



High Level Asset Management Plan – Hampstead Heath 2018-2021

Asset Assessment – RETAIN

Ambition

Effective management of the built assets forming part of Hampstead Heath is integral to achieving the following: -

- Our vision of a vibrant and thriving City, supporting a diverse and sustainable London within a globally successful UK.
- Meeting statutory obligations and charitable objectives to preserve our Open Spaces and to provide for the recreation and enjoyment of the public.
- Assets that are high quality and support the Vision for Hampstead Heath to be an inclusive and welcoming open space that enhances visitors' quality of life.
- Buildings and facilities that are fit for purpose, sustainable, support effective delivery of services and optimise efficiencies and value for money.

Finance

City Cash

Purpose - to ensure that asset management of buildings at Hampstead Heath is joined up and inclusive, bringing together the strategic vision of the City Corporation, as outlined in the Corporate Plan 2018-2023.

Alignment - with Departmental objectives as set out in the Open Spaces Business Plan 2018/19 and the Hampstead Heath

Key Priorities for Hampstead Heath Asset Management

Priority work streams to meet the Division's strategic priorities as set out in the Divisional Plan. Governance is provided by Hampstead Heath Asset Management Project Group which is chaired by the Superintendent of Hampstead Heath.

1. Parliament Hill Fields Review

Strategic review of built assets across the Parliament Hill Fields area of the Heath including the Lido, HIVE, Peggy Jay Centre and Adventure Clubhouse, Athletics Track, Bowls and Croquet green, tennis courts, office and associated buildings at the Parliament Hill Staff Yard, cafés and toilet facilities. The review will consider the most appropriate use of the existing facilities to achieve the following objectives:

- Relocation of Heathfield House office accommodation to Parliament Hill Staff Yard, to achieve the objectives of the City of London Corporation Operational Property Review.
- Amalgating staff and volunteer office and welfare facilities to ensure efficient use of the space and to promote cohesion.
- To provide accessible information and retail spaces for a diverse range of visitors centre to realise our vision to be inclusive and welcoming and to engage proactively to foster collective care for the Heath.

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Divisional Plan
(reviewed annually).

Strategy – incorporates the adopted Corporate Property Asset Management Strategy 2017/18 and the Hampstead Heath Management Strategy 2018-2028.

Performance – Performance indicators to be developed and a baseline established in the first year of this Plan, with evaluation undertaken annually to report on performance and to incorporate learning into subsequent plans. *Insert link to Performance Measures (on sharepoint site)*

Review – The AMP will be reviewed by the Asset Management Project Group (AMPG) at quarterly meetings from September 2018.

- Provide accessible space for engagement, discussion and consultation with visitors through re-provisioning the existing facilities.
- Improved leisure and sports facilities to encourage participation in both formal and informal recreation to promote healthy and active lifestyles.
- Increase the capacity of the learning facilities to enable the Open Spaces Department Learning Team to meet future demand for education services.
- Ensure all built assets are fully utilised and where possible generate revenue to support the Hampstead Heath Charity.
- Project to be developed by undertaking feasibility study.

2. The Heath is inclusive and welcoming to a diverse range of visitors.

- Provide accessible facilities in line with statutory requirements.
- Provide fit for purpose, sustainable and accessible public toilet facilities.

3. Rationalise facilities at Kenwood Nursery and Golders Hill Park Staff Yards.

- Review the operational buildings and office accommodation to ensure efficient and effective use of the built assets and to minimise maintenance liability and running costs.
- Review the existing facilities to consolidate and improve accommodation for staff and volunteers to promote cohesion and support agile working initiatives.
- Consolidate the waste, recycling and composting facilities and reduce carbon footprint.

4. Heritage assets are conserved and maintained.

- Prioritise the restoration, repair and maintenance of the Hill Garden Pergola in consultation with Historic England.

5. Underutilised accommodation.

- Review underutilised buildings and accommodation across the Heath and determine the social, environmental and economic outcomes for these assets that align with the strategic Outcomes of the Management Strategy 2018-2028.



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The AMPG will include Business Plan Stakeholders, Asset Managers and Property Facilities Managers.

Governance - The Superintendent of Hampstead Heath is responsible for oversight of this Plan and for seeking the approval of the Hampstead Heath, Highgate Wood and Queen's Park Committee, following consultation with the Hampstead Heath Consultative Committee. Performance against objectives reported into Corporate Asset Sub Committee annually by the City Surveyor's Department.

Contacts
Superintendent
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Corporate Asset
Manager
Warren Back, Ext 3457

5A. Cyclical Works Programme – facilities maintenance.

The Cyclical Works Programme for Hampstead Heath 2018/19 significant projects include:

- Parliament Hill Fields Lido Fabric Repairs
- Heath Extension Changing Rooms Boiler Replacement
- Hampstead Heath Drainage
- Parliament Hill Toilets Refurbishment
- Heath Extension Toilet Refurbishment
- Golders Hill Park Drainage Surveys

5B. Capital Projects as set out in the Divisional Plan and in accordance with the priorities set out above.

Gateway Zero - Projects in development

- PV Installation projects at the Lido and Kenwood Nursery Yard.
- Accessibly projects at Golders Hill Park accessible car park, the Bathing Ponds and Parliament Hill Fields Lido (C DP1)
- Installation of an electric vehicle charging infrastructure across the Division. (D DP8)
- Installation of vehicle security bollards across the Division (C DP)
- Resurfacing of the Athletics Track – (City Surveyors Department Capital Bid).
- Restoration of the Pergola – (City Surveyors Department Capital Bid).

Gateway 1 / 2

- Develop a Master Plan for optimising facilities at Parliament Hill (B DP7).

Gateway 5

- Development of the Adventure Playground (B DP5).
- East Heath Car Park resurfacing and drainage - (asset transferring to the City Surveyors Department on completion of the capital works). (A DP5)



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Property Facilities
Manager
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*Http....insert hyperlink
to detailed Information
Template on sharepoint
site*

Business Plan Links

City Surveyor's Business Plan 2017-2020

- Strategic Property Asset Management – A strategy for Hampstead Heath that aligns Corporate and Business Planning to fully optimise its operational use.
- Property Management – Ensuring buildings and facilities that are fit for purpose, sustainable, meeting service needs and delivering value for money.
- Income Generation – Seek to maximise opportunities for income generation through events and third-party leasing opportunities.

Open Spaces Department Business Plan 2018/19

Top level objectives:

- Open spaces and historic sites are thriving and accessible.
- Open spaces enrich people's lives.
- Business practices are responsible and sustainable.

Divisional Plan Hampstead Heath 2019 – 2022

- Re-provisioning the Waste, Recycling and composting facilities (D DP1)
- Develop the Peggy Jay Centre playground (B DP)
- Develop the sports offer across Hampstead Heath (B DP 6)

Hampstead Heath Management Strategy 2018-2028

Strategic outcomes summary:

- The Heath is maintained as a flourishing green space and historic landscape by balancing visitor activities and conservation of the natural, built and heritage values.



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- Improved quality of life for Heath users, facilitated by improved physical health and improved mental health and well-being.
- Improved social inclusion through provision of spaces, facilities and activities that are accessible to more diverse users.
- Responsible management is achieved through a culture of shared custodianship and collaboration.

Our overriding Corporate Strategy is to manage the City's operational assets effectively, efficiently and sustainably to deliver strategic priorities and service needs.