

**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 6SG 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:**

Colin Buttery	- Director of Open Spaces & Heritage
Bob Warnock	- Superintendent of Hampstead Heath
Richard Gentry	- Constabulary and Queen's Park Manager
Leanne Murphy	- Town Clerk's Department

1. **APOLOGIES**

Apologies were received from Anne Fairweather, 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**

Members 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 current service provided by the London Borough of Brent and their contractor Veolia, and this was in the process of being resolved. The Director noted that the City's Waste & Recycling contract was up for renewal in April 2019. The Director agreed to share details of the new contract with Officers so that consideration could be given to using the City's preferred contractor for future service provision.

Members were advised that Action 2 had not yet been completed as the water fountain in the Play Area 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 March 2019.

All other actions had been completed or were 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 of the Queen's Park Public Toilets adjacent to the Children's Play Area. The following points were made:

- The Chairman explained that cracks in the wall and floor had appeared after an inspection had been undertaken to price the original option to repair and redecorate the toilets. This resulted in Officers seeking assistance from the City Surveyor's Department to obtain designs and costs for the alternative option to rebuild the toilet facility.
- It was noted that point 11 in the report required updating to better reflect the background of the damage sustained and the timeline for progressing the Project.
- Members were concerned by the new project estimates were now five times more expensive when compared to the original approximate project estimate of £44k.
- 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 building which would take much longer. The Constabulary & Queen's Park Manager advised that he was engaging with The City Surveyor's Department in relation to both options and had met with members of the community to discuss the options. The feedback received was that Option 2a was the preferred option.
- A Member felt the building pre-dated 1980, as suggested in the report, and was more likely built in the 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 City Surveyor's Department provide a comment on the expected 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 from the London Borough of Brent. Members were advised that co-funding Community Infrastructure Levy (CIL) funding was a possibility if the toilet were moved to an open side of the Park offering 24-hour access and to become a Changing Places facility. It was noted that the deadlines to apply for CIL funding were 31 December 2018 and 24 June 2019.
- It was noted that more families were now living in the area in properties without a garden. As further developments are completed, the number of people using Queen's Park will increase as it will likely be the nearest Open Space for many residents.
- The Superintendent advised that the costs were a realistic starting point based on estimates provided by the Architects and the exact figures would follow when the project went out to tender. Members were of the view that a new build was the best option and preferred Option 2. However, they were concerned by the high costs and queried if solar panels could be considered instead of the brown roof which were considered costly. A Member suggested that a move to future sustainability through solar panels would be supported by the Changing Places Project.
- The Chairman requested a project timeline to establish if a CIL funding application could be achieved by June 2019 was feasible.
- A Member did not feel that a 24-hour toilet facility would be a good idea as it could potentially encourage homeless people to make use of the facility after the park had closed and be used as a shelter and not a toilet facility.

**RESOLVED** - that:-

- Members provide feedback on the Queen's Park Public Toilet refurbishment and rebuild options 1a and 2a, and in particular, 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:

**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.

- In response to a query regarding how the group found out about the space, Members were advised that they had spoken to the café operators and had subsequently contacted the Park Manager.
- The Chairman queried whether this was a commercial or charitable organisation. The Constabulary & Queen's Park Manager advised that it was a Social Enterprise.
- A Member advised that the space had previously been used to provide Park Keeper accommodation and did not feel it was a good idea to lose the space to a commercial organisation when staff might need it in the future. The Chairman clarified that it was not a forever proposal. The Superintendent explained that he had recently reviewed the number of residential lodges across the Division and 19 were being retained.
- A Member queried why the toilet project could not be funded by the recent sale of a residential property in the local area. The Superintendent advised that the proceeds of the sale had gone into a central fund and were not available to fund specific projects at Queen's Park.
- The Chairman stated that the office 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 residents who recognised that there was a perceived lack of local community space. The space above the café being used efficiently would be of benefit to the community.
- A Member noted that there was an accessibility concern for entering the space.
- The Superintendent stated that more work was needed to assess the best option for use of 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 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 required the City of London Corporation to develop Site Specific Events Policies to for each of its Open Spaces.

It was noted that Part One had already been approved but should be read in conjunction with the Queen's Park Site Specific Events Policy (Part Two).

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8. **APPENDIX 2 - OPEN SPACES EVENTS POLICY PART TWO**

Members noted the draft Open Spaces Site Specific 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 the 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 they would be consulted on any event proposal requiring Committee approval. Additionally, the Superintendent may choose to consult the Group in relation to unusual or unprecedented event proposals falling into the medium or small categories, and that such consultation would likely be via email or post.
- The Director of Open Spaces advised Members that the new Events Policy would require applicants to provide plans in advance.

- The Chairman stated the need to understand the wider benefits of events being hosted at Queen's Park, as in most cases the Park only received a small fee. 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, this did not mean that they did not profit, e.g. cover of salaries, and that this should be taken into account when considering event applications.

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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 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 fees relating to Event Hire were included.

In response to a question regarding personal fitness trainers and commercial dog walkers, the Superintendent advised Members that any charges would need to be carefully considered and consulted on in the first instance. It was agreed that work was needed to ensure the correct fee structure is implemented.

**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 off 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 visitor'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 early December 2018.

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**

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Chairman

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