accordance with Standing Order 29.

For Decision

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee are invited to elect a Deputy Chairman in accordance with Standing Order 30.

For Decision

6. **MINUTES**

To agree the public minutes and non-public summary of the previous meeting of the West Ham Park Committee held on 16 July 2020.

For Decision
(Pages 3 - 6)

7. **PARK MANAGER'S UPDATE**

Report of the Director of Open Spaces.

For Information
(Pages 7 - 10)

8. **WEST HAM PARK PLAYGROUND PROJECT - UPDATE**

Report of the Director of Open Spaces.

For Information
(Pages 11 - 18)

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

10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT.**

11. **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.

Non-public Agenda

12. MINUTES

To agree the non-public minutes of the previous meeting of the West Ham Park Committee held on the 16 July 2020.

For Decision
(Pages 19 - 20)

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

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

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RUSSELL, Mayor	RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 16 th July 2020, doth hereby appoint the following Committee until the first meeting of the Court in April, 2021.
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WEST HAM PARK COMMITTEE

1. **Constitution**

A Non-Ward Committee consisting of,

- eight Members elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment; the membership to be the same as the Open Spaces & City Gardens Committee.
- plus the following:-
 - four representatives nominated by the Heirs-at-Law of the late John Gurney
 - one representative nominated by the Parish of West Ham
 - two representatives nominated by the London Borough of Newham

2. **Quorum**

The quorum consists of any five Members.

3. **Membership 2020/21**

- 8 (4) Barbara Patricia Newman, C.B.E.
- 4 (4) John Tomlinson, Deputy
- 10 (3) Ian David Luder J.P., Alderman
- 7 (3) Graeme Martyn Doshi-Smith
- 3 (2) Caroline Wilma Haines
- 10 (2) Wendy Mead, O.B.E.
- 1 (1) Karina Dostalova
- 4 (1) Oliver Sells, Q.C.

together with the ex-officio Members referred to in paragraph 1 above, and:-

Four representatives appointed by the heirs-at-law of the late John Gurney:-

- Catherine Bickmore
- Robert Cazenove
- Richard Gurney (Heir-at-Law)
- Justin Meath-Baker

One representative appointed by the incumbent or priest, for the time being, in charge of the present benefice of West Ham:-

- The Revd. Canon Alex Summers

Two representatives appointed by the London Borough of Newham

- Councillor James Asser
- Councillor Tahmina Rahman

4. **Terms of Reference**

To:-

- (a) have regard to the overall policy laid down by the Open Spaces & City Gardens Committee.
- (b) be responsible for the ownership and management of West Ham Park (registered charity no. 206948) in accordance with the terms of conveyance of the Park by John Gurney, Esq. to the City of London Corporation dated 20th July 1874 and in accordance with the Licence in Mortmain dated 22nd May 1874.
- (c) authorise the institution of any criminal or civil proceedings arising out of the exercise of its functions.
- (d) express views or make recommendations to the Open Spaces and City Gardens Committee for that Committee's allocation of grants which relate to West Ham Park.

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WEST HAM PARK COMMITTEE Thursday, 16 July 2020

Minutes of the meeting of the West Ham Park Committee held at remotely on
Thursday, 16 July 2020 at 11.00 am

Present

Members:

Oliver Sells QC (Chairman)
Graeme Doshi-Smith (Deputy Chairman)
Catherine Bickmore
Caroline Haines
Alderman Ian Luder
Barbara Newman
Justin Meath-Baker
Jeremy Simons
Deputy John Tomlinson

Officers:

Richard Holt	- Town Clerk's Department
Alistair MacLellan	- Town Clerk's Department
Antoinette Duhaney	- Town Clerk's Department
Kristina Drake	- Media Officer, Town Clerk's Department
Bukola Soyombo	- Chamberlain's Department
Colin Buttery	- Director of Open Spaces
Martin Rodman	- Superintendent, West Ham Park and City Gardens
Gerry Kiefer	- Business Manager, Open Spaces Department
Martin Falder	- Project Officer, Open Spaces Department
Lucy Stowell-Smith	- West Ham Park Manager, Open Spaces Department

1. APOLOGIES

Apologies were received from Wendy Mead, Richard Gurney, Rev'd Canon Alex Summers and Robert Cazenove.

2. DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT

There were no declarations received.

3. MINUTES

The Committee considered the public minutes and non-public summary of the West Ham Park Committee meeting held on the 3rd of February 2020.

RESOLVED- That public minutes of the West Ham Park Committee meeting held on the 3rd of February 2020 be approved as an accurate record.

4. **TERMS OF REFERENCE**

The Committee considered the report of the Town Clerk on the West Ham Park Committee's Terms of Reference. The Town Clerk explained that as part of the post-implementation review of the changes made to the City Corporation's governance arrangements in 2011 Committees are required to review their terms of reference annually. It was explained that two changes to the Committee's Terms of Reference were recommended; updating the details of London Borough of Newham representatives and removing the reference to 'the management of a Nursery' to reflect the fact that the nursery is no longer in operation.

A member of the Committee expressed concern regarding the removal of the reference to the management of a Nursery and stated that the alternative wording 'management of a disused Nursey' should be considered. The Chairman replied that the Committee's Terms of Reference needed to accurately reflect the responsibilities of the Committee therefore, as there was not an operational nurse in West Ham Park, the change was appropriate. The Deputy Chairman commented that it was important to have clarity in the Committee's Terms of Reference which the replacement of the existing text with wording on the management of a former nurse would not achieve. In addition, a Member observed that the Terms of Reference did not individually list all assets under the Committee's responsibility and therefore specifying the management of a disused Nursey site was not required.

A Member clarified that the proposed change would not remove the former Nursey land from the Committee's responsibility. Replying to this a Member observed that the Terms of Reference made clear that the West Ham Park Committee had continued responsibility for the totality of the Park, including the former Nursey site. A member of the Committee expressed that they were still concerned that the removal of the reference to 'the management of a Nursery' would represent a removal of this land from the Committee's responsibility. The West Ham Park Committee proceeded to vote on the recommendation to remove the 'the management of a Nursery' to reflect the fact that the nursery is no longer in operation. Six Committee members voted in favour and three Committee members against the recommendation. Accordingly, the recommendation was agreed.

Replying to a query from member of the Committee the Town Clerk clarified that, as the Committee had not requested any change to the frequency of meetings, the West Ham Park Committee would continue to meet on the same frequency.

RESOLVED- That: -

- I. The reference to 'the management of a Nursery' be removed from the West Ham Park Committee's Terms of Reference to reflect that the nursery is no longer in operation and that the approval of the Policy and

Resources Committee and the Court of Common Council be sought accordingly; and

II. That any further changes required in the lead up to the Court's appointment of Committees be delegated to the Town Clerk in consultation with the Chairman and Deputy Chairman; and

III. That Members approved no change is required to the frequency of the Committee's meetings.

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

The Committee considered a report of the Director of Open Spaces on the Open Spaces Department, City Gardens and West Ham Park Risk Management. The Director of Open Spaces introduced the report and invited questions from the Committee.

Replying to a query from a Member of the Committee regarding the West Ham Park Nursery Project, the Director of Open Spaces explained that the Comptroller and City Solicitor wrote to Charity Commission to confirm particular details of the 1874 West Ham Park Conveyance with regard to the progression of works at the former Nursery site and would be working on responses to the questions received from the Charity Commission. In addition it was noted that the Comptroller and City Solicitor had, following the Charity Commission's recommendation, obtained outside counsel views on specific details of the 1874 West Ham Park Conveyance and 1981 Charity Scheme with a report expected by the end of the week of the 13th of July. The Chairman requested that a report on this matter be received by the Committee at its meeting October.

The Committee discussed the impact of the COVID19 pandemic on the management of West Ham Park noting particularly the context of the London Borough of Newham as one of the boroughs worst affected by the pandemic. The Director of Open Spaces confirmed that the significant impact of COVID19 had been reflected in its classification as a red risk on the Risk Register. The Committee recorded its thanks to all staff and volunteers involved in the management of West Ham Park for providing a vital service to people of the London Borough of Newham in a deeply challenging time. The Chairman commented that options for an event to appropriately recognise this contribution would be explored. The Director of Open Spaces thanked the Committee and noted that the West Ham Park Management team would now be exploring options for the reopening of facilities in the Park.

Replying to Member's question regarding staff welfare, the Director of Open Spaces confirmed that there had been no recorded physical attacks on staff by members of the public but noted that there had been significant levels of verbal abuse received particularly when enforcing social distancing rules.

RESOLVED- That the West Ham Park elements of the City Gardens and West Ham Park risk register as outlined in this report and in Appendix 3 be approved.

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

There were no questions received in the public session.

7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT.**

There were no urgent items considered in the public session.

8. **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 on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

Item No.

9

Paragraph

3

9. **NON-PUBLIC MINUTES**

The Committee considered the non-public minutes of the meeting of the West Ham Park Committee meeting held on the 3rd of February 2020.

RESOLVED- That non-public minutes of the meeting of the West Ham Park Committee meeting held on the 3rd of February 2020 be approved as an accurate record.

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

There were no questions received in the non-public session.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was one item of urgent business received in the non-public session.

The meeting ended at 11.38 am

Chairman

Contact Officer: Richard Holt

Richard.Holt@cityoflondon.gov.uk / 020 7332 3113

Committee: West Ham Park Committee	Date: 13 October 2020
Subject: West Ham Park Manager's Update	Public
Report of: Director of Open Spaces	For Information
Report author: Lucy Stowell-Smith	

Summary

This report provides an update to Members of the West Ham Park Committee on management and operational activities at West Ham Park since February 2020.

Recommendation

Members are asked to:

- Note the report

Main Report

Budget and Personnel

1. As stated in July, the overall expenditure for West Ham Park is expected to be overspent by around £65k due to a reduction in sports income, events etc due to the coronavirus pandemic. Planned autumn renovation projects have been cancelled apart from essential repairs to worn areas of grass on sports pitches.
2. **Staffing:** Staff that were considered vulnerable due to coronavirus returned to the park in August, meaning that temporary staff could be released. Park Guard continued to provide support to the team in the evenings due to increased visitor numbers. Sickness levels have increased, this is largely due to staff self-isolating due to them or members of their household developing COVID-19 symptoms.

Community, Volunteering, Outreach and events

3. **Wild Schools:** The Learning Team were able to run a new programme of family activities at West Ham Park over the summer holidays. Following concerns over the impact of lockdown on mental health, the team particularly wanted to have a positive impact on people's wellbeing. They designed activities to promote wellbeing through spending time in nature, learning new skills, being creative, and working together as a family. Activities such as eco-art and habitat building proved to be very popular. The team used an evaluation toolkit developed by UCL to measure wellbeing and are pleased to report that participants' wellbeing increased by an average of 22%.
4. Throughout the Covid lockdown, the team worked hard to reach those most in need, including developing activity sheets to be delivered via food banks and videos for use in schools with key worker and at-risk children. Over the

summer, the programme continued to prioritise sessions for groups most in need, working with 'Ambition, Aspire, Achieve' in Newham to run a series of sessions for children that have been struggling with anxiety and depression during lockdown. The children learned new skills while helping to maintain the wildlife garden extension in West Ham Park. They commented that they felt a great sense of achievement and really enjoyed helping to take care of the park.

5. Use of the Wildlife gardens by local schools began again in September. All activities were risk assessed taking into account COVID requirements. Our Wild Schools officer left the team in September, but the Learning Team Manager is seeking approval to re-recruit. Until this time other members of the learning team based at other sites will be continuing sessions with the most vulnerable groups and the gardens will still be accessible to those schools who have trained Forest School teachers.
6. **Friends of West Ham Park:** The Friends of the Park have given the team significant support throughout the coronavirus pandemic. Throughout July and August they opened the park daily and conducted a litter pick each day totalling over 200 hours of volunteering. They were concerned by the amount of litter that the public leave behind and in September ran three weekend litter-picking sessions in conjunction with Keep Britain Tidy's campaign. The socially distanced sessions were well attended and although volunteers were only asked to collect litter for 10 minutes the vast majority of people stayed for much longer with one pair helping for 2 hours.
7. Weekly Heath walks restarted in September. Led by the Friends, three socially distanced groups (with 1 walk leader and 5 attendees) walk two laps of the park totalling 5km.

Operational activities

8. The keeper and gardening teams have continued to focus on core duties such as grass cutting, preparing sports pitches, litter collection, weeding and watering. With the increase in visitor numbers and usage of the park this year, along with spells of drought, the grass in the ornamental gardens and in the main parkland is suffering. The team will be focusing on renovating this over the autumn and will be fencing areas off to allow the land to rest and grass to rejuvenate.
9. The London in Bloom Competition continued in 2020, although judges did not visit the park. A desk top assessment was carried out based on how the park had met their three main judging categories of A – Horticulture, Gardening and Conservation, B – Environment and C – Community Participation. The park retained its Gold award and was described by the judge as a 'benchmark' park for London due to the standard of horticulture, our links with local schools and the learning sessions conducted, and our productive relationship with the Friends group and other partners.
10. Sports activity – A slightly extended cricket season came to a close in mid-September. Apprentices from City Gardens came to site to assist the park's

groundsman with end of season renovations and to mark out pitches for the football season. Local secondary schools have returned and continue to use the park as their informal sports field, with over 50 school children in the park daily.

11. **Trees:** so far this year, £21k has been spent on maintaining the park's trees. This far exceeds the £15k normal annual budget for works. There is still another round of inspections to carry out. The canopies of many of the trees in the park are showing significant signs of stress from the prolonged periods of drought over the past couple of years and the change of use of the areas surrounding the park (since some of the older tree stock was planted) causing changes to the soil conditions which no longer favour some of the species found on site e.g. London Plane trees. Our tree surveyors are estimating that we could lose 15-20% of our tree stock over the next 10-15 years. Trees of Mediterranean origin such as Montpellier and Italian maples are thriving. Therefore, we will be working with our tree surveyor over the next 12-18 months to carry out further research and develop a preferred species list and tree planting plan for the future.

Property Matters

12. The Superintendent's office has been undergoing a re-wire, with new fire and intruder alarms fitted. The completion of the project was delayed due to impacts of COVID and a water leak which caused damage to the paint work and carpet. The kitchen refurbishment, decorating of the internal walls and laying of a replacement carpet are due to be completed by the end of October so that the office team can again access the building when necessary. Other operational and public facilities are all open and have been assessed as COVID safe.
13. **Nursery project:** Correspondence with the Charity Commission remains ongoing. All points raised by the Commission have been answered in full and a final response is awaited. Savills Ltd, a commercial consultant, has been appointed to advise on objective setting, soft market testing and a review of the current market. The Senior Development Manager that was appointed in 2019 has unfortunately left the City and recruitment is due to take place in October to refill this position. Once in place and as lockdown restrictions permit, a pre-application discussion with Newham can take place and stakeholder engagement can commence.

Lucy Stowell-Smith

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Committee(s): West Ham Park Committee – For information	Date(s): 13 Oct 2020
Subject: West Ham Park Playground Project - Update	Public
Report of: Director of Open Spaces	For Information
Report author: Lucy Stowell-Smith, West Ham Park Manager	

Summary

The refurbishment of the playground at West Ham Park was approved by committee in January 2019. This included increasing the size of the playground, changing the waterplay and improving use of ancillary buildings (Option 3). Funding was granted by the City for 70% of the project. The remaining £350k was intended to be raised externally. The COVID19 pandemic has changed the funding landscape and raising this amount has not been achievable in the timescales. This report provides Members with an update on the project progress and highlights the issues that have arisen. Officers are drafting a report for Corporate project board to recommend that the scope of the project is reduced to fit the available budget with Option two being implemented (refurbishing the playground within the existing footprint) rather than the more extensive option three. However, planning approval for the extension of the playground and works to the ancillary buildings is proposed to continue so that if funding becomes available these elements of the project could still be realised in the future.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. The Playground at West Ham Park needs to be refurbished to ensure its equipment and ancillary buildings are fit for purpose and meet current safety and safeguarding standards. Initial proposals were presented in a Gateway 1-2 report in 2017, with more detailed design being presented in a Gateway 3-4 report in 2019.
2. Three options were proposed for the playground:
 1. Repair and replace damaged play equipment only, and surfacing and retile the existing children's lido
 2. Redesign playground within existing footprint
 3. Playground redesigned, footprint extended. Playground office converted to a café concession, toilets reconfigured and refurbished.
3. Two options were proposed for water play
 - A. New waterplay facility with water fountains (operated by hand)

B. New splash pad style water play facility with automatic jets

4. Members agreed with the recommended option 3 for the playground refurbishment and A for waterplay (Appendix 1 shows diagrams of the three schemes). The funds required to deliver the project were made up of a request to of £723,200 to the Resource Allocation Sub and Policy and Resources Committees, with the remaining £350k to be identified from external funding
5. The scheme was placed on hold as part of the Fundamental Review in 2019 along with all other projects while a review was undertaken. The request for funding for the project was re-submitted as part of the new annual capital bidding process. On 12 December 2019, Resource Allocation Sub Committee and Policy and Resources Committees agreed to allocate a total of £1.279M central funding for this project. This request was made with an assumption that £350k would be raised from external grants.

Current Position

6. Detailed designs were revisited in the spring of 2020 and a consultation with staff, local user groups and the public held to obtain any last comments. The City Surveyor completed tests on the electrical loading of the office system and completed detailed designs for the conversion of the toilet block and playground office to a small concession. Tree surveys and constraint reports were commissioned and documents required to obtain planning permission have been completed.
7. Stage one funding applications to Veolia (for £75k) and the London Marathon Charitable Trust (LMCT for £150k) were approved, and stage two applications were submitted in March and April 2020. However due to COVID19 many of the expected sources of funding have closed or been re-directed e.g. LMCT had reduced funding available to allocate as the London Marathon did not take place and the round two funding application for the playground was turned down in September. Heritage Lottery Funding is closed and will not open until 2021. The application to Veolia was also unsuccessful due to the company re-purposing available funds to support Covid19 related hardships. Possible funding or sponsorship from Livery companies and/or other private investors would not be sufficient to raise £350k as grants are for less than £10k and very few are open for applications. Other funding sources could be applied for, however these would not be in place in 2020 which would delay the implementation of the project and there is no guarantee that funding requests would be successful.
8. The age of equipment and infrastructure is an growing cause for concern. The paddling pool was closed in 2019 and 2020 due to the tiled surface failing. A quarter of the aged equipment has had to be removed (4 out of 15 pieces) f due to safety concerns. Two thirds of all picnic benches have been removed due to wood rot. If the refurbishment project does not go ahead in 2021 (already two years behind the initial implementation date) it is likely that further pieces of equipment will be removed or the playground closed on health and safety grounds.

Options

9. Three broad options exist for the future of the project and are currently being explored:

- **Apply for more external funding to deliver Option 3 and delay the project:** The project could be placed on hold and officers apply for external funding and wait for other funds to re-open, however this would delay the project which is already 2 years behind completion and there is no guarantee that we would be awarded any external funding. The increasing age and associated maintenance issues of the equipment and infrastructure would increase yearly repairs and maintenance costs. There is also an increased likelihood of further equipment having to be removed or whole areas of the playground becoming unusable due to safety risks thus reducing the amount of play equipment and play space for children.
- **Apply to RASC for more funding to deliver Option 3** – given resource implications of COVID19 and the impacts of fundamental review to the City's budgets it is not felt that this is appropriate. Also we would be unable to bid for further capital until October 2021 as the current annual capital bidding process has closed.
- **Change scope of project and deliver Option 2 but proceed with planning approval for Option 3 so that this could be implemented as a 'phase 2' at a later date.** Funding already approved by RASC would permit Option 2 of the playground and waterplay refurbishment to be delivered – this would see the playground re-furbished but within the current footprint. However, the conversion of the park office to a concession and improvements to the toilet block layout would be delayed and the playground would remain the same size, until funding could be obtained for phase 2. The existing food concessions would be re-licenced on current terms to ensure that these offers are still available to park visitors and that these income streams are maintained.

Proposals

10. An Issues report is currently being drafted for submission to the Corporate Projects Board to seek approval to reduce the scope of the project and deliver Playground Option two (and Waterplay Option A), whilst still permitting a planning application to LB Newham for the playground extension and improvement of ancillary buildings. The issues report will then be presented to Project sub-committee and West Ham Park Committee before going onto and Resource Allocation Sub Committee.

Corporate & Strategic Implications

11. The proposals in this report support the Corporate Business Plan as follows:

- Contribute to a Flourishing Society
 - People enjoy good health and wellbeing

- Communities are cohesive and have the facilities they need
- Shape outstanding environments
 - Our Spaces are secure, resilient and well maintained.
 - We have clean air, land and water and a thriving and sustainable environment

12. And the Open Spaces Business Plan outcomes:

- Open Spaces and Historic Sites are thriving and accessible
- Spaces enrich people's lives
- Business practices are responsible and sustainable

Implications

13. Risk: A number of repairs have had to be carried out to the play equipment since January 2019 totalling £10k to ensure that safety standards are met. Some of this is being claimed back via costed risk provision. Every delay to the project risks further expenditure to keep the aged equipment and infrastructure in a safe and useable state or risks the closure of the playground altogether.

14. Financial: Originally a shortfall of £723,200 was approved by Project Sub-committee to fund the implementation of Option three. This was to be increased by £350k of external funding which we have been unable to raise. Option two was expected to cost £864,775, it is proposed that this option be value-engineered to bring it in line with the budget approved. This can be done by refurbishing the railings around the perimeter of the site, rather than replacing them, altering some of the play equipment originally chosen and reducing the amount of bespoke planters/seating units in the scheme for 'off the shelf' products than cost less.

15. Legal: The objects of the West Ham Park charity are to "...for ever maintain and preserve [the Park] in a proper and ornamental condition as open public grounds and gardens for the resort and recreation of adults and as a playground for children and youth..." The successful completion of the project even if the scope is reduced, will still meet the Charitable objectives.

Conclusion

16. This report updates committee on the progress that has been made with the playground project and the challenges faced through our failure to secure external funding. It outlines options for the future of the project. An issues report will be submitted to Corporate Projects Board, Project-Sub Committee and this committee to agree the way forward in the coming months.

Appendices

- Appendix 1 – Design options for the West Ham Park Playground.

Background Papers

- West Ham Park Playground refurbishment: Gateway 1&2 Project proposal (2017)

- West Ham Park Playground refurbishment: Gateway 3/4 Options appraisal (Regular) (2019)

Lucy Stowell-Smith

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Sketch design options as per GW3/4

Option 1

**Playground design- Option 1**

- Only faulty equipment and associated surfacing replaced.

Option 2: Recommended in Issues report

**Playground design- Option 2**

- Second preferred option at public consultation.
- Playground redesign within the existing footprint.
- Boundary fence as existing and refurbished as required.
- Toilet block not refurbished and office space not converted to ancillary kiosk.
- Bespoke items such as integrated seating and planter beds replaced with standard 'off the shelf' products.
- This design option can be re-scoped and value engineered to be delivered within the existing approved budget.

Option 3: Approved at GW3/4

**Playground design- Option 3**

- Approved by Committee at GW 3/4.
- Redesigned and enlarged playground.
- Refurbishment of toilet block and conversion of office space to ancillary kiosk.
- New path along north boundary for improved accessibility.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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