

Committee(s): Hampstead Heath Consultative Committee	Date: 27 January 2020
Subject: Hampstead Heath, Parliament Hill Fields, Golders Hill Park and Hampstead Heath Lido Cafés Tender Timeline.	Public
Report of: Director of Open Spaces	For Discussion
Report author: Richard Gentry	

Summary

This report provides an update to Members on the proposed timeline for the tendering of the Parliament Hill Fields, Golders Hill Park and the Parliament Hill Fields Lido Cafés.

Recommendations

Members are asked to:

- Note the report, including the proposed timeline, as set out in paragraph 7.
- Give feedback on the content of the report, the views of this Committee will be shared with the Hampstead Heath, Highgate Wood and Queen's Park Committee.

Main Report

Background

1. On 21 February 2018 the Superintendent of Hampstead Heath reported to the Hampstead Heath, Highgate Wood and Queen's Park Committee (HHHWQPC) that both Parliament Hill Fields and Golders Hill Cafés negotiations had concluded, and that the respective leases would expire 12 January 2021. The Parliament Hill Fields Lido Café lease also terminates on 12 January 2021
2. The City of London Corporation (Open Spaces) Act 2018 was passed in March 2018. The introduction of this Act gives the City of London Corporation the opportunity to consider longer leases for the café premises Hampstead Heath.

Current Position

3. Parliament Hill Fields Café is currently leased to D'Auria Brothers, the Hampstead Heath Lido Café is leased to Hoxton Beach and the Golders Hill Park Cafe is leased to The Refreshment House.

Timeline

4. The Superintendent has recently met with the Café Working Group, the delivery of the tender process has been discussed with this group. It is recommended that the timeline for the delivery of this project is:
 - 27 January 2020 – Present to Hampstead Heath Consultative Committee (HHCC) proposed timeline for delivery of the Hampstead Heath café tenders.
 - February 2020 - Appoint a Consultant to carry out user engagement.
 - March 2020 – April, user engagement takes place.
 - April – Discuss the findings from the user engagement and the tender methodology with the Café Working Group.
 - 20 April – Report to the HHCC, set out tender methodology following learning from the user engagement.
 - 3 June 2020 – Report to HHHWQPC, set out tender methodology following learning from the user engagement.
 - July 2020 - Commence café tender process.
 - September 2020 - End cafe tender process.
 - September 2020 – Evaluation of compliant bids.
 - September 2020 – Update the Café Working Group.
 - 19 October – Report tender outcome to the HHCC.
 - 25 November – Report tender outcome to the HHHWQPC.
 - 13 January 2021 – Commence new lease arrangements.

Proposals

5. The Superintendent is proposing that any future lease arrangements be for a period of at least ten years, with suitable break clauses, subject to satisfactory performance and service delivery.
6. The City of London Corporation, when developing the tender documents, e.g. the Submission Document for prospective bidders to complete, will consider the following key deliverables, these have been discussed with the Café Working Group:
 - Strong links with the local community
 - Passionate about making the café an integral part of the community
 - Environmentally aware
 - Offer quality food at affordable prices
 - Be innovative and creative
 - Cater for a diverse community
 - A diversity of seasonal activities
 - Provide a family friendly offer
 - Offer a range of payment options

Corporate & Strategic Implications

7. Hampstead Heath is a registered charity, for which the City of London Corporation is the Trustee. The purpose of the charity is the preservation of Hampstead Heath for the recreation and enjoyment of the public. The HHHWQPC manages Hampstead Heath on behalf of the City of London Corporation and must take decisions in the best interests of the charity.
8. The provision of Café facilities provides income that contributes to the maintenance of Hampstead Heath, and the cafés must be let on the best terms that can reasonably be obtained for the charity, in order to comply with the duties of the Trustee. However, the cafés are also fundamentally part of the experience provided to users and the Hampstead Heath Consultative Committee (HHCC) and the HHHWQPC may consider the wider social and environmental benefits that they bring to the Heath.
9. In letting the Cafés for the longer terms that are now available under section 6 of the City of London Corporation (Open Spaces) Act 2018, Members must have regard to the desirability of ensuring that the service or facility is provided to a satisfactory standard throughout the duration of the lease. Before granting a lease, the HHHWQPC must consult such persons or bodies as it thinks appropriate. Part II of the Landlord and Tenant Act 1954 (which provides security of tenure for commercial tenancies) does not apply.
10. The letting of the Cafés at Hampstead Heath contributes towards the achievement of the three aims set out in the City of London Corporation Corporate Plan 2018-23: Contribute to a flourishing society, Support a thriving economy and Shape outstanding environments, in particular the following Corporate Plan outcomes:
 - (4) Communities are cohesive and have the facilities they need.
 - (5) Businesses are trusted and socially and environmentally responsible.
 - (10) We inspire enterprise, excellence, creativity and collaboration.
 - (12) Our spaces are secure, resilient and well maintained.
11. It also meets the three objectives and outcomes set out in the Open Spaces Department Business Plan 2019-20: (a) Open spaces and historic sites are thriving and accessible, (b) Spaces enrich people's lives and (c) Business practices are responsible and sustainable.
12. Tendering the catering facilities provides the opportunity to ensure the Cafés support the Strategic Outcomes set out in the Hampstead Heath Management Strategy 2018-2028:
 - A: The Heath is maintained as a flourishing green space and historic landscape,
 - B: Improved quality of life for Heath visitors,
 - C: The Heath is inclusive and welcoming to a diverse range of visitors,
 - D: Greater number of and diversity of People taking care of the Heath.

Implications

13. Previously, the tender of the Hampstead Heath Cafés, in particular the Parliament Hill Fields Café and the Refreshment House, Golders Hill Park generated media interest.
14. Officers will liaise with the City of London Corporation, Media Team and inform and update stakeholders and visitors throughout the tender process.

Conclusion

15. The City of London (Open Spaces) Act 2018 provides the opportunity of a longer-term lease allowing greater continuity of service, investment in the facilities and development of the business.

Appendices

- None

Richard Gentry

Constabulary and Queen's Park Manager, Hampstead Heath, Open Spaces Dept.

T: 020 7332 3322

E: richard.gentry@cityoflondon.gov.uk