



Hampstead Heath, Highgate Wood and Queen's Park Committee

Date: WEDNESDAY, 16 JULY 2025
Time: 4.00 pm
Venue: COMMITTEE ROOMS - 2ND FLOOR WEST WING, GUILDHALL

Members:

Alderman & Sheriff Gregory Jones KC (Chairman)	Jason Groves
William Upton KC (Deputy Chairman)	Pauline Lobo, Ramblers' Association
John Beyer, Health and Hampstead Society	Charles Edward Lord, OBE JP (Ex-Officio Member)
Councillor Marcus Boyland, London Borough of Camden	Wendy Mead OBE
Deputy Timothy Butcher	Councillor Arjun Mittra, London Borough of Barnet
Simon Burrows	Alethea Silk
James St John Davis (Ex-Officio Member)	David Williams
Karina Dostalova	
Matthew Frith, London Wildlife Trust	
Alderman Alison Gowman CBE	

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Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. APOLOGIES

2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA

3. MINUTES

a) Draft Minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee (Pages 7 - 18)

To agree the public minutes and non-public summary of the last meeting held on 20 May 2025.

For Decision

b) Minutes of the Hampstead Heath Consultative Committee (Pages 19 - 40)

To note the public minutes and non-public summary of the Hampstead Heath Consultative Committee meeting held on Tuesday 29 April 2025, and the draft public minutes and non-public summary of the Hampstead Heath Consultative Committee meeting held on Tuesday 17 June 2025.

For Information

c) Draft Minutes of the Highgate Wood Consultative Group (Pages 41 - 44)

To note the draft minutes of the meeting of the Highgate Wood Consultative Group held on Tuesday 22 April 2025.

For Information

d) Draft Minutes of the Queen's Park Consultative Group (Pages 45 – 50)

To note the draft public minutes of the meeting of the Queen's Park Consultative Group held on Wednesday 14 May 2025.

For Information

4. RISK MANAGEMENT UPDATE

Report of the Executive Director, Environment.

For Decision
(Pages 51 - 72)

5. NATURAL ENVIRONMENT CHARITY REVIEW – UPDATE ON FUNDRAISING WORKSTREAMS

Report of the Chamberlain and the Executive Director, Environment.

For Information

Hampstead Heath

6. **ASSISTANT DIRECTOR'S REPORT (HAMPSTEAD HEATH)**

Report of the Executive Director, Environment.

For Information
(Pages 79 - 108)

7. **HEATH HANDS UPDATE**

Report of Heath Hands.

For Information
(Pages 109 - 110)

8. **HAMPSTEAD HEATH REVENUE OUTTURN 2024/25**

Report of the Chamberlain and Executive Director, Environment.

For Information
(Pages 111 - 116)

9. **NATURAL ENVIRONMENT CHARITY REVIEW – ASSETS UPDATE FOR HAMPSTEAD HEATH CHARITY**

Report of the Chamberlain and Executive Director, Environment.

For Information
(Pages 117 - 126)

10. **HAMPSTEAD HEATH CAFES**

Verbal update to be presented by Officer of the Environment Department.

For Information

11. **GRANT FUNDING MODEL UPDATE**

Committee to note the presentation made at the Hampstead Heath Consultative Committee meeting.

For Information
(Pages 127 - 134)

Highgate Wood & Queen's Park

12. **ASSISTANT DIRECTOR'S REPORT (HIGHGATE WOOD)**

Report of the Executive Director, Environment.

For Information
(Pages 135 - 140)

13. **ASSISTANT DIRECTOR'S REPORT (QUEEN'S PARK)**

Report of the Executive Director, Environment.

For Information
(Pages 141 - 146)

14. **HIGHGATE WOOD AND QUEEN'S PARK REVENUE OUTTURN 2024/25**

Report of the Chamberlain and Executive Director, Environment.

For Information
(Pages 147 - 152)

15. **NATURAL ENVIRONMENT CHARITY REVIEW – ASSETS UPDATE FOR HIGHGATE WOOD AND QUEEN'S PARK CHARITY**

Report of the Chamberlain and Executive Director, Environment.

For Information
(Pages 153 - 164)

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

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

18. **EXCLUSION OF THE PUBLIC**

MOTION: The following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

For Decision

Part 2 - Non-Public Agenda

19. **NON-PUBLIC MINUTES**

- a) **Draft Non-Public Minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee (Pages 165 - 168)**

To agree the non-public minutes of the meeting held on Tuesday 20 May 2025.

For Decision

- b) **Draft Non-Public Minutes of Hampstead Heath Consultative Committee (Pages 169 - 176)**

To note the non-public minutes of the Hampstead Heath Consultative Committee meetings held on Tuesday 29 April and the draft non-public minutes of the Hampstead Heath Consultative Committee meeting held on Tuesday 17 June 2025.

For Information

20. **HAMPSTEAD HEATH PONDS CONSULTATION**

Report of the Executive Director, Environment.

For Decision
(Pages 177 - 184)

21. **CITY CORPORATION GOVERNANCE OF THE NATURAL ENVIRONMENT CHARITIES – UPDATE ON PLANNED CHANGES**

Report of the Chamberlain and Executive Director, Environment.

For Information
(Pages 185 - 276)

22. **COMPLEMENTARY LAND POLICY AND ASSETS APPRAISAL**

Verbal update to be presented by Officers of the Environment Department.

For Information

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

24. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE

Tuesday, 20 May 2025

Minutes of the meeting of the Hampstead Heath, Highgate Wood and Queen's Park Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Tuesday, 20 May 2025 at 4.00 pm

Present

Members:

Alderman & Sheriff Gregory Jones KC (Chairman)
William Upton KC (Deputy Chair)
John Beyer
Councillor Marcus Boyland
Deputy Timothy Butcher
Simon Burrows
Alderman Alison Gowman CBE
Jason Groves
Pauline Lobo
Charles Edward Lord, OBE JP (Ex-Officio Member)
Wendy Mead OBE
Councillor Arjun Mittra
Alethea Silk (attended virtually)

In attendance:

Karina Dostalova
James St John Davis (Ex-Officio Member) (attended virtually)
David Williams

Officers:

Edward Wood	Comptroller and City Solicitor's
Katie Stewart	Executive Director, Environment
Emily Brennan	Environment Department
Jo Hill	Environment Department
William LoSasso	Environment Department
Charlotte Williams	Environment Department
Polly Dunn	Assistant Town Clerk & Executive
	Director of Governance and Member
	Services
Callum Southern	Town Clerk's Department
Zoe Williams	Town Clerk's Department

1. APOLOGIES

At the outset of the meeting, Alderman Alison Gowman, as senior member present, was moved into the Chair.

Apologies were received from Alderman & Sheriff Gregory Jones KC, who was attending to his Shrieval duties. The Member attended the meeting briefly online and was otherwise absent.

2. **MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA**

There were no declarations.

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

The Committee received the Order of the Court of Common Council dated 25 April 2025.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman in accordance with Standing Order No. 28. Alderman & Sheriff Gregory Jones KC, as the only Member expressing their willingness to serve, was duly elected as Chairman for the ensuing year and took the Chair.

RESOLVED – That, Alderman & Sheriff Gregory Jones KC be elected Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee for the ensuing year.

RESOLVED – That, Alderman Alison Gowman remain in the Chair until the Election of the Deputy Chair, due to the Chairman's absence.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chair in accordance with Standing Order No. 29.

William Upton KC, as the only Member expressing their willingness to serve, was duly elected as Deputy Chair for the ensuing year.

RESOLVED – That, William Upton KC be elected Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee.

On the proposal of the Chairman, Deputy Chair William Upton KC took the Chair in his absence.

The Deputy Chairman welcomed the new Members to the Committee. This meeting marked the end of his three-year term as Chair.

Wendy Mead OBE moved a vote of thanks to William Upton KC, the outgoing Chair.

RESOLVED – That, Members of the Hampstead Heath, Highgate Wood and Queen's Park Committee wish to express their heartfelt gratitude to

WILLIAM UPTON KC

for his unwavering dedication and exceptional leadership in various initiatives since May 2022.

Since May 2022, William has been instrumental in numerous projects, starting with the Platinum Jubilee fun day in Golders Hill Park, where he delivered a

memorable speech alongside the Mayor of Barnet. His commitment continued with the opening of the newly refurbished play area at the Heath Extension in November 2022, a project that brought joy to many local families.

William's contributions to environmental sustainability are noteworthy. In January 2023, he oversaw the planting of 33 trees on Hampstead Heath as part of the Queen's Green Canopy campaign. His efforts in promoting ecological projects were further highlighted by the return of the sheep grazing project in September 2023 and 2024.

His leadership extended to the renovation and reopening of the Parliament Hill Athletics Track in December 2023, which received exclusive trackmark certification. William also played a pivotal role in the successful organisation of the first London International Cross Country in January 2024 and the Night of 10k event in May 2024.

In addition, William's dedication to community engagement was evident in the opening of the new sandpit in Queen's Park and the Roman Kiln project in Highgate Wood. His efforts culminated in the completion of the Hampstead Heath Management Strategy review in January 2025.

As we bid farewell to William as our Chair, we extend our deepest appreciation for his gracious, energetic, and visionary guidance. We wish him continued success in all his future endeavours.

Thank you, William, for your remarkable service.

6. **MINUTES**

RESOLVED – That, the public minutes and non-public summary of the previous meeting held on 4 February 2025 be approved as an accurate record.

Matters arising

Members noted the non-public draft summary from the Hampstead Heath Consultative Committee meeting on 29 April that had been included as a late item in the committee papers. The formal minutes would be noted in the next Hampstead Heath, Highgate Wood and Queen's Park Committee meeting.

7. **APPOINTMENT OF SUB-COMMITTEES, CONSULTATIVE COMMITTEES AND GROUPS AND REPRESENTATIVES ON OTHER BODIES**

Members considered a report of the Town Clerk concerning the terms of reference and composition of the Hampstead Heath, Highgate Wood, Queen's Park, and Keats House consultative committees and groups, and the appointments it was invited to make to other bodies.

RESOLVED – That, Members –

- Noted the terms of reference and composition of the Hampstead Heath Consultative Committee.
- Appointed Alethea Silk to serve on the Hampstead Heath Consultative Committee, alongside the Chairman.

- Noted that Councillor Marcus Boyland would attend and receive papers for the Hampstead Heath Consultative Committee.
- Agreed the terms of reference and composition of the Highgate Wood and Queen's Park Consultative Groups.
- Appointed Jason Groves to serve on the Highgate Wood Consultative Group.
- Noted that Pauline Lobo had been attending and receiving the papers for the Highgate Wood Consultative Group.
- Appointed John Beyer as a local representative from this Committee to observe meetings of the Natural Environment Board.

8. ASSISTANT DIRECTOR'S REPORT (HAMPSTEAD HEATH)

Members received a report of the Executive Director Environment which provided an update on matters relating to Hampstead Heath since the last Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 4 February 2025.

The following point was noted:

The Chairman clarified with Officers that a report with proposals on wind speed closure thresholds would come to the committee in the next cycle of meetings.

RESOLVED – That, Members –

- Noted the report and its contents.

9. FIVE YEAR BUSINESS PLAN (HAMPSTEAD HEATH)

Members considered a report of the Executive Director, Environment which provided a draft of the first five-year business plan for Hampstead Heath.

The following points were noted:

The Chairman queried whether water fountains would be included in the business plan for Hampstead Heath. Officers confirmed that water fountains were part of the plan, and that while they were not previously funded, the City Surveyors' department had indicated they may be able to identify funding for this. Officers hoped to have this confirmed in the next week.

Regarding the delivery aspect of the business plan, a Member inquired whether a service level agreement existed within the City Surveyor's Department, given its key role in executing structural works outlined in the plan. Officers responded that several workstreams were being delivered externally, with the Environment Department contributing to their coordination and planning. They acknowledged that clearly articulating the collaboration between the Environment Department and the City Surveyor's Department remained a work in progress. The Executive Director of Environment added that, in the short term, an estates board would be established to ensure the work was effectively monitored and jointly supervised with the City Surveyor's Department. The Executive Director noted that from a long-term perspective, the Natural Environment Charity Review would help to identify what sort of agreement would be suitable for this relationship.

Members requested a progress update on what had been actioned in the business plan every 6 months, and that the itemised list in the business plan be numbered.

A Member suggested that the business plan be ordered by funding source to make it clear how the projects would be funded. Officers noted they would be happy to add the suggested fields, and that a column would be added to update progress on the plan.

With regards to query about work on West Heath, Officers responded that there was a significant body of work happening on the various health and safety issues in West Heath, and they were taking a partnership-based approach to the situation.

A Member expressed concern that work on the Hill Garden Pergola was dependent on National Heritage Lottery funding. Officers responded to this in the non-public session.

RESOLVED – That, Members –

- Approved the Hampstead Heath five-year business plan provided at Appendix 1 of the report and requested a progress update on its implementation every six months.

10. HEATH HANDS UPDATE

Members received a report of Heath Hands which summarised the charity's main activities on North London Open Spaces during the financial year.

The following points were noted:

Members noted their congratulations to Heath Hands on their work, and for the increase in volunteers.

The Chairman noted that these volunteers had been active in both Hampstead Heath and Highgate Wood.

RESOLVED – That, Members –

- Noted the report and its contents.

11. RISK MANAGEMENT UPDATE REPORT

Members considered a report of the Executive Director, Environment which sought to provide assurance that risk management procedures in place within the Environment Department and its Natural Environment Division are satisfactory and meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011.

The following points were noted:

The Chairman asked how this register aligned with the work of the City Surveyor's Department. Officers explained that the register included a risk related to the repair and maintenance of built assets. They noted that there had been recent discussions about the potential for joint ownership of certain actions within the risk register, with the City Surveyor's Department.

A Member sought clarification with regards to the local risk identified in the Five-Year Business Plan. Officers explained that the local budget was called the 'local risk' which meant it was funded through the local expense budget.

RESOLVED – That, Members –

- Confirmed, on behalf of the City Corporation as trustee, that the registers appended to the report satisfactorily identified the key risks to each of the charities and that appropriate risk management systems are in place to effectively identify and mitigate risks.

12. TERMS OF REFERENCE FOR THE NATURAL ENVIRONMENT COMPLEMENTARY LAND POLICY AND COMPLEMENTARY LAND USE APPRAISAL

Members received a report of the Executive Director, Environment which proposed the scope and terms of reference for two specific pieces of work to review and improve management of the development of an updated Complementary Land Policy, and a Complementary Land Use Appraisal.

The following points were noted:

A Member expressed concern about the name buffer land being changed to complementary land. Officers explained that the current policy was specifically covering the buffer land in Epping Forest that was purchased for the purpose of protecting the rural nature of Epping Forest. However, other land purchased by the City Corporation did not fulfil the same purpose as the buffer land at Epping Forest. The Officer noted there would be detailed appendices for each piece of land, and the appendix for Epping Forest would contain the relevant information on the buffer land.

Officers explained that the appraisal was being undertaken following discussions at the Policy and Resources Committee and the Resource Allocation Sub-Committee where Officers were asked what assessments they had done for the suitability of the Natural Environment division's complementary land assets for housing development. Officers told Members that from conversations with local authorities, they had found there was limited opportunity to use the complementary land assets for housing development, and there were a number of restrictions on many of the sites such as conservation designations and other designations in local plans.

A Member asked whether the work would consider the possibility of selling Heathfield House and moving staff onto Hampstead Heath itself. Officers responded that they would consider all options, and the key criteria was to consider if the facility was essential for operational purposes. Officers assured Members that Heathfield House was essential for operational purposes.

RESOLVED – That, Members –

- Noted the report and its contents.

13. TRANSFORMATION FOR THE NATURAL ENVIRONMENT CHARITIES – PROJECT UPDATE AND GOVERNANCE ARRANGEMENTS FOR IMPLEMENTATION PHASE

Members received a report of the Executive Director, Environment which provided an update on project governance arrangements as the work transitioned to implementation phase.

The following points were noted:

A Member noted that it would be helpful to have a press release on the changes being made. Officers responded that a FAQ document was recently circulated to Members, and the next step would be to publish most of that information on the website.

RESOLVED – That, Members –

- Noted the work to date on implementation of improvements identified by the NECR across assets, grant funding, governance and income generation.
- Noted the upcoming reporting schedule bringing detailed updates on these four areas.

14. ASSISTANT DIRECTOR'S REPORT (HIGHGATE WOOD)

Members received a report of the Executive Director, Environment which provided an update on matters relating to Highgate Wood since the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 4 February 2025

RESOLVED – That, Members –

- Noted the report and its contents.

15. ASSISTANT DIRECTOR'S REPORT (QUEEN'S PARK)

Members received a report of the Executive Director, Environment which provided an update on matters relating to Queen's Park since the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 4 February 2025.

The following points were noted:

The Chairman expressed appreciation for the recent progress and thanked Officers for their efforts.

A Member noted the unfortunate passing of Bella the goat and queried whether signs could be put up about feeding the animals. The Chairman noted that this had also been raised at the recent Queens Park Consultative Group, and that officers had put up detailed signs about the incident and to raise awareness to the public about this matter. Officers explained that the issue about the public feeding animals was a major topic discussed at the recent Zoo Ethics Board meeting. They also explained the role of the Ethics Board as part of the running of the farm.

RESOLVED – That, Members –

- Noted the report and its contents.

16. FIVE YEAR BUSINESS PLAN (HIGHGATE WOOD)

Members considered a report of the Executive Director, Environment which provided an updated draft of the first five-year business plan for Highgate Wood.

The following points were noted:

Members requested a progress update on what had been actioned in the business plan every 6 months.

A Member asked why the review of site accessibility was being conducted in 2026/27 rather than 2025/26. Officers responded that it was a matter of having the staff capacity and financial resource to conduct the review, and ensure it was completed to a high standard.

RESOLVED – That, Members –

- Approved the Highgate Wood five-year business plan provided at Appendix 1 of the report, and requested a progress update on its implementation every six months.

17. FIVE YEAR BUSINESS PLAN (QUEEN'S PARK)

Members considered a report of the Executive Director, Environment which provided an updated draft of the first five-year business plan for Queen's Park.

The following points were noted:

Members requested a progress update on what had been actioned in the business plan every 6 months.

RESOLVED – That, Members –

- Approved the Queen's Park five-year business plan provided at Appendix 1 of the report, and requested a progress update on its implementation every six months.

18. QUEEN'S PARK WATER PLAY FEATURE

Members considered a report of the Executive Director, Environment which provided an update on the feasibility of reopening a water play feature at Queen's Park.

The following points were noted:

The Chairman noted that this matter was discussed at the Queens Park Consultative Group which he had chaired, and which had met on 14 May 2025. The Consultative Group Members had noted the reasons why it was not being proposed to reinstate the paddling pool, and they were widely supportive of the proposal for a splash park. Given the very recent date of the meeting, the formal minutes of that meeting would be coming to the next Hampstead Heath, Highgate Wood and Queen's Park Committee meeting.

A Member asked if Officers had consulted the local Member of Parliament Georgia Gould MP about the proposal as she could be interested in being involved in the fundraising efforts. Officers responded that the local MP would be most welcome to be involved in the fundraising and noted that discussions would soon take place to establish a local working group focused on fundraising.

In response to a Member's query about the London Borough of Brent's possible involvement in the proposal, Officers noted that some local councillors were members of the Queens Park Consultative Group. At the recent Group meeting, they had expressed their support about getting involved in the fundraising efforts, and Officers would be reaching out to them for confirmation. In response to a query about the project timeline, Officers explained that the proposed splash pad was an off-the-shelf product, and therefore, once funding was secured, the project was expected to progress swiftly. Officers believed that the splash pad could be ready for the summer of 2026.

A Member inquired about the capacity of the proposed splash pad, and the size difference compared to the current paddling pool. Officers responded that the splash pad would be the same size as the paddling pool and they would follow up with the Member with answer about the capacity. Officers noted that the splash pad would be flat, making it more accessible for all families.

A Member asked about the operational period of the splash pad and encouraged maximising its availability. Officers responded that seasonal considerations had to be considered. They explained that the facility would be closed and 'winterised' to prevent the systems from freezing, and it would undergo water testing before opening for summer use. They noted that they would aim for it to be opened in times that line up for school holidays to ensure it was available for optimum use. Officers ensured Members that a maintenance plan, including regular cleaning and checks, would be in place to ensure long-term functionality.

A Member asked whether work could begin on this project before all the funding was secured. Officers explained that the project could not proceed without secured funding, as it would exceed the available budget. They emphasised the need to ensure all necessary funds were in place before moving forward and noted there was strong support for the project from the local community.

RESOLVED – That, Members –

- Approved Option 1 to formally decommission the paddling pool at Queen's Park and raise c. £97,000 to install a new splash pad water play feature in the same location that will be safer, more accessible, easier to operate, and incur lower operating costs.

19. HIGHGATE WOOD AND QUEENS PARK KILBURN TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

Members received a report of the Chamberlain that provided the final version of the Trustee's Annual Report and Financial Statements for the year ended 31 March 2024 for Highgate Wood and Queens Park Kilburn.

Officer noted the report was reported on time.

RESOLVED – That, Members –

- Noted the report and its contents.

20. REPORT OF ACTION TAKEN

Members received a report of the Town Clerk which provided details of decisions taken under Delegated Authority procedures under Standing Order 41(b) between Committee meetings, including the approval of the Budget.

RESOLVED – That, Members –

- Noted the report and its contents.

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

There were no questions.

22. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Chairman raised a matter of urgent business concerning the recent Supreme Court judgement in *For Women Scotland* on the statutory interpretation of the Equality Act 2010 and its implications for the management of the Hampstead Heath Pond facilities. The Chairman noted that they had been taking the matter seriously since the judgment came out. They explained that the Ponds should be one of those fun invigorating features on the Heath, and that they are an extraordinary outdoor natural swimming facility, steeped in history and social significance. The Chairman explained that the men's and the women's ponds are presented as single sex facilities, subject to the Gender Identity Policy. He further noted that the temporary position had been to continue the existing policy whilst they seek legal advice.

The Assistant Solicitor gave a brief summary, advising that the case specifically regarded the legal definitions of *man*, *woman*, and *sex*, and that they had retained Leading Counsel to advise further. The Assistant City Solicitor advised that one letter threatening judicial review had already been received, but that this was felt to be premature. In light of the ruling, they noted that it would be appropriate to review the swimming facilities on Hampstead Heath to decide what arrangements to adopt moving forward and to ensure these were compliant with the Equality Act 2010. The Assistant City Solicitor explained that this review would involve clearly articulating the reasons for continuing to provide segregated facilities at the Men's Pond and the Ladies' Pond, if this was the preferred approach. In deciding whether or not they should continue to be trans-inclusive spaces, this would involve balancing the competing needs of different user groups with their own protected characteristics. Either way, the Assistant City Solicitor explained that it would need to be demonstrated that this was a proportionate means of achieving a legitimate aim. They advised that there was a very high risk of legal proceedings, whatever approach was adopted.

The Assistant City Solicitor proposed conducting an information gathering/consultation exercise with service users to inform the decision-making process. They noted that this work would be timed to follow the anticipated release of revised statutory guidance from the Equality and Human Rights Commission, expected by the end of June 2025. The corporate gender identity policy would also be reviewed. They explained that once the relevant information had been compiled, a detailed report would be provided to the Committee so Members could make an informed policy decision. The precise reporting arrangements were still being discussed with the Town Clerk.

An observing Member, also a former Chair of the Committee, received permission from the Chairman to speak on this item.

The observing Member suggested that Committee seek input from other relevant bodies, such as the Corporate Services Committee, to help make these decisions. The Member also recommended that the Committee await guidance from the Equality and Human Rights Commission before the consultation begins.

A Member asked how the Committee intended to manage the changing facilities at Parliament Hill Lido, considering the recent discussion. In response, the observing Member noted that when the original gender policy was introduced, all swimming department staff received gender awareness training, and some changing cubicles were converted to unisex to accommodate diverse needs.

A Member noted that it would be important to also consult the wider customer base of service users who were not affiliated with relevant interest groups.

It was noted that the ponds were London-wide facilities, and there was likely to be very strong resistance that we move away from the idea of single sex swimming provision, and we need to hear the feedback.

23. EXCLUSION OF THE PUBLIC

RESOLVED – That, the following matters related to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions did not apply. The following items contained sensitive information which it was not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and would be considered in non-public session.

24. NON-PUBLIC MINUTES

RESOLVED – That, the non-public minutes of the meeting held on 4 February 2025 be agreed as a correct record.

Matters arising

The Committee discussed one matter.

25. CYCLICAL WORKS PROGRAMME AT HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK

Members considered a report of the City Surveyor.

26. HILL GARDEN PERGOLA

Members heard a verbal update on the Hill Garden Pergola.

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

No questions were raised in non-public session on matters relating to the work of the Committee.

28. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

No items of other business considered urgent were discussed whilst the public were excluded.

The meeting ended at 6.15pm.

Chairman

Contact Officer: Zoe Williams

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HAMPSTEAD HEATH CONSULTATIVE COMMITTEE

Tuesday, 29 April 2025

Minutes of the meeting of the Hampstead Heath Consultative Committee held at
Committee Room - 2nd Floor West Wing, Guildhall on Tuesday, 29 April 2025 at
5.30 pm

Present

Members:

William Upton KC (Chairman)
John Arnoldi (Heath Hands)
Nick Bradfield (Dartmouth Park Conservation Area Advisory Committee)
Colin Gregory (Hampstead Garden Suburb Residents' Association)
Dr Gaye Henson (Marylebone Birdwatching Society)
Ella Mitchell (Hampstead Rugby Club)
Richard Sumray (London Council for Sport and Recreation)
Professor Jeff Waage (Heath & Hampstead Society)
John Weston (Hampstead Conservation Area Advisory Committee)
Michele Martin Williams (Vale of Heath Society)

In Attendance:

John Etheridge (South End Green Association)
Michael Hammerson (Highgate Society)
Dr Susan Rose (Highgate Conservation Area Advisory Committee)
Helen Payne (Friends of Kenwood)

Officers:

Jonathan Cooper	- City Surveyor's Department
Emily Brennan	- Environment Department
Jack Joslin	- Environment Department
Jonathan Meares	- Environment Department
William LoSasso	- Environment Department
Callum Southern	- Town Clerk's Department
Zoe Williams	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Liz Andrew.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. MINUTES

3.1 Draft Minutes of Hampstead Heath Consultative Committee

RESOLVED – That, the public minutes and non-public summary of the Hampstead Heath Consultative Committee held on 14 January 2025 were agreed as a correct record of the meeting.

3.2 Draft Minutes of Hampstead Heath, Highgate Wood and Queen's Park Committee

The public minutes and non-public summary of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 04 February 2025 were formally noted.

4. HEATH HANDS UPDATE

The Committee received an update from Heath Hands, which detailed recent highlights, and its work towards its strategic objectives.

During discussion, the following points were raised:

- a) The representative for the London Council for Sport and Recreation (LCSR) noted that Heath Hands' presentation at the recent Sport and Wellbeing Forum was well received.
- b) The Chairman asked for an update on the progress that had been made for the use of the old tennis hut. Officers responded that they were waiting for Heath Hands to complete its review of the agreement, and that the plan was to open it as an information hub in the near future. In response to a further query, Officers responded there was still some work that needed to be done by surveyors, but they believed the information hub could be reopened and used in the interim before these works occur.

RESOLVED – That, Members:

- Noted the report and its contents.

5. ASSISTANT DIRECTORS REPORT

The Committee received the Assistant Director's report which presented an update on matters relating to Hampstead Heath since the last Hampstead Heath Consultative Committee meeting on 14 January 2025.

During the discussion, the following points were raised:

- a) The representative for the Hampstead Garden Suburb Residents' Association commented that he was assured to see engagement with the London Boroughs of Camden and Barnet. The Member asked how these London Boroughs had coordinated with each other, and how the City Corporation had found their responses. Officers responded that they were recently contacted by the Resilience Team from the London Borough of Barnet, who had come up with a series of revised proposals for the Heath extension, and they had an initial meeting scheduled to discuss the proposals. Officers confirmed that the documents about the proposal would be shared with the Committee. The Officer noted that they were not

aware of coordination between the London Boroughs of Camden and Barnet.

- b) The representative also asked for an update on when the Cricket Nets would be ready. Officers responded that final work on the Cricket Nets was taking place that week and it would be opened in May 2025 once the turf had been given time to 'knit in'.
- c) The representative of the Heath and Hampstead Society asked whether the City Corporation was comfortable with the idea of a 30-year commitment to a particular area of land, with regard to biodiversity net gain offsetting, and whether the income associated with it would go directly back to Hampstead Heath. Officers responded that no decisions had been made as it would take a significant amount of consultation and analysis before the City Corporation agreed to this 30-year commitment, and a consultant had been engaged to help the City Corporation understand whether there was potential. Officers also assured the representative that any income derived would remain with the charity that received it, and that any commitment of that length of time would be carefully considered and consulted upon as appropriate.
- d) The representative from the Highgate Society asked whether Officers could give Members a presentation on what the implications and application of biodiversity net gain would look like for the City Corporation's Open Spaces portfolio. Officers noted that they would check whether a recent presentation could be shared to Members.
- e) In response to a query about water run-off, Officers noted that there was no data to estimate how much water run-off from surrounding roads and pavements went onto the Heath. They assured the Member that this is a conversation that had been held with the Camden Resilience Team in respect to the flooding at Southend Green.
- f) The representative also asked whether the cost of antisocial behaviour at Hampstead Heath could be estimated. Officers responded that a large amount of this cost would be associated with staff time responding to issues, which would be difficult to measure. Officers acknowledged it would be helpful to monitor the cost of these incidents to help inform budgeting and operational decisions.
- g) In response to a query about the potential of an archaeological strategy for Hampstead Heath from the Highgate Society representative, Officers noted that they would ask the City Surveyor's Department about the information that exists on this topic, and they could talk to the Member about the strategy at the next walk.
- h) With regard to an incident at Hampstead Heath on 2nd March 2025, the LCSR representative urged that a working group be set up as soon as possible, to further prevent conflict between groups represented on the Heath. Officers responded that a partnership-based working group was

underway, and this incident emphasised the importance of reinitiating this partnership-based approach.

- i) In response to a question about installing a second sauna in the Lido, Officers noted that the option of a second sauna was being explored as the current sauna was very popular and often at capacity.
- j) The representative from the South End Green Association noted that people were very concerned about the effect the recent Cross-Country event had on the Heath. The Member noted support for the event and requested that the Committee consider how this could be held in a way that was less disruptive to the environment, such as at a different time of year. The Chair noted that the muddy conditions at the Cross-Country event was ideal for the runners, and the event is held once every three-years. Another Member noted that Hampstead Heath is a nationally renowned location for Cross-Country and people had previously agreed that it is important to keep a balance between preserving the environment of the Heath, whilst allowing for such events to take place. With regards to recovery, Officers noted that after the event they tried to get onto the grounds as soon as possible to chain-harrow the ground, put up fences, and put new grass seed down.
- k) In response to a request from the Chair for an update on the Cafes, Officers noted that the plan for the remarketing of the Cafes had been reported to the Committee, and they were continuing to work towards the goal of completion.
- l) The Chairman also queried whether Officers expected any potential changes with regards to windspeed at Hampstead Heath. Officers responded that they were completing analysis for all four North London Open Spaces, and they expected to bring a paper to the next meeting which would provide an update and inform the committee of any proposed changes.

RESOLVED – That, Members:

- Noted the report and its contents.

6. TERMS OF REFERENCE FOR THE NATURAL ENVIRONMENT COMPLEMENTARY LAND POLICY AND COMPLEMENTARY LAND USE APPRAISAL

The Committee received a report of the Executive Director of Environment which proposed the scope and terms of reference for the Natural Environment Complementary Land Policy and Complementary Land Use Appraisal for consultation.

During the discussion, the following points were raised:

- a) The representative from the Hampstead Garden Suburb Residents' Association (HGSRA) sought clarity on whether there was an existing land

use policy for Heathfield House. Officers responded that there was not, hence the need for an overarching land use policy.

- b) The Heath & Hampstead Society representative emphasised that Hampstead Heath's experience with development should inform policy, particularly regarding proximity to green spaces. Concerns were raised about light and water pollution and the need to protect buffer land around Epping Forest. The Hampstead Garden Suburb Residents' Association representative highlighted increased scrutiny of planning applications near the Heath. Officers confirmed the importance of updating policy, stating that most sites are unsuitable for housing development due to climate targets and local agreements. The review aimed to clarify land use, restrictions, and future opportunities.
- c) The LCSR representative asked about how Heathfield House would be funded in the future. Officers responded that the asset review would consider all existing uses and identify whether they were essential. Officers noted Heathfield House is essential for operational purposes and it would be incorporated as a high priority into the site-based assessment. Officers explained that income generated from within the boundary of Hampstead Heath would be channelled back into the charity. Officers noted the details of this would be finalised as part of the Natural Environment Charity Review.

RESOLVED – That, Members:

- Noted the report and its contents.

7. TRANSFORMATION FOR THE NATURAL ENVIRONMENT CHARITIES - PROJECT UPDATE AND GOVERNANCE ARRANGEMENTS FOR IMPLEMENTATION PHASE

The Committee received a report of the Chamberlain and the Executive Director of Environment which provided an update on project governance arrangements.

During the discussion, the following points were raised:

- a) In response to a query from the Chairman, Officers noted that after the summer recess there would be an update from the Chamberlain's department on the Grant Funding Model which would provide committees with information on how the current model was functioning. Officers noted that this would be a substantive update which may contain decisions to be consulted on. Officers noted that the Chamberlain's department would be providing an interim report in the meantime with an overview of why the grant funding model was agreed on.
- b) The LCSR representative sought clarity about whether West Ham Park and Epping Forest would still be pilots in the implementation phase. Officers responded that while this was previously considered, the transition is instead being phased over a two-year period as all eight

charities move to the new model. Officers noted that this process would be closely monitored.

- c) In response to a request, Officers noted that future reports would clearly outline the areas of the report where consultation with HHCC was expected.
- d) The LCSR representative also queried whether there had been a risk assessment on the impact of this project. Officers noted that the risk register was provided to the Policy and Resources Committee and could be provided to the Committee at a later stage. Officers explained that anything affecting the Committee would be included in its risk register.
- e) The Member sought clarity about decision-making processes for Hampstead Heath. Officers explained that the Court of Common Council is the corporate trustee which delegated its decision making to the relevant committees. Officers assured the Member that they would aim to provide the Committee with a substantive update on the governance process before the summer recess. The Member requested that a structure chart be included in this.
- f) The representative from the HGSRA requested that the Committee receive the updated financial regulations to retain grant surpluses in the Charities that was considered by the Finance Committee. The Member reiterated their desire for the Committee to understand the decision-making arrangements so that it can contribute meaningfully to the processes. Officers noted that the Chamberlain's team would attend the next Committee meeting to outline the work that had happened to date, and what needed to be decided on to allow the City Corporation to amend to a grant funding model.
- g) The representative from the Hampstead Conservation Area Advisory Committee (HCAAC) requested that when it was available the Committee receive a presentation on income generation at Hampstead Heath.
- h) The HHS representative queried why best practice with Member tenure and selection to sit on charity committees was being scrutinised in this project. Officers responded that Member tenure would be looked at across committees as part of the Natural Environment Charity Review and current practices in Member tenure was not in line with Charity Commission good practice.
- i) The representative from the Vale of Heath Society (VHS) expressed concern that they had not had face to face interaction with the decision-making committees, and certain Members of the Consultative Committee did not feel they had been well consulted on the decision that was made about the Natural Environment Charity Review. The Member cautioned that future decisions should involve a more collaborative process.
- j) The HGRSA representative noted it would be assuring if the Committee could hear from the Chamberlain's department and the fundraising

consultants before the Finance Committee made a decision on these matters so Members have all the available information before decisions were made. Officers assured the Committee that they had put in place monthly catch ups between the Natural Environment Charity Chairs and Deputy Chairs, and the Finance Chair and Deputy Chair to ensure there was effective coordination across the Committees.

RESOLVED – That, Members:

- Noted the report and its contents.

8. FIVE-YEAR BUSINESS PLAN

The Committee received a report of the Executive Director of Environment which provided an updated draft of the first five-year business plan for Hampstead Heath.

During the discussion, the following points were raised:

- a) The VHS representative queried why water fountains were not funded in the five-year plan. Officers noted that they would ensure the water fountains were included in the Five-Year Business Plan, and finding the necessary revenue to repair these water fountains would be a priority in the coming year.
- b) The LCSR representative noted that the review of the Constabulary was not included in the current plan. Officers acknowledged that the omission of the Constabulary review was an oversight. They explained that, given the ongoing hiring process, conducting the review in a year's time, after the Constabulary was fully staffed, would provide a more accurate assessment of the performance and effectiveness of the Constabulary.
- c) In response to a query, Officers clarified that the order in which the items were listed on the plan was not in order of prioritisation, and that this first version focussed on current years.
- d) The Friends of Kenwood representative noted the urgent repairs needed for the Hill Garden Pergola. They noted concern that submitting an expression of interest for the national Lottery Heritage Fund would present delays, and any delays to repair would cause costs to escalate. Officers noted that this was a priority. They acknowledged that this would be a multi-year endeavour, noting that they plan to submit an expression of interest this year with the aim to establish it as a priority over the next five years.

RESOLVED – That, Members:

- Noted the report and its contents.

As this point, the Chairman sought approval from the Consultative Committee to continue the meeting beyond two hours from the appointed time for the start of the meeting, in accordance with Standing Order 39, and this was agreed.

9. **REPORT OF ACTION TAKEN**

The Committee received a report of the Town Clerk.

RESOLVED – That, Members:

- Noted the report and its contents.

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

The Chairman asked what the Corporation is doing in response to the recent Supreme Court judgement on the statutory interpretation of the equalities act, and the gender recognition regarding the definition of "woman," particularly in relation to Heath facilities. Officers confirmed that the ruling was under review within the Corporation, with updated guidance expected. Officers explained that existing policies remain in place for now, with a commitment to ensuring all facility users are treated respectfully.

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

There was no urgent business.

12. **DATE OF NEXT MEETING**

Members noted that the date of the next Hampstead Heath Consultative Committee meeting would be Tuesday 17 June 2025.

13. **EXCLUSION OF THE PUBLIC**

RESOLVED – That, the following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

14. **NON-PUBLIC MINUTES**

14.1 **DRAFT NON-PUBLIC MINUTES OF THE HAMPSTEAD HEALTH CONSULTATIVE COMMITTEE**

RESOLVED – That, the non-public minutes of the previous meeting held on 14 January 2025 be agreed as a correct record of the meeting.

14.2 **DRAFT NON-PUBLIC MINUTES OF THE HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE**

The non-public minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 04 February 2025 were formally noted.

15. CYCLICAL WORKS PROGRAMME (CWP) AT HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK

The Committee received a report of the City Surveyor.

16. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions relating to the work of the Committee.

17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was no other business considered urgent raised by the Chairman.

The meeting ended at 7.59pm.

Chairman

Contact Officer: Zoe Williams

Zoe.Williams@cityoflondon.gov.uk

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HAMPSTEAD HEATH CONSULTATIVE COMMITTEE
Tuesday, 17 June 2025

Minutes of the meeting of the Hampstead Heath Consultative Committee held at
Committee Room - 2nd Floor West Wing, Guildhall on Tuesday, 17 June 2025 at
5.30 pm

Present

Members:

William Upton KC (Acting Chairman)
Liz Andrew, London Natural History Society
John Arnoldi, Heath Hands
Nick Bradfield, Dartmouth Park Conservation Area Advisory Committee (attended virtually)
Colin Gregory, Hampstead Garden Suburb Residents' Association
Michael Hammerson, Highgate Society (attended virtually)
Ella Mitchell, Hampstead Rugby Club (attended virtually)
Helen Payne, Friends of Kenwood (attended virtually)
Susan Rose, Highgate Conservation Area Advisory Committee
Richard Sumray, London Council for Sport and Recreation
Jeff Waage, Heath & Hampstead Society
Michele Martin Williams, Vale of Heath Society (attended virtually)

Officers:

Emily Brennan	- Environment Department
Andrew Impey	- Environment Department
Jack Joslin	- Environment Department
William LoSasso	- Environment Department
Jonathan Meares	- Environment Department
Charlotte Williams	- Environment Department
Zoe Williams	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Alderman & Sheriff Gregory Jones, Alethea Silk, John Etheridge and John Weston.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. MINUTES

3.1 Draft minutes of Hampstead Heath Consultative Committee

A Member requested that Members who attended the meeting online be recorded as present.

It was agreed by the Committee that amendments be made to the minutes in the instances where a question was attributed to the incorrect Member.

RESOLVED – That, subject to the discussed amendments, the public minutes and non-public summary of the Hampstead Heath Consultative Committee held on 29 April 2025 were agreed as a correct record of the meeting.

3.2 **Draft minutes of Hampstead Heath, Highgate Wood and Queen's Park Committee**

The draft public minutes and non-public summary of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 20 May 2025 were formally noted.

3.3 **Matters Arising**

The Committee noted that the Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee, William Upton KC had been asked to continue to act as Chair of the Consultative Committee whilst the Chairman, Alderman & Sherriff Gregory Jones KC, was engaged in his Shrieval role.

The Chairman noted that Alethea Silk had been appointed to serve on the Hampstead Heath Consultative Committee as a representative from the Hampstead Heath, Highgate Wood and Queen's Park Committee, and Councillor Marcus Boyland would be attending in an observational role.

The Hampstead Garden Suburb Resident's Association (HGSRA) representative asked if there was an update on the resilience arrangements that were being discussed with the London Boroughs of Barnet and Camden. Officers responded that at the last meeting with the London Borough of Barnet's resilience team, a set of proposals were raised that would not be suitable. They further explained that the resilience team would need to establish a consultation with the Hampstead Garden Suburb Resident's Association. Officers noted that the London Borough of Barnet were amenable to the changes requested, and at the request of the Member, provided an example of an issue within the proposal.

The Highgate Society representative requested that the relevant Officer speak to them regarding an archaeological strategy. Officers confirmed that they would follow up with the Member.

The Chairman noted that they had been following up on the policy for access to the Hampstead Heath Bathing Ponds. Officers provided an update that, following the recent Supreme Court judgement in *For Women Scotland* on the statutory interpretation of the Equality Act 2010, they were reviewing access policies which included those at the Hampstead Heath Bathing Ponds. Officers explained that they were preparing appraisal proposals for the engagement process which would be brought forward for decision as soon as possible. They acknowledged the sensitivity of the issue and noted that, despite the time pressure, it was essential to take the necessary time to determine the most appropriate course of action. The Committee was informed that they would be working with specialist legal advisors to shape the consultation process which would be shared with the Hampstead Heath Consultative Committee and the Hampstead Heath, Highgate Wood and Queen's Park Management Committee.

The Committee agreed that given the next meeting was after the summer recess, they would be comfortable with being contacted by email about this consultation. The London Council of Sports and Recreation (LCSR) representative agreed that time should be taken to determine the correct approach and emphasised the need for caution in issuing guidance prematurely, particularly in the absence of any national guidance. Officers noted that a holding response was being drafted for Officers and Members to use in response to queries, while the current facility arrangements remained in place. They assured Members that they would not be committing to any changes until the consultation and the review had taken place.

The HGRSA representative noted their agreement that consultation should not begin until the guidance from the Equalities and Human Rights Commission had been received. Regarding the process for consultation, the Member requested that the consultation document be sent to Members to consult with the organisations they represented. They also noted that following the consultation, the Consultative Committee should have the opportunity to comment on the proposal before it went to the Hampstead Heath, Highgate Wood and Queen's Park Committee. The Chairman responded that the Equalities and Human Rights Commission's draft code of practice had been circulated, and they were in the process of consultation. The Chairman noted that waiting for the final version of the code of practice may cause a delay in the consultation process.

4. ASSISTANT DIRECTORS UPDATE

The Committee received a report of the Executive Director, Environment which provided Members with an update on matters relating to Hampstead Heath since its last meeting.

The Assistant Director noted that the Cricket Nets and Paddling Pool at Hampstead Heath were opened on 24 May 2025. They noted that the Paddling Pool was opened until 30 May 2025, and there was a brief closure as they

addressed mechanical issues. The Assistant Director also apologised for the cancellation of the Consultative Committee's walk at Hampstead Heath on the Saturday before the meeting. They noted this was due to staffing needed for an unauthorised events that took place that day.

The Chairman noted the additional paragraph that had been included in the report about the City Surveyor's Department's work at Hampstead Heath. They also sought clarity on what the years identified in appendix 1 of the report referred to. The Assistant Director introduced the purpose of the update and the background of the funding for the Cyclical Works Programme, welcoming feedback about the structure of the report.

The HGSRA representative raised a question regarding the reference to potential wildflower meadow creation on the Hampstead Heath Extension. They asked whether this initiative might alter the recreational use of the area for sport or affect the overall perception of the land's traditional agricultural character. The Assistant Director assured the Member that they were not proposing a fundamental change to the use of Heath Extension and clarified that the report was considering the potential opportunities for the future. Officers assured the Member that the part of the Heath Extension for wildflower meadow creation would be incorporated into the area that had already been allowed to succeed into meadows. They noted they would provide the Member with the exact locations in due course.

The HGRSA representative also noted that they had found the appendix of the report about the Cyclical Works Programme difficult to understand without further commentary as the text was small and the matters were not in order of priority. They noted that it should not be a substitute for the progress that had been made on being provided with more information about project prioritisation.

The Heath & Hampstead Society (HHS) representative asked why Golders Hill Park and Parliament Hill Field's year on year forecasting had been recorded separately to that of Hampstead Heath. They were also interested in understanding the factors that drove the fluctuations in the forecasting. The Assistant Director noted that they would follow up with the City Surveyor's department for a detailed response. They explained that the projects that were identified in the forecast were from the forward maintenance plan which accounted for all Cyclical Work Programme projects that should occur. The Assistant Director explained that they were in the process of standardising how the City Surveyors department identified the different areas of Hampstead Heath with how they were identified in the North London Open Spaces.

The LCSR representative expressed a preference for greater clarity on the basis for decision-making across the City Corporation, rather than the detailed information provided in the appendix of the report. Specifically, they sought understanding of why certain areas received more funding than others and how priorities were established. The Member noted that the Consultative Committee should be involved in the process of setting these priorities. Officers confirmed the feedback would be communicated to the City Surveyor's Department.

The LCSR representative asked Officers about what had caused the delay in processing the application for the London 5000m event. The Member highlighted the importance of supporting the local clubs as they were important for the success of recreation on the Heath. The Assistant Director responded that they were supportive of the new event that had been proposed and had been working with the running club to ensure it would be possible. They explained that as it was a new event, the application process was necessary. The Assistant Director assured the Member that a meeting was planned within the next couple of days to finalise the details.

The Member also noted that they had been contacted by the rugby club, which had been instructed to cease operating a café from the Athletics Track. They noted that this arrangement had previously been agreed with a former Superintendent and emphasised the need for improved communication and mutual understanding between Officers and the club. The Assistant Director acknowledged that there may have been an un-memorialised legacy agreement for the rugby club to use the track as a café. They noted that there were some arrangements that needed to be addressed as they had become aware of some health and safety and other issues. The Assistant Director assured the Member that they were committed to communicating with the club. In response to concerns that the clubs were not satisfied with how they had been treated, the Assistant Director assured the Member that they were working in a positive and collaborative manner with all partners, and noted it was helpful to receive the feedback.

Regarding the coppicing required in autumn for maintaining the habitat on the dams and spillways, the HHS representative noted that Members frequently received inquiries from local interest groups and members of the public asking for information on work being undertaken at Hampstead Heath. The Member recommended improving communication through the use of on-site signage and regular updates on the website to explain the nature and purpose of ongoing works. Officers noted the point and explained that the maintenance work on the habitats around the dams and spillways was being carried out at the request of the reservoir inspector.

The Highgate Society representative suggested that publishing information about ongoing and completed surveys on the Hampstead Heath website would help engage the public and raise awareness of the work being undertaken. They also requested an update on the moth survey that had been conducted in previous years. The London Natural History Society representative noted that any support the City Corporation could provide in promoting volunteer opportunities would be appreciated. Officers confirmed that they would discuss this with the ecologist and noted that while a follow-up moth survey was planned, it was not a top priority.

Regarding the coppicing of trees, the Friends of Kenwood representative noted that they had similar discussions at Kenwood, trying to prevent the felling of trees to maintain the backs and prevent erosion. They noted they had been working closely with English Heritage on this and encouraged the City Corporation to

continue the collaboration with them on Hampstead Heath. The Member also noted that in the past, Kenwood had raised public information boards about any work that was being conducted in the area. They encouraged this practice to be adopted on Hampstead Heath.

The Member also asked for an update about the work on the sand pit, noting that it had been closed for over a year. The Assistant Director noted that they were confident they could now move forward with this project following the successful application for match funding. Officers explained the work that had occurred since the closure of the sand pit and noted that repairs would commence as soon as possible once the paperwork had been completed. They believed this would be completed before the end of the calendar year.

The representative of the Vale of Heath Society asked for an update about the water fountains. They noted that there was no longer signage on one of the fountains that remained in disrepair. The Assistant Director responded that the City Surveyors had identified funding for this issue, and they were in the process of choosing a design and instructing a vendor. They noted that were addressing this as a priority.

The representative of the Highgate Conservation Area Advisory Committee (HCAAC) noted that a large amount of Lime Bikes had not been collected on the Highgate edge area of Hampstead Heath. The Assistant Director responded that they were aware of this issue and were in communication with Lime about resolving this problem. They explained that the instructions for Lime based on their digital control of the bikes was being finalised, and the bikes would be monitored for the rest of the season.

The LCSR representative asked whether there was an update on the results of the Green Flag Award. The Assistant Director responded that the judging was conducted on 21 May 2025, and the official results would be announced on 15 July 2025.

The Member also noted the issue that they did not receive their calendar invite to the Affordable Art Fair had taken place in Hampstead Heath. The Assistant Director apologised noting this was a technical error and assured the Member that they would continue to receive the invitations when this was held in the future.

In response to the Member's query about preventing future unauthorised events taking place at Hampstead Heath, the Assistant Director assured the Member that they were gathering advice on preventing this taking place. They noted that this year's event was smaller than the previous year, and while they had contacted the organisers of the event, they had not received a response.

The LCSR representative also noted that due to the expected high temperatures over the weekend, more people may attempt to use the non-bathing ponds for swimming. They asked if there would be increased Constabulary in place to mitigate this issue. The Assistant Director assured the Member that they were

aware of this problem and that the Rangers and Constabulary had been briefed in preparation.

RESOLVED – That, Members –

- Noted the report and its contents.

5. HEATH HANDS UPDATE

The Committee received a report of Heath Hands, which detailed recent highlights, and its work towards its strategic objectives.

The Heath Hands representative presented the update to Members, noting that it was a busy time of year for the charity. They explained various work underway such as the annual wildlife monitoring programmes, the Hedgehog survey, and the Annual General Meeting which was taking place in July.

The Chairman asked for a progress update on the information hut. Officers responded that they were working with the City Surveyor's Department to complete the necessary repairs, which were expected to be concluded shortly. The Heath Hands representative noted that they had the additional support for the information hut ready for weekends.

The Highgate Society representative welcomed the update and emphasised that making survey information publicly accessible would help highlight Hampstead Heath's importance as a vital ecological resource. The Heath Hands representative responded that there was information available on the Heath Hands website about the surveys that had been conducted. They expressed an interest in working with Officers to integrate this information with content on the City Corporation's website.

RESOLVED – That, Members –

- Noted the report and its contents.

6. NATURAL ENVIRONMENT CHARITY REVIEW - FUNDRAISING UPDATE

The Committee a report of the Executive Director, Environment and the Chamberlain which detailed the progress since 2024 and the next stages of this workplan.

The Chairman confirmed with Officers that Members would be invited to a briefing on fundraising opportunities and resourcing later in the year. Officers noted that the dates would be confirmed in due course.

RESOLVED – That, Members –

- Noted the report and its contents.

- Noted the two planned briefing sessions for all interested Members on Biodiversity Net Gain potential at Natural Environment sites, and fundraising opportunities and resourcing for the Natural Environment Charities.

7. NATURAL ENVIRONMENT CHARITY REVIEW - HAMPSTEAD HEATH CHARITY ASSETS UPDATE

The Committee received a report of the Executive Director, Environment and the Chamberlain which summarised the processes used to audit the land assets held by the City Corporation as trustee of the Hampstead Heath Charity.

The HGSRA representative queried whether Metropolitan Open Land would be a relevant factor for the trustee to consider. Officers noted that they would take this forward to be included, and that it may also be commented on in the complementary land review.

RESOLVED – That, Members –

- Noted the audit process undertaken for the land assets of the Hampstead Heath Charity and the steps to maintain the Asset Register.
- Noted the list of charity land assets of the Hampstead Heath Charity included in the appendix of the report.

8. GRANT FUNDING MODEL UPDATE

The Committee received a verbal update from Officers of the Environment Department on the Grant Funding Model.

Officers presented an update that provided information on the transition to the Grant Funding Model. They discussed the aims of the Natural Environment Charity Review, the alternatives to the Deficit Funding Model that were explored and the timeline for the transition.

The HHS representative sought clarification on whether the fundraising team was considering all aspects of income generation or just the fundraising aspect. Officers responded that the two fundraising consultants had been appointed to expand the work on assessing different income streams and finding areas for potential income generation. They explained that the consultants would identify the greatest opportunities for income generation and work with Officers to determine how this could translate into income generation targets and priorities. Officers confirmed that the scope of the consultants' work would include the whole range of income generation.

The HGSRA representative expressed concern that the report timeline would be under more pressure towards the end of the financial year, and there may be less time for the Committee to be involved in consultation.

The Member also queried whether there was information on the split between income generated through events, and philanthropic fundraising from the other open space charities identified in the presentation. Officers confirmed that they had considered this, and how much money would need to be spent on income generation. As example, they explained the various income streams generated by the Royal Parks and acknowledged that their donations processes were more advanced.

The LCSR representative asked Officers whether the City Corporation had publicised information about the transition to the Grant Funding Model. Officers explained that they had created a document with Frequently Asked Questions to address those that had been asked in the media. As the next step, Officers noted that they would be working on a plan to update key stakeholders and share as much information as possible on the website.

The Member emphasised the importance of protecting the balance that has been maintained at Hampstead Heath when evaluating income-generating opportunities, particularly by limiting the number of events held. Officers explained that the benefit of having external fundraising consultants was that they would be able to articulate the unique nature of the City Corporation in their review, while also benchmarking against other organisations in an impartial manner.

The Member also inquired about the governance and decision-making processes involved in determining the level of grant funding provided. Officers explained that this involved several components, including funding from sources such as the local risk budget and the Cyclical Works Programme. They acknowledged that further work was needed before a formal proposal could be presented. Officers confirmed that the Chamberlain and the Executive Director, Environment, were co-sponsors of the project and were committed to ensuring that appropriate grant levels were established. They emphasised that this was the initial stage of the process and that a clearer understanding of future income generation would be necessary before final decisions on grants could be made.

The Member asked how conflicts of interest between the corporate trustee and Court of Common Council would be managed when they arose in this process. Officers responded that they would consider this and respond in due course.

The representative from the Vale of Heath Society asked whether more comprehensive information could be provided regarding the initial work undertaken when exploring alternative models. Officers responded that a SWOT analysis had been completed, although such assessments were not typically shared with Members. They added that the request would be relayed to the Chamberlain's department for consideration in future reporting.

The Member also questioned why they had not been invited to participate in the initial workshops and expressed concern about the lack of consultation. Officers explained that the workshops were intended as internal sessions for Officers to explore potential solutions. However, they noted that all-Member briefing

sessions had been held, involving both elected Members and Consultative Committee Members.

The Member asked whether Officers had an initial estimate of the amount that would need to be raised annually through trusts and foundations for Hampstead Heath. Officers responded that it was too early in the process to provide a reliable figure. They assured the Member that any future estimates would be based on good research and data and would be shared as soon as they became available.

RESOLVED – That, Members –

- Noted the verbal update.

9. DATE OF NEXT MEETING

The Committee noted that the date of the next Hampstead Heath Consultative Committee meeting was Tuesday 16 September 2025.

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

The Chairman raised the question of the Consultative Committee meetings being held at Hampstead Heath, rather than Guildhall. Officers responded that they were working on modernising the IT equipment at Hampstead Heath to allow for online connection. They expressed optimism that the next Consultative Committee could be held at Hampstead Heath.

The HGSRA representative asked Officers about the potential of an additional meeting which had been raised earlier in the meeting. Officers explained that they had raised the potential of an additional Consultative Committee meeting with the Chairman and Deputy Chairman, as the report that detailed the results of the Complementary Land Use Appraisal would not be completed until after the Committee's final meeting of the calendar year. They explained that this would give the Consultative Committee the chance to be consulted on the report before it was considered by the Hampstead Heath, Highgate Wood and Queen's Park Committee. They noted that this meeting was yet to be confirmed.

As this point, the Chairman sought approval from the Consultative Committee to continue the meeting beyond two hours from the appointed time for the start of the meeting, in accordance with Standing Order 39, and this was agreed.

11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no urgent business.

12. EXCLUSION OF THE PUBLIC

RESOLVED – That, the following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee,

to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

13. NON-PUBLIC MINUTES

13.1 DRAFT NON-PUBLIC MINUTES OF HAMPSTEAD HEATH CONSULTATIVE COMMITTEE

RESOLVED – That, subject to the amendments discussed, the non-public minutes of the previous meeting held on 29 April 2025 be agreed as a correct record of the meeting.

13.2 DRAFT NON-PUBLIC MINUTES OF THE HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE

RESOLVED – That the non-public minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 20 May 2025 were formally noted.

14. CITY CORPORATION GOVERNANCE OF THE NATURAL ENVIRONMENT CHARITIES – UPDATE ON PLANNED CHANGES

The Committee received a report of the Executive Director, Environment and the Chamberlain.

15. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions raised in non-public session.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was no urgent business raised in non-public session.

The meeting ended at 7.56pm.

Chairman

Contact Officer: Zoe Williams
Zoe.Williams@cityoflondon.gov.uk

DRAFT

HIGHGATE WOOD CONSULTATIVE GROUP

Date: Tuesday 22 April 2025
Time: 12:00 Walk; 13:00 Meeting
Venue: 432 Archway Road, London, N6 4JH

Attendees:

Members:	William Upton KC CC (Chair)	(Hampstead Heath, Highgate Wood & Queen's Park Committee)
	Pauline Lobo	(Hampstead Heath, Highgate Wood & Queen's Park Committee; Hampstead Ramblers)
Co-Optees:	Stephanie Beer	(Muswell Hill & Fortis Green Association)
	Therese Gray	(Highgate Conservation Area Advisory Committee)
	Michael Hammerson	(Highgate Society)
	Cllr Pippa Connor	(London Borough of Haringey)
Officers:	Bill LoSasso	(Superintendent & Assistant Director, City of London Corporation)
	Declan O'Brien	(Ranger Manager Hampstead Heath and Highgate Wood, City of London)
	Rob Shakespeare Online	(Head of Heritage and Museums)
	Michaela Wright	(Roman Kiln Project Officer)
	Helen Evans	(PA to Superintendent - Minutes)
Additional:	Karin Oleinikova	(Heath Hands)

Enquiries: Helen Evans helen.evans2@cityoflondon.gov.uk

AGENDA

1. Apologies

Jason Groves, Emily Brennan, Jonathan Meares, Laura Dekker, Cllr. Scott Emery

2. Introductions

The Chairman welcomed those around the table and announced that his tenure as Chair is coming to an end, but that he will likely remain as Deputy Chair.

3. Minutes of last meeting

The minutes of the previous Highgate Wood Consultative Group meeting held on 14 November 2024 were reviewed and accepted as presented.

4. Actions and matters arising

- a. Report on Wood closure and wind speed figures in April (separate report)
 - i. The group discussed the report.
 - ii. The Superintendent explained that information had been gathered on recent closures of the Wood due to periods of high winds/projected high winds. Although the review is still ongoing, he noted that Officers may recommend to the management committee a return to the previous wind speed closure threshold of 40 mph, which had been lowered to 37 mph in 2024.
 - iii. After a discussion, the Consultative Group expressed general support for reinstatement of the 40mph threshold should it be recommended and be able to be reimplemented safely.

ACTION (COL): complete review of existing wind speed event and site closure protocol and report back in November meeting.

- b. Verbal update on cafe re-marketing
 - i. The Superintendent noted that the City Corporation still intends to remarket the cafes in 2025.
- c. Development of the Information Centre

- i. RS gave a verbal update on the progress on refurbishment of the Information Hut. Proposed designs have been developed and there has been consultation, but additional quotes are being sought. The initial quote received via City Surveyor's Department far exceeded the available budget, and the budget for future maintenance, and it is not advisable to proceed with it.
- ii. A refurbishment of the hut is more likely than a complete rebuild, focusing on the roof repair and light improvement of the structure. Nature-related displays will remain in the hut regardless of how it is improved.
- iii. The National Lottery-funded project is funded until May 2026.

5. Updates

- a. Assistant Director's Report
 - i. The report was noted as read.
- b. Report on Wood closure and Extreme Weather Protocol
 - i. This item was discussed in the above agenda item, 4a.
- c. Heath Hands update on Highgate Wood
 - i. KO presented this report to the Group, furnishing it with more detail.
 - ii. It was noted that numbers are likely to go up with increased sessions being hosted this year.
 - iii. A hedgehog survey is taking place in June, funded by the Central Grants Team. This will include surveying hedgehog numbers in neighbouring areas to build a picture of the network of hedgehogs in the local area.
 - iv. It was agreed that local groups could be engaged in this undertaking.

[Cllr. Connor gave apologies and left the meeting at 14:15]

6. Any other business

- a. Grant funding model and Charities Review
 - i. A question was raised around the future of the funding for Highgate Wood and the impact of the Charity Review.
 - ii. The Superintendent noted that the forthcoming grant model will provide greater flexibility and allow for better longer term financial planning.

- iii. This will require further discussion, looking at statutory rights, funding from the centre and competition for this funding.
- iv. West Ham Park, which is also managed by the NLOS Team, has this month moved over to grant funding from deficit funding so we are still understanding the process and implications of this change.
- v. Highgate Wood will (along with Hampstead Heath and Queen's Park) transfer to this grant-funding model on 1 April 2026.

ACTION (COL): Officers will share additional information at future meetings on the Natural Environment Charity Review.

Next meeting date: TBC

Meeting ended at 14:25

Queen's Park Consultative Group Minutes

Date: 14 May 2025

Time: 12:00 Walk; 13:00 Meeting

Venue: Foord Community Centre, Braeburn House, Winchester Ave, London, NW6
7TR

ATTENDEES

Members:	William Upton KC (Chair)	(Hampstead Heath, Highgate Wood & Queens Park Committee)
Co-Optees:	Vicky Zentner	(Kensal Rise Residents Association & QPARA)
	Cllr Steve Crabb	(London Borough of Brent)
	Cllr Lesley Smith	(London Borough of Brent)
	Flavia Rittner	(Queen's Park Area Residents Association, QPARA)
	Alastair Balfour	(Queen's Park Area Residents Association, QPARA)
	Patrick Flannery	(Flannery Plant Hire)
Officers:	Bill LoSasso	(Superintendent)
	Emily Brennan	(Natural Environment Director)
	Charlotte Williams	(Head of Operations and Parks)
	Ciaran O'Keeffe	(Formal Parks Manager)
	Paul Brown	(Queen's Park Senior Ranger)
	Paul Jeal	(Swimming Manager)
	Helen Evans	(PA to Superintendent - Minutes)
Enquiries:	Helen Evans	helen.evans2@cityoflondon.gov.uk

AGENDA

1. Apologies

Cllr Neil Nerva, Robin Sharp, Alethea Silk, Clare Gillan, Ruby Sayed.

2. Introductions

The Chairman introduced everyone at the meeting, including new attendees Patrick Flannery and Alasdair Balfour, who is the newly inaugurated Chair of QPARA. The Chairman thanked Flavia for her hard work during her 3-year term as Chair of QPARA.

3. Minutes of last meeting

The minutes from the previous meeting were reviewed and accepted as presented as an accurate record of the Queen's Park Consultative Group meeting held on 20 November 2024.

3.1 Matters Arising

- a. Officers confirmed we have allocated budget to provide children's entertainment and that there will be two funfairs held in the Park this year.

4. Updates

a. Cafe update

- i. Officers noted we are still on track to remarket this year having received approval from the Management Committee to progress, but the timeline is still being developed.
- ii. We will communicate plans to the existing operators.
- iii. It was noted that the current cafe operators remain open until 7pm now, which is well received, with the cafe busy during these new times.

5. Assistant Director's report

- a. The Chairman noted that Hannah, whom the Group met on the walk, is the new team member from the recruitment process for the Farm's Operative Ranger.
- b. It was noted the forward-looking management plan, dated 2025, is in place, and thanks were given to Cllr Crabb for his contributions on the local history.
- c. It was noted that there is local appetite for volunteer sessions. There is currently coordination taking place on this between the local team and Heath Hands, to create some suitable introductory volunteering sessions. The following was discussed:
 - i. The team is looking to establish this this calendar year, likely in the autumn. We already have volunteering in the Farm.
 - ii. Heath Hands offers strong models on volunteering, also to consider the likes of: TCV, Friends of local parks (Gladstone and Brondesbury), and Kendal to Kilburn Transition Trail.
- d. Trees and wind events leading to site closures:
 - i. Officers advised the Group that we are reviewing wind speed closure thresholds across the four spaces to ensure they are fit for purpose going forwards. It is possible that Officers will propose an increase to the closure threshold from 40 mph to 45 mph if supported by the review.
 - ii. City Corporation will be purchasing equipment to collect on-site data to continue analysis and build up data, which will improve accuracy of decision on closures.
- e. Woodland Walk (WW): Officers shared details on the review of the woodland walk, noting:
 - i. We need to consider the effect on Pitch-n-Putt revenue to any potential change to the woodland walk.
 - ii. Signage is required to ensure pathway is clearly demarked and communicated.
 - iii. The Group suggested that the current fencing requires improvement. Dead hedging or laid hedging is an option due to biodiversity gain.
 - iv. Due to the proposed significant redesign of the Park, the necessary first step is to collect baseline data to inform decision making. Ongoing biodiversity surveys will require several years of data for management decisions, meaning that in 2-3 years' time we will be in a position to consider any potential next steps.
- f. Sports income generation data is not shared with the Group, but it is recorded in reports to the Charity Commission.

- g. The Farm was discussed, during which the following points were raised:
- i. Consider the opening hours being extended to capture after-school crowd.
 - ii. Signage needed on the gate to inform the public not to feed the animals. We have taken down the signage on Bella's death.
 - iii. Feeding of animals was discussed during the recent Zoo Ethics Board Meeting, during which it was advised and decided public feeding should not be allowed for various reasons, including welfare and overfeeding.

ACTION: (HE) circulate the finalised management plan with minutes.

ACTION: (COL) Woodland Walk: share a timeline for the review of the baseline information for the woodland walk once known.

ACTION (COL): Farm: consider signage on the front gate requesting the public not to feed the animals.

6. Water play feature

The water play feature report was presented and discussed, and the proposal to pursue installation of a splash pad was generally supported, with the following points raised:

- a. Research is complete, and options will now go to the main committee. Fundraising is required for delivery, with plans and timelines to follow.
- b. Crowdfunding will be essential, alongside support from Brent Council, NCIL, and other grants. A larger budget could allow for a more advanced system, but a 10% contingency fund is needed.
- c. The City Corporation has ring-fenced funds for the project. Patrick Flannery highlighted a potential HS2 grant (£75k–£250k) aimed at community projects near the line. Queen's Park may be a strong candidate due to its location and the impact locally from HS2. Patrick and officers will collaborate where possible on an application.
- d. The Chair thanked Charlotte Williams for her work on the report and progression of the project.

ACTION: (CW) to work with PF to create an application for HS2 grant, with the launch of fundraising in time for book festival and Queen's Park Day.

7. Wind speed threshold closures

The report was taken as read.

8. Queen's Park Day

- a. The Superintendent is meeting with event organisers in the next few weeks to discuss this year's event and the charity's event charging framework.

9. Any other business

- a. The group discussed adopting a disused phone box in the park. Ideas include converting it into a mini gallery, library, or coffee kiosk. Cllr Crabb is exploring options with Brent and BT, with positive early signs. The City Corporation is conceptually supportive, and the box is confirmed to be within Queen's Park's boundary.
- b. No tree, bird, or ecology events are currently planned for this year.
- c. A new planning application has been submitted for the Sainsbury's site, proposing a mixed-use development with high-rise buildings. This may impact park views and increase footfall. QPARA will share visuals of the proposed plans with the group.
- d. The group congratulated Flavia on completing her term as QPARA Chair and welcomed Alasdair as the new Chair.
- e. Thanks were extended to the Queen's Park team for their ongoing work.
- f. The QPCG Chair's term has ended. The Chair was thanked at his final formal meeting and is expected to continue as Deputy Chair.

ACTION: (COK) to look at capacity for tree, bird or ecology event this year at Queen's Park.

ACTION: (COL) to submit comment on local planning application for Sainsbury's development.

Meeting ended: 15:03

Next meeting date: 12 November 2025

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City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Committee	Dated: 16/07/2025
Subject: Risk Management Update Report	Public report: For Decision
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides business enabling functions 	Corporate Plan Outcomes: Diverse engaged communities; Vibrant thriving destination; Providing excellent services; Flourishing public spaces; Leading sustainable environment Business enabling functions: Risk Management
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director Environment
Report author:	Joanne Hill, Environment Department

Summary

This report is presented to provide the Hampstead Heath, Highgate Wood and Queen's Park Committee with assurance that risk management procedures in place within the Environment Department and its Natural Environment Division are satisfactory and meet the requirements of the Corporate Risk Management Framework and the Charities Act 2011. Risk is reviewed regularly within the Department as part of the ongoing management of the operations.

Your Committee is responsible for two Registered Charities: Hampstead Heath (charity number 803392) and Highgate Wood and Queen's Park Kilburn (charity number 232986). In accordance with the Charity Commission's Statement of Recommended Practice (SORP), Trustees are required to confirm in the charity's annual report that any major risks to which the charity is exposed have been identified and reviewed and that systems are established to mitigate those risks. By following the processes defined in the Corporate Risk Management Framework, the management of these risks meets the requirements of the Charity Commission.

Each of the charities holds a risk register which is summarised in the main body of this report and at Appendices 1 and 2. One risk for each charity is

reported in detail, by exception, to keep Members informed of recent updates (Appendices 1a and 2a).

Recommendation

Members are asked to confirm, on behalf of the City Corporation as Trustee, that the Summary Risk Registers appended to this report satisfactorily identify the key risks to each of the charities and that appropriate risk management processes are in place.

Main Report

Background

Corporate Risk Management Process

1. The City of London's Risk Management Framework incorporates the Risk Management Policy; the Risk Management Strategy 2024-29; and Risk Management Guidance and Training.
2. The Risk Management Policy outlines the City Corporation's overarching approach and requirements in risk management.
3. The Risk Management Strategy 2024-2029 articulates the City of London Corporation's approach to identifying, mitigating, and managing risk. It ensures that the City Corporation upholds duties, delivers priorities, and supports and aligns with organisational ambitions including our Corporate Plan 2024-2029 strategic outcomes enabling delivery, continuous improvement and innovation.

Risk governance and reporting

4. For each natural environment charity, the responsible Management Committee retains oversight of risk, with officers under their relevant delegated authority in the operational management of the charity having day-to-day responsibility for managing and controlling risk.
5. The Charity Commission requires Trustees to confirm in a charity's annual report that any major risks to which the charity is exposed have been identified and reviewed and that systems are established to mitigate those risks. These risks are to be reviewed annually.
6. The City of London's Risk Management Framework requires each Chief Officer to report regularly to Committees on the risks faced by their department.
7. Your Committee, on behalf of the City Corporation as Trustee, reviews risks faced by the Hampstead Heath and Highgate Wood and Queen's Park charities on a quarterly basis to gain assurance that risks are being effectively identified and managed. This reporting frequency aligns with the City of London's Risk

Management Framework and exceeds the requirements of the Charity Commission.

8. Detailed risk registers are presented every six months. The two interim quarterly reports present summary risk registers, with individual risks being reported in detail by exception.

Current Position

9. The Executive Director Environment assures your Committee that all risks held by the Hampstead Heath and Highgate Wood and Queen's Park charities continue to be managed in compliance with the Corporate Risk Management Framework and the Charities Act 2011.
10. Risks are regularly reviewed by the Assistant Director and his management team, in consultation with risk owners, with updates recorded in the corporate risk management information system. Risks are assessed on a likelihood-impact basis, and the resultant score is associated with a traffic light colour. For reference, the City of London's Risk Matrix is provided at Appendix 3.
11. New and emerging risks are identified through several channels, including:
 - Directly by Senior Leadership Teams as part of the regular review process.
 - In response to ongoing review of progress made against Business Plan objectives and performance measures, e.g., slippage of target dates or changes to expected performance levels.
 - In response to emerging events and changing circumstances which have the potential to impact on the delivery of services. For example, changes to legislation, resource availability, severe weather events.
12. For both charities, the three highest risks remain the 'Decline in condition of assets', 'Impacts of anti-social behaviour on staff and site', and 'Work related stress', each of which is currently scored at Red 16 (likely to occur, with a major impact).

- a. **Decline in condition of assets** – There are ongoing concerns about inadequate repair and maintenance of the charities' built assets and a range of actions are underway with the aim of reducing this risk.

Chief Officers in occupation are typically accountable for asset condition within their functional area. They are responsible for commissioning required work, and ensuring an appropriate funding route is identified. This action is often delivered upon the professional advice of the City Surveyor's Department (CSD). Once a work package is commissioned, it is the responsibility of CSD to deliver those works as agreed and funded within the given cost/timeline/specifications. Regular liaison meetings between the two departments are held to manage the delivery programme.

A new mitigating action, owned by the CSD's Operations Group Director, to deliver work packages as agreed with the Environment Department has been added to the risk of each charity and will be kept under regular review.

The Natural Environment Charity Review (NECR) has now concluded its review of land assets and, therefore, the built assets associated with them. Details are presented in a separate report to this Committee.

This risk is reported in detail for each charity, at Appendices 1a and 2a, for Member's information.

- b. **Impacts of anti-social behaviour on staff and site** – Instances of anti-social behaviour continue to occur across the sites. A departmental reporting system is in place to enable rapid reporting of instances where staff experience abusive or unreasonable behaviour by members of the public, which are then followed up with appropriate action. Alongside this, training on conflict management has been delivered to front-line staff across the North London Open Spaces. At a local level, officers encourage responsible behaviour by members of the public, via social media messaging, onsite signage and face to face engagement. Preventative measures are put in place where possible and collaboration with the police and other enforcement agencies to minimise incidents is ongoing. It is hoped that these actions will enable the risk to be reduced.

- c. **Work related stress** - Some members of staff are currently experiencing overwork due to insufficient staffing levels, and are working additional, unpaid, hours to meet service delivery demands. This is resulting in increased levels of workplace stress and anxiety. Senior Management are actively working to address this risk and are undertaking a range of actions, including refining the business plan process to better prioritise workstreams; reviewing staff rotas; seeking funding for additional staff resource; and liaising with HR and Occupational Health to provide staff with appropriate support. It is hoped that these actions will initially reduce the risk score to Amber 12 (possible / major impact). Other actions will then be identified to reduce the score further.

Hampstead Heath Risks

13. The Hampstead Heath Risk Register, summarised below and at Appendix 1, contains fourteen risks (three RED, ten AMBER, one GREEN) which are owned and managed by the Assistant Director, North London Open Spaces, and his management team.
14. Since the date of the last report to your Committee, all risks have been reviewed and updated in the risk management information system. None of the risk scores have changed.
 - **ENV-NE-HH 007: Decline in condition of assets (see Appendix 1a)**
Current risk score: RED 16
 - **ENV-NE-HH 014: Impacts of anti-social behaviour on staff and site**
Current risk score: RED 16
 - **ENV-NE-HH 015: Work related stress**
Current risk score: RED 16
 - **ENV-NE-HH 001: Budget pressures**
Current risk score: AMBER 12
 - **ENV-NE-HH 004: Adverse impacts of extreme weather and climate change**
Current risk score: AMBER 12
 - **ENV-NE-HH 002: Negative impacts of visitor pressure**
Current risk score: AMBER 8
 - **ENV-NE-HH 003: Outbreak of fire in woodland/heathland**
Current risk score: AMBER 8
 - **ENV-NE-HH 006: Risks to health and safety**
Current risk score: AMBER 8
 - **ENV-NE-HH 009: Water facilities**
Current risk score: AMBER 8
 - **ENV-NE-HH 010: Deterioration of water bodies**
Current risk score: AMBER 8
 - **ENV-NE-HH 011: Recruitment of suitable staff**
Current risk score: AMBER 8
 - **ENV-NE-HH 013: Tree event or failure**
Current risk score: AMBER 8
 - **ENV-NE-HH 005: Negative impacts of pests and diseases**
Current risk score: AMBER 6
 - **ENV-NE-HH 008: Negative impacts of development and encroachment**
Current risk score: GREEN 4

Highgate Wood and Queen's Park Risks

15. The Highgate Wood and Queen's Park Risk Register, summarised below and at Appendix 2, contains twelve risks (three RED, eight AMBER and one GREEN) which are owned and managed by the Assistant Director, North London Open Spaces, and his management team.
16. Since the date of the last report to your Committee, all risks have been reviewed and updated in the risk management information system. None of the risk scores have changed.
 - **ENV-NE-HWQP 007: Decline in condition of assets (see Appendix 2a)**
Current risk score: RED 16
 - **ENV-NE-HWQP 012: Impacts of anti-social behaviour on staff and site**
Current risk score: RED 16
 - **ENV-NE-HWQP 013: Work related stress**
Current risk score: RED 16
 - **ENV-NE-HWQP 001: Budget pressures**
Current risk score: AMBER 12
 - **ENV-NE-HWQP 004: Adverse impacts of extreme weather and climate change**
Current risk score: AMBER 12
 - **ENV-NE-HWQP 002: Negative impacts of visitor pressure**
Current risk score: AMBER 8
 - **ENV-NE-HWQP 003: Outbreak of fire in woodland/heathland**
Current risk score: AMBER 8
 - **ENV-NE-HWQP 006: Risk to health and safety**
Current risk score: AMBER 8
 - **ENV-NE-HWQP 009: Recruitment of suitable staff**
Current risk score: AMBER 8
 - **ENV-NE-HWQP 011: Tree event or failure**
Current risk score: AMBER 8
 - **ENV-NE-HWQP 005: Negative impacts of pests and diseases**
Current risk score: AMBER 6
 - **ENV-NE-HWQP 008: Negative impacts of development and encroachment**
Current risk score: GREEN 4

Corporate and Strategic Implications

17. Effective management of risk is at the heart of the City Corporation's approach to delivering cost effective and valued services to the public as well as being an important element within the corporate governance of the organisation.
18. The risk management processes in place in the Environment Department support the delivery of the Corporate Plan 2024-29, our Departmental high-level Business Plan, charity business plans, the Natural Environment Division's core strategies, and relevant corporate strategies, including, but not limited to, the Climate Action; Cultural; Sport; and Volunteering Strategies.
19. Risks which could have a serious impact on the achievement of business and strategic objectives are proactively identified, assessed and managed in order to minimise their likelihood and/or impact.

Conclusion

20. The proactive management of risk, including the reporting process to Members, demonstrates that the Natural Environment Division of the Environment Department is adhering to the requirements of the City of London Corporation's Risk Management Framework and the Charities Act 2011.

Appendices

- Appendix 1 – Hampstead Heath Summary Risk Register
- Appendix 1a – Hampstead Heath Detailed Risk (reported by exception)
- Appendix 2 – Highgate Wood and Queen's Park Summary Risk Register
- Appendix 2a – Highgate Wood and Queen's Park Detailed Risk (reported by exception)
- Appendix 3 – City of London Corporation Risk Matrix

Contact

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Hampstead Heath Summary Risk Register









23 June 2025



Risk score indicator key.

		
RED	AMBER	GREEN

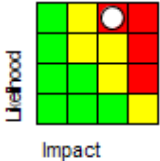
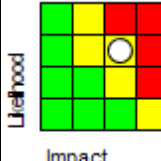
Risk code	Risk title	Current risk score	Current risk score indicator	Risk Approach *	Target risk score	Target risk score indicator	Direction of travel (over the past year)
ENV-NE-HH 007	Decline in condition of assets	16		Reduce	12		Constant
ENV-NE-HH 014	Impacts of anti-social behaviour on staff and site	16		Reduce	8		Constant
ENV-NE-HH 015	Work related stress	16		Reduce	12		New risk – added in April 2025
ENV-NE-HH 001	Budget pressures	12		Reduce	8		Constant
ENV-NE-HH 004	Adverse impacts of extreme weather and climate change	12		Reduce	6		Constant
ENV-NE-HH 002	Negative impacts of visitor pressure	8		Reduce	6		Constant
ENV-NE-HH 003	Outbreak of Fire in Woodland / Heathland	8		Reduce	6		Constant
ENV-NE-HH 006	Risk to health and safety	8		Reduce	4		Constant
ENV-NE-HH 009	Water facilities – safety	8		Reduce	6		Constant
ENV-NE-HH 010	Deterioration of water bodies	8		Reduce	6		Constant

Risk code	Risk title	Current risk score	Current risk score indicator	Risk Approach *	Target risk score	Target risk score indicator	Direction of travel (over the past year)
ENV-NE-HH 011	Recruitment of suitable staff	8		Reduce	4		Constant
ENV-NE-HH 013	Tree event or failure	8		Reduce	6		Constant
ENV-NE-HH 005	Negative impacts of pests and diseases	6		Accept	6		Constant
ENV-NE-HH 008	Negative impacts of development and encroachment	4		Accept	4		Constant

* **N.B.** Risks with an identical current and target score are those which we have mitigated to the lowest level possible at present. However, we continue to undertake a range of actions to maintain them at their current score, keep them under continual review, and seek opportunities to reduce the level of risk.

Hampstead Heath Detailed Risk (reported by exception)

23 June 2025

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Flight path
ENV-NE- HH 007 Decline in condition of assets	<p>Cause: Inadequate proactive and reactive maintenance related to insufficient budget for maintenance, repairs and Cyclical Works Programme, and limited capital works programme. Delays in works being carried out once faults are reported. Lack of staff resources at Hampstead Heath. Lack of clarity (cross-departmentally) around roles and responsibilities for facilities maintenance.</p> <p>Event: Operational and public buildings further decline, becoming unusable and/or unsafe.</p> <p>Effect: Serious injury to a member of the public or member of staff. Service capability disrupted/operational impact. Continuation of decline in condition of assets. Ineffective use of staff resources. Damage to corporate reputation. Increased costs for reactive maintenance. Overrun of additional works programme.</p>		16	<p>Chief Officers in occupation are typically accountable for asset condition within their functional area. They are responsible for commissioning required work, and ensuring an appropriate funding route is identified. This action is often delivered upon the professional advice of the City Surveyor's Department (CSD). Once a work package is commissioned, it is the responsibility of CSD to deliver those works as agreed and funded within the given cost/timeline/specifications.</p> <p>Documents outlining responsibilities by asset and task are under review, in particular the Division of Responsibilities between CSD and the Environment Department, and the Corporate Controller of Premises Policy.</p> <p>The Assistant Director Charity Development is taking forward recommendations for changes to ways of working with CSD and other corporate departments. In particular, Service Level Agreements.</p> <p>The Natural Environment Charity Review is considering alternative funding options to enable charities to</p>		12	31-Dec-2025	

10-Aug-2015 Bill LoSasso				<p>have greater influence over management and investment in their assets.</p> <p>Surveys of condition of high priority lodges have been undertaken and have informed further agreements and working with CSD to maximise investment in neglected assets, particularly housing in need of improvement and buildings that have income generation potential.</p> <p>Work is underway with CSD and other corporate departments to assess, allocate and prioritise backlog funding to areas of most need.</p> <p>At Hampstead Heath, important electrical and toilet refurbishment works are due to complete in summer 2025.</p> <p>23 Jun 2025</p>			Reduce	
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Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-NE-HH 007b Liaison with City Surveyor's Dept.	Hold regular Client Liaison meetings with City Surveyor's Department to discuss issues and raise concerns about Building Repairs and Maintenance and Projects.	<p>The Assistant Property Facilities Manager (APFM) is in regular contact with Natural Environment Division stakeholders. Officers are continuing to work with CSD to resolve service delivery issues.</p> <p>We are establishing regular project prioritisation meetings with the CWP (Cyclical Works Programme) Team for project oversight.</p> <p>This is an ongoing action and is kept under review.</p>	Bill LoSasso; Jonathan Meares; Charlotte Williams	23-Jun-2025	30-Sep-2025
ENV-NE-HH 007d Annual	Annual inspections of all buildings, including residential, carried out jointly	Annual inspections of built assets were undertaken in conjunction with the City Surveyor's Department (CSD) and are now contingent upon there being sufficient capacity and	Bill LoSasso;	23-Jun-2025	30-Sep-2025

Appendix 1a

building inspections	by local teams and City Surveyor's Department.	resource. There is currently insufficient resource within the local team to complete all inspections but officers continue to liaise with colleagues in CSD to progress this. This is an ongoing action and is kept under review.	Jonathan Meares; Charlotte Williams		
ENV-NE-HH 007e Asset review	Asset management review.	The Natural Environment Charity Review (NECR) has concluded its review of land assets and therefore, the built assets associated with them. This is being reported to Charity Management Committees in Summer 2025. (Hampstead Heath, Highgate Wood & Queen's Park Committee will receive the report in July 2025).	Bill LoSasso; Jonathan Meares; Charlotte Williams	23-Jun-2025	31-Jul-2025
ENV-NE-HH 007g Delivery of works	City Surveyor's Department to deliver works as agreed and funded either by CWP funds and/or directly by the Environment Department.	The CSD's Operations Group deliver work packages as agreed with the Environment Department, within agreed allocated funds, timelines and specifications. This is delivered either via the Cyclical Works Programme (CWP), capital and/or local risk budget. Regular liaison meetings are held between Environment and CSD to manage the delivery programme, and to ensure any risks / issues / conflicts / etc are escalated and understood by all parties.	Peter Collinson, CSD	23-Jun-2025	31-Dec-2025




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Highgate Wood and Queen's Park Risk Register

23 June 2025







Risk score indicator key.

		
RED	AMBER	GREEN

Risk code	Risk title	Current risk score	Current risk score indicator	Risk Approach *	Target risk score	Target risk score indicator	Direction of travel (over the past year)
ENV-NE-HWQP 007	Decline in condition of assets	16		Reduce	12		Constant
ENV-NE-HWQP 012	Impacts of anti-social behaviour on staff and site	16		Reduce	8		Constant
ENV-NE-HWQP 013	Work related stress	16		Reduce	12		New risk – added in April 2025
ENV-NE-HWQP 001	Budget pressures	12		Reduce	8		Constant
ENV-NE-HWQP 004	Adverse impacts of extreme weather and climate change	12		Reduce	6		Constant
ENV-NE-HWQP 002	Negative impacts of visitor pressure	8		Reduce	6		Constant
ENV-NE-HWQP 003	Outbreak of fire in woodland / heathland	8		Reduce	6		Constant
ENV-NE-HWQP 006	Risk to health and safety	8		Reduce	4		Constant
ENV-NE-HWQP 009	Recruitment of suitable staff	8		Reduce	4		Constant
ENV-NE-HWQP 011	Tree event or failure	8		Reduce	6		Constant

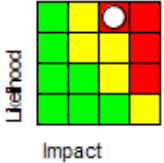
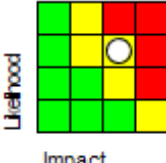
Appendix 2

Risk code	Risk title	Current risk score	Current risk score indicator	Risk Approach *	Target risk score	Target risk score indicator	Direction of travel (over the past year)
ENV-NE-HWQP 005	Negative impacts of pests and diseases	6		Accept	6		Constant
ENV-NE-HWQP 008	Negative impacts of development and encroachment	4		Accept	4		Constant

* **N.B.** Risks with an identical current and target score are those which we have mitigated to the lowest level possible at present. However, we continue to undertake a range of actions to maintain them at their current score, keep them under continual review, and seek opportunities to reduce the level of risk.

Highgate Wood and Queen's Park Detailed Risk (reported by exception)

23 June 2025

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date/Risk Approach	Flight path
ENV-NE- HWQP 007 Decline in condition of assets	<p>Cause: Inadequate proactive and reactive maintenance related to insufficient budget for maintenance, repairs and Cyclical Works Programme, and limited capital works programme. Delays in works being carried out once faults are reported. Lack of staff resources at Highgate Wood and Queen's Park. Lack of clarity (cross-departmentally) around roles and responsibilities for facilities maintenance.</p> <p>Event: Operational and public buildings further decline, becoming unusable and/or unsafe.</p> <p>Effect: Serious injury to a member of the public or member of staff. Service capability disrupted/operational impact. Continuation of decline in condition of assets. Ineffective use of staff resources. Damage to corporate reputation. Increased costs for reactive maintenance. Overrun of additional works programme.</p>		16	<p>Chief Officers in occupation are typically accountable for asset condition within their functional area. They are responsible for commissioning required work, and ensuring an appropriate funding route is identified. This action is often delivered upon the professional advice of the City Surveyor's Department (CSD). Once a work package is commissioned, it is the responsibility of CSD to deliver those works as agreed and funded within the given cost/timeline/specifications.</p> <p>Documents outlining responsibilities by asset and task are under review, in particular the Division of Responsibilities between CSD and the Environment Department, and the Corporate Controller of Premises Policy.</p> <p>The Assistant Director Charity Development is taking forward recommendations for changes to ways of working with CSD and other corporate departments. In particular, Service Level Agreements.</p> <p>The Natural Environment Charity Review is considering alternative</p>		12	31-Dec-2025	

24-Feb-2022 Bill LoSasso				<p>funding options to enable charities to have greater influence over management and investment in their assets.</p> <p>Surveys of condition of high priority lodges have been undertaken and have informed further agreements and working with CSD to maximise investment in neglected assets, particularly housing in need of improvement and buildings that have income generation potential.</p> <p>Work is underway with CSD and other corporate departments to assess, allocate and prioritise backlog funding to areas of most need.</p> <p>Toilet refurbishment works have been completed at Queen's Park and investigatory works are underway to address issues with the toilets by the cafe.</p> <p>23 Jun 2025</p>					Reduce	
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Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
ENV-NE-HWQP 007b Liaison with City Surveyor's Department	Hold regular Client Liaison meetings with City Surveyor's Department to discuss issues and raise concerns about Building Repairs and Maintenance and Projects.	<p>The Assistant Property Facilities Manager (APFM) is in regular contact with Natural Environment Division stakeholders. Officers are continuing to work with CSD to resolve service delivery issues.</p> <p>We are establishing regular project prioritisation meetings with the CWP (Cyclical Works Programme) Team for project oversight.</p> <p>This is an ongoing action and is kept under review.</p>	Bill LoSasso; Jonathan Meares; Charlotte Williams	23-Jun-2025	30-Sep-2025

Appendix 2a

ENV-NE-HWQP 007e Annual building inspections	Annual inspections of all buildings, including residential, carried out jointly by local teams and City Surveyor's Department to capture maintenance needs.	Annual inspections of built assets were undertaken in conjunction with the City Surveyor's Department (CSD) and are now contingent upon there being sufficient capacity and resource. There is currently insufficient resource within the local team to complete all inspections but officers continue to liaise with colleagues in CSD to progress this. This is an ongoing action and is kept under review.	Bill LoSasso; Jonathan Meares; Charlotte Williams	23-Jun-2025	30-Sep-2025
ENV-NE-HWQP 007f Asset review	Asset management review.	The NECR has concluded its review of land assets and therefore, the built assets associated with them. This is being reported to Charity Management Committees in Summer 2025. Hampstead Heath, Highgate Wood & Queen's Park Committee will receive the report in July 2025.	Bill LoSasso; Jonathan Meares; Charlotte Williams	23-Jun-2025	31-Jul-2025
ENV-NE-HWQP 007h Delivery of works	City Surveyor's Department to deliver works as agreed and funded either by CWP funds and/or directly by the Environment Department.	The CSD's Operations Group delivers work packages as agreed with the Environment Department, within agreed allocated funds, timelines and specifications. This is delivered either via the Cyclical Works Programme (CWP), capital and/or local risk budget. Regular liaison meetings are held between Environment and CSD to manage the delivery programme, and to ensure any risks / issues / conflicts / etc are escalated and understood by all parties.	Peter Collinson, CSD	23-Jun-2025	31-Dec-2025

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City of London Corporation Risk Matrix (Black and white version)

Note: A risk score is calculated by assessing the risk in terms of likelihood and impact. By using the likelihood and impact criteria below (top left (A) and bottom right (B) respectively) it is possible to calculate a risk score. For example a risk assessed as Unlikely (2) and with an impact of Serious (2) can be plotted on the risk scoring grid, top right (C) to give an overall risk score of a green (4). Using the risk score definitions bottom right (D) below, a green risk is one that just requires actions to maintain that rating.

(A) Likelihood criteria

	Rare (1)	Unlikely (2)	Possible (3)	Likely (4)
Criteria	Less than 10%	10 – 40%	40 – 75%	More than 75%
Probability	Has happened rarely/never before	Unlikely to occur	Fairly likely to occur	More likely to occur than not
Time period	Unlikely to occur in a 10 year period	Likely to occur within a 10 year period	Likely to occur once within a one year period	Likely to occur once within three months
Numerical	Less than one chance in a hundred thousand (<10-5)	Less than one chance in ten thousand (<10-4)	Less than one chance in a thousand (<10-3)	Less than one chance in a hundred (<10-2)

(B) Impact criteria

Impact title	Definitions
Minor (1)	Service delivery/performance: Minor impact on service, typically up to one day. Financial: financial loss up to 5% of budget. Reputation: Isolated service user/stakeholder complaints contained within business unit/division. Legal/statutory: Litigation claim or find less than £5000. Safety/health: Minor incident including injury to one or more individuals. Objectives: Failure to achieve team plan objectives.
Serious (2)	Service delivery/performance: Service disruption 2 to 5 days. Financial: Financial loss up to 10% of budget. Reputation: Adverse local media coverage/multiple service user/stakeholder complaints. Legal/statutory: Litigation claimable fine between £5000 and £50,000. Safety/health: Significant injury or illness causing short-term disability to one or more persons. Objectives: Failure to achieve one or more service plan objectives.
Major (4)	Service delivery/performance: Service disruption > 1 - 4 weeks. Financial: Financial loss up to 20% of budget. Reputation: Adverse national media coverage 1 to 3 days. Legal/statutory: Litigation claimable fine between £50,000 and £500,000. Safety/health: Major injury or illness/disease causing long-term disability to one or more people Objectives: Failure to achieve a strategic plan objective.
Extreme (8)	Service delivery/performance: Service disruption > 4 weeks. Financial: Financial loss up to 35% of budget. Reputation: National publicity more than three days. Possible resignation leading member or chief officer. Legal/statutory: Multiple civil or criminal suits. Litigation claim or find in excess of £500,000. Safety/health: Fatality or life-threatening illness/disease (e.g. mesothelioma) to one or more persons. Objectives: Failure to achieve a major corporate objective.

(C) Risk scoring grid

Likelihood	Impact				
	X	Minor (1)	Serious (2)	Major (4)	Extreme (8)
	Likely (4)	4 Green	8 Amber	16 Red	32 Red
	Possible (3)	3 Green	6 Amber	12 Amber	24 Red
	Unlikely (2)	2 Green	4 Green	8 Amber	16 Red
	Rare (1)	1 Green	2 Green	4 Green	8 Amber

(D) Risk score definitions

RED	Urgent action required to reduce rating
AMBER	Action required to maintain or reduce rating
GREEN	Action required to maintain rating

This is an extract from the City of London Corporate Risk Management Strategy, published in May 2014.

Contact the Corporate Risk Advisor for further information. Ext 1297

October 2015

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City of London Corporation Committee Report

Committee(s): Hampstead Heath Consultative Committee – For Information Natural Environment Board – For Information West Ham Park Committee – For Information Hampstead Heath, Highgate Wood & Queen's Park Committee – For Information Epping Forest & Commons Committee – For Information	Dated: 17/06/2025 03/07/2025 03/07/2025 16/06/2025 17/07/2025
Subject: Natural Environment Charity Review – Update on Fundraising Workstreams	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides business enabling functions 	Leading Sustainable Environment
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
Report of: The Executive Director of Environment and the Chamberlain	Katie Stewart Caroline Al-Beyerty
Report author:	Jo Hurst Assistant Director Charity Development

Summary

A key deliverable of the Natural Environment Charity Review (NECR) is the enabling of enhanced income generation and fundraising across the eight Natural Environment Charities, in order to grow and support the delivery of their objectives.

During 2024 reports were brought to Management Committees which provided analysis of existing income types at these charities and identified potential for growth. This report details progress since then and next stages of this workplan and is being brought for information as part of the commitment to keep Members up to date on the work of the Review.

Recommendation(s)

Having regard to the CoLC's trustee responsibilities for the eight Natural Environment charities and in that case being satisfied that it is in the best interests of each relevant charity and its beneficiaries, Members are asked to:

- Note the report.
- Note the two planned briefing sessions for all interested Members on Biodiversity Net Gain potential at Natural Environment sites, and fundraising opportunities and resourcing for the NE Charities.

Main Report

Background

1. The NECR is a wide-ranging review of the eight Natural Environment Charities across four main themes: Governance, Funding Model, Assets and Income Generation. This report summarises and updates on recent work exploring the fundraising element of the Income Generation workstream.
2. The eight Natural Environment Charities and their registered charity numbers are:
 - a) Ashted Common (1051510)
 - b) Burnham Beeches & Stoke Common (232987)
 - c) Coulsdon and Other Commons (232988-1)
 - d) Epping Forest (232990)
 - e) Hampstead Heath (803392)
 - f) Highgate Wood and Queen's Park Kilburn (232986)
 - g) West Ham Park (206948)
 - h) West Wickham Common and Spring Park Wood (232988)
3. During 2024 reports were brought to the Management Committees of these charities with details of existing income streams including the amounts of deficit funding provided to each by the City of London Corporation (CoLC), based on Local Risk elements only of each charities' accounts. "Local Risk" is the term used internally for budget under direct management of Superintendents, spent on local staff and the site. Other corporate costs of supporting the charities, central risk and capital funding were excluded for this exercise. A high-level commentary on each existing funding stream was provided and potential for additional fundraising / income generation was estimated, including identifying likely opportunities for growth, resource required and perceived risks.
4. On 13th February 2025, Policy and Resources Committee approved a change in the funding model for these charities, moving from deficit funding to a grant funding model. This decision is considered a key step to enabling some of these income streams and supporting corresponding growth of these charities.

5. Previous reports have acknowledged that the CoLC has not previously had the necessary internal expertise to further develop and realise fundraising potential and to properly assess likely growth and timescales. The Natural Environment Charity Review has therefore utilised some of its funding to engage external consultants to further develop this work.

Current Position

Fundraising

6. In April 2025 fundraising consultants 'The Transform Partnership' were engaged. Further details of the scope of their work follows in this report.

Biodiversity Net Gain

7. Recent changes to national planning regulations require developers to deliver Biodiversity Net Gain (BNG) as part of their development in certain circumstances. BNG is a mechanism for funding the creation and improvement of natural habitats and aims to ensure that development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Where enhancements cannot be achieved on site, or nearby, there is the possibility of developers purchasing units from land managers to provide such improvements on their behalf.
8. Many sites that are assets of the NE Charities (owned by the CoLC in its charity capacity), or are owned by the CoLC in its corporate capacity but managed in complement to the activities of those Charities (some of which was previously referred to as 'buffer land' or 'pink land' but which is now collectively referred to as 'complementary land') have significant potential to provide such biodiversity enhancement schemes and therefore may have value for marketing and management of BNG units.
9. BNG processes and markets are emergent across the UK, and this is currently a highly specialised area. Following a competitive tender exercise Mott MacDonald was engaged to provide analysis for BNG potential across all NE Charity and complementary land parcels, and that survey was completed in May 2025.

Proposals

Fundraising

10. The Transform Partnership will be meeting with key officers and members over the coming weeks in order to complete their research and provide a report covering:
 - a) Advice on fundraising team development and strategy;
 - b) Fundraising potential analysis across all sites, identifying viable income streams and estimating financial targets;

- c) Identifying how to allocate fundraising efforts strategically, given some charities have greater income generation potential than others;
- d) Defining the structure, roles, salaries, and responsibilities for a permanent fundraising team within the Natural Environment Division;
- e) Creating a headline income generation plan across key income streams for each Charity to support sustainable, long-term fundraising operations beyond the consultancy period;
- f) Developing a fundraising policy framework to underpin fundraising efforts;
- g) Ensuring that fundraising aligns with CoLC's financial and operational goals;
- h) Further analysis of the NE Charities and their current and future fundraising and commercial income generation work;
- i) Development of written content to support fundraising bids for each charity, including history, USP, ambitions and donor opportunities;
- j) Testing of case statement narratives with key senior stakeholders and funding prospects
- k) Recommendations including resource and policy needs, roadmaps and timelines and tried and tested cases for support, establishing useful content for fundraising pitches and proposals.

11. It is expected that this report will be presented by The Transform Partnership to all Members in a recorded session by end October 2025 allowing discussion and questions on their findings.

Biodiversity Net Gain

12. Mott MacDonald have completed their research into BNG potential and have presented draft findings to key officers involved with their research. Notes and observations have been made back to them for incorporation into their finalised report.

13. It is proposed that Mott MacDonald team are invited to present their findings to all interested Members in a recorded session on the background and potential for BNG income generation at NE sites. Officers are working with Mott MacDonald to schedule this session ahead of the summer recess.

14. It is important to note that there may be many potential uses for complementary land parcels, some of which may be conflicting and some of which may be synergic. This prioritisation of these options is out of the scope of this report but is being addressed through other workstreams, including but not limited to development of a Complementary Land Policy and a Complementary Land Use Assessment.

Key Data

15. Financial data informing the fundraising analysis was previously provided to Members in a report entitled 'Natural Environment Charities – Income Analysis and Priorities' which went to the NE Committees in summer 2024.

Corporate & Strategic Implications

Strategic implications – These workstreams support Corporate Plan 2024-2029 outcomes particularly in Leading Sustainable Environment and Dynamic Economic Growth.

Financial implications – Costs for fundraising consultants and Biodiversity Net Gain analysis have been met by the Natural Environment Charity Review budget. The fundraising report will make recommendations for investment in skilled resource to support further fundraising efforts at the charities in the future but that is not included in this report.

Resource implications - The fundraising report will make recommendations for investment in skilled resource to support further fundraising efforts at the charities in the future but that is not included in this report.

Legal implications - As described in paragraph 2 of this report, the eight Natural Environment charities in scope of the matters contained in this report are all registered charities. The CoLC has various duties and obligations as a charity trustee including to only act in the best interests of the charity concerned.

Charity trustees have a duty to act reasonably and safeguard the resources of a charity, and would be expected to maximise opportunities to generate income by seeking funding from a variety of appropriate sources where possible. The CoLC may, therefore, explore fundraising opportunities (either from third parties or from income generating opportunities on the open spaces themselves), within the parameters of the respective governing documents of each of the NE Charities. As particular fundraising or BNG projects are developed in greater detail, they will need to be assessed against the governing documents and objects of the relevant charities. For all sites, including complementary land, relevant projects will need to be assessed against the capacity in which the land is held, any restrictions on land use that may operate on those sites due to, for example, restrictive covenants on their titles, and broader relevant considerations such as conservation designations.

Risk implications – Risks are captured and monitored as part of the wider NECR and within the risk registers maintained by department. This project is not considered to present further risks not already considered.

Equalities implications – Equalities implications will be assessed, as appropriate, in relation to any proposed actions and projects arising out of the income generation workstream.

Climate implications – The Natural Environment Charities and their associated complementary land and assets are essential to achieving corporate Carbon Action Strategy goals and other environmental objectives.

Security implications - None

Conclusion

16. Work on the fundraising workstream of the NECR continues. Assessment of potential for income through Biodiversity Net Gain across the charities and their associated complementary land has been assessed and will be presented to interested members at a dedicated session soon. Fundraising consultants have

been engaged and will present to members on their conclusions and recommendations in October 2025.

Appendices

- None

Background Papers

17. "Natural Environment Charities – Income Analysis and Priorities" received by Natural Environment Management Committees from May to July 2024.

Jo Hurst

Assistant Director – Charity Development

E: jo.hurst@cityoflondon.gov.uk

City of London Corporation Committee Report

Committee(s): Hampstead Heath Consultative Committee Hampstead Heath, Highgate Wood, and Queen's Park Committee	Dated: 17 June 2025 16 July 2025
Subject: Assistant Director's Report	Public report: For information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes 	-Diverse engaged communities -Leading sustainable environment -Vibrant thriving destination -Providing excellent services -Flourishing public spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director, Environment Department
Report author:	Bill LoSasso, Superintendent, North London Open Spaces

Summary

This report provides Members with an update on matters relating to Hampstead Heath since the last meeting of the Hampstead Heath Consultative Committee (29th April 2025) and last meeting of the Hampstead Heath, Highgate Wood, and Queen's Park Committee (20th May 2025).

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Report format

1. The Assistant Director's Report aligns with the four strategic themes and ten priorities of the Hampstead Heath Management Strategy. Additional matters of interest and importance will be covered in an 'Additional Relevant Matters' section as needed.

We protect and conserve the Heath

Priority 1: A mosaic of natural habitats is maintained and flourishes

2. Spring and summer tasks have begun on the Heath, which includes grass cutting the amenity, fine turf and sports areas. All the cut areas are bordered by long grass to ensure it flourishes and provides an important habitat.
3. The Zoo team have started another busy season of surveying species in Golders Hill Park. They have continued the existing transects for butterflies, dragonflies and damselflies and bumblebees and this year, a new reptile transect has been created in the Dell. Heath Hands volunteers are assisting with these surveys.
4. The three hectares of amenity grassland that were identified in the September 2022 committee report on grassland management have started to develop into more species-rich lowland meadow, following nearly three years of halting mowing operations. We will continue to look for additional areas of amenity grassland that can also be allowed to revert into meadow. The reaction from the public has been very supportive.
5. In the most recent Hampstead Heath Consultative Committee meeting, an update was provided on the Biodiversity Net Gain (BNG) assessment being undertaken across Natural Environment's portfolio of sites, including Hampstead Heath. The consultant presented a first draft report identifying BNG opportunities and their recommendations to the Natural Environment Division's BNG working group. As previously reported, the report references that Hampstead Heath Extension has potential for wildflower meadow creation, which could then be offered on the BNG market as 30-year, off-site environmental covenants for

developers. The report is being revised following feedback from BNG working group and we will update Members once the revisions have been completed.

6. The Tree Team has been treating a number of heavily compacted areas in Golders Hill Park with a geoinjector unit funded by the Climate Action Strategy Resilience Team. At the recent Hampstead Heath Consultative Committee Walk in Golders Hill Park on 26 April, Members were shown photos of the geoinjector unit, and the Head of Conservation explained how the treatment would help in soil recovery and improve tree health. We are now into the bird nesting season when the Tree Team has to reduce tree work activity, but the soil decompaction work can continue through this period and will have beneficial outcomes for the trees that are treated.
7. The Conservation Team has been preparing the dams and spillways for the six-monthly statutory inspection that took place on 2 May. The ground conditions are much drier this year than previous years and this has made the grass cutting operations on the dam faces easier. There will be a significant degree of coppicing required in the autumn at various locations along both the Highgate and Hampstead pond chains; we will install signage nearer the time to alert the public to the works.

We protect and conserve the Heath

Priority 2: Heritage aspects and landscape character are maintained

8. Structural repair and timber-strengthening works continue to take place on the Hill Garden Pergola, with weekly surveys being carried out. The Belvedere roof repairs have been completed. All the loose and blown plaster has been removed from the Belvedere undercroft and is being patch repaired in preparation for repainting. The contractors have erected bracing timbers for the red brick section of the Pergola, which is now complete along with the pond. The spiral stairs entrance rendering is almost complete and we hope it will be reopened imminently.
9. Works have commenced on replacing the fencing that runs underneath and away from the bridge to the bottom of the Victoria Steps. The Hill Garden shelter is still covered with scaffolding. The contractors have replaced the ceiling, and patch repaired the walls in preparation for a full repaint. The bench is also being restored and revarnished and will return to site once complete.
10. Upcoming works include graffiti removal and repainting the Pergola undercroft walls and ceiling, repairing the railings and handrail adjacent to the herb beds in

the kitchen garden and repairing the damaged and loose brickwork in the kitchen garden. Areas may need to be closed locally whilst remedial works are carried out to ensure the work is not disrupted and visitors are safely diverted elsewhere. Contractors are also working on the bridge and replacing loose balustrade bottles.

11. Officers are preparing an Expression of Interest for a potential grant to the National Lottery Heritage Fund in cooperating with heritage colleagues at the City Corporation. The fundraising consultants will feed into this work.
12. Last year, the Zoo Team let the corridors around the enclosures go wild and sowed some wildflower seeds. After some success last year, they have sown additional seeds this spring. The corridor planting provides additional screening for the animals in the Zoo as well as increasing the habitat and food provision for important pollinator species.

We protect and conserve the Heath

Priority 3: A balance is maintained between visitor activities and the conservation of natural, built and heritage values

13. Free concerts will resume at the bandstand in Golders Hill Park this summer from late May to August. The concerts, which have been well attended and organised events historically, will be on Sundays from 15:00-17:00hrs.

The Heath enriches our lives

Priority 4: Improved physical health, mental health and emotional well-being

14. The football and rugby seasons were busy and the pitches on the Heath Extension were regularly used. The rugby and football teams had their last games of the season on the first weekend of May as they have both been eliminated from the cup competitions. The Golders Hill Park Team took down the goal posts in mid-May.
15. The bowling and croquet seasons began on 12th April and run until 28th September 2025. Both the bowling and croquet clubs are looking forward to growing their membership and will be having open days for members of the public to try the sports this year.
16. The cricket squares have been prepared, and the cricket season is now underway. The first game on Parliament Hill Fields was on 19th April and the

season runs until 21st September 2025. The cricket season on the Heath Extension began on 10th May. Regular maintenance will be carried out on the pitches and squares. Weekly games are being booked in for the coming months.

17. Unfortunately, the final works around the cricket net structure on the Heath Extension were delayed due to suppliers, the delivery of materials and inclement weather conditions. The grounds maintenance work has now been carried out. The entrance has been re-turfed and is being regularly watered; additional fencing has been installed to ensure the area is protected whilst the turf knits together. The new cricket net structure was opened on 24th May 2025.
18. Parliament Hill Athletics Track continues to be well used by many clubs, schools, colleges and universities for athletic meetings, PE sessions, sports days and training sessions, and is very popular since its refurbishment. The summer sports and athletics season has started, and the track is getting booked up for the 2025 athletics season.
19. A grant was received from England Athletics to help purchase a new hammer net at the Parliament Hill Athletics Track, which has now been purchased and installed along with new starting blocks and some new competition hurdles. Work is now underway to gain quotes to refurbish the shot put on the Track.
20. The summer season at the Lido began on 3rd May with extended opening hours; the Parliament Hill Paddling Pool is scheduled to open on 24th May 2025. Pre-booked sessions for the summer start at the Lido and Ponds on 27th May.
21. A lot of work and renovations have been carried out at Parliament Hill Lido and the Ponds. Pre-summer maintenance was carried out at the Lido in March and April. This included repairs to the concrete terraces, refurbishment of the shallow end fountain, repairs to safety surfaces around the slide, internal decorations to the entrance foyer and replacement of pool channel grating. 10 new benches were purchased for customers to sit on poolside, which have been a welcomed addition by swimmers.
22. The Men's Pond main jetty has been repaired and refurbished and the diving board has been reinstated, which had been missed by many of the swimmers. New wooden fencing has been installed along the entrance path to the changing rooms, and this has replaced old, dilapidated wooden fencing.
23. The Ponds Access Project has been completed. The final snagging list is being addressed and should all be completed in May. As part of this project and the

planning condition, bike racks needed to be installed. Five cycle racks have now been installed outside the Men's Pond.

24. Phase two of the maintenance project at the Ladies' Pond was completed on 4 April 2025, which was a six-week project. The Ladies' Pond was closed whilst the works took place, so the Mixed Pond was used for women-only swimming. The work included replacement of internal showers, replacement flooring and tiles in the shower area, replacement flooring in the changing area, refurbishment of the external shower, waterproofing of all shower areas and replacement to structural timber, resurfacing of the entrance path and lower meadow steps, sanding down and repainting of wooden cladding to main changing room building, resurfacing and levelling of disabled access platform, and repairs and refurbishment to the staff area. New wooden fencing has been installed along the entrance path to the pond, replacing old fencing. Alongside this, there was also the installation of eight new cycle racks and adaptations to the existing cycle racks.
25. As part of the City Corporation Climate Champions initiative, a volunteering day was organised by staff at the Ladies' Pond involving staff in conjunction with Heath Hands. It was a huge success and approximately 40 volunteers attended from different teams and departments to carry out various conservation and maintenance tasks around the pond. The Town Clerk, Ian Thomas CBE, and Director of Natural Environment, Emily Brennan, also attended the day, finishing the day with a refreshing swim in the Pond.
26. Kenwood Ladies' Pond Association is celebrating 40 years since its founding this year.
27. The Mixed Pond opened on 12th April 2025 to the public for the summer season and is scheduled to close on 31st October 2025 this season. Refurbishment has also been carried out in the staff kitchen area at the Mixed Pond. New wooden fencing has been installed at the entrance to the Mixed Pond. This included installation of seven new cycle racks.

The Heath is inclusive and welcoming
Priority 5: Increasing social inclusion

28. The Zoo Team hosted colleagues from the Guildhall School of Music & Drama for their away day at the end of March. They were given a tour of the Zoo and completed an enrichment build for the wallabies.

29. A joint event between the Zoo and Learning Teams took place to celebrate 120 years of Golders Hill Park Zoo on Thursday 29th May. Activities were inclusive and welcoming, fun, interactive and educational to engage with visitors. The event was centred around the new outdoor learning space, near to the donkey enclosure.

30. Meetings have been held with Capital Kids Cricket (CKC) to encourage more local schools and children to play cricket and use the facilities at Parliament Hill Fields. Funding applications will be submitted by CKC to support coaches and coaching programmes over the summer months, as well as to support further outreach work. Coaches will visit local primary schools and teach cricket in the summer term to foster interest and develop a junior local cricket club, which will then use Parliament Hill Fields as their home ground.

The Heath is inclusive and welcoming

Priority 6: Diversity and equality

31. The sandpit area at Golders Hill Park remains closed to the public, but as previously noted, the NCIL funding application for £65,000 to Barnet Council was successful. The funding will ensure the sandpit area is completed, the adjoining playground is renovated, access is improved with five pieces of play equipment to be replaced with DDA-compliant play items. It will be inclusive and welcoming and meet play safety standards. Officers are now in the process of progressing the paperwork and appointing an external contractor. It is hoped the work will be completed in the summer. Officers are grateful for this new partnership with Barnet Council and look forward to continuing to work together.

Together we care for the Heath

Priority 7: Increased sense of collective ownership and personal responsibility -and-

Priority 8: Visitor behaviour is pro-environmental

32. The Natural Environment Learning Team has had a successful and productive year on Hampstead Heath, engaging 9,806 school students and 20,582 play participants in 2024-'25. The play numbers are fairly consistent over the last three years, with a small year-on-year increase. School engagement numbers for 2024/25 are lower compared to previous years. This decline is primarily due to limited availability of Casual Education Rangers, who have traditionally helped us increase staffing levels during the busy summer months, enabling us to accommodate more school visits. Additionally, broken central heating in the Education Centre reduced the number of winter bookings, as many schools

prefer to have access to a warm indoor space for lunch after spending the morning outside on the Heath. In response, the Learning Team has reduced our reliance on casual staff and introduced fixed-term contracts for the summer term this year. This shift provides greater Learning Team staffing stability during peak periods of school demand. While we continue to encourage more winter visits, we recognise that increasing our capacity—particularly during the summer term—remains essential to fully meet demand.

Table 1: Hampstead Heath Learning Participation 2022 – 2025

	2022/23	2023/24	2024/25
Schools	10,646	10,706	9,806
Play	19,846	20,345	20,582

33. A recent highlight from the sessions is the progression of the Green Changemakers project at the Adventure Clubhouse. In partnership with young people from the City of London Schools, the project has fostered meaningful connections with inspiring role models from across the Environment Department. Participants have learned to design and implement climate-resilient interventions, empowering them to take action in the face of growing climate anxiety. Among their plans is the creation of a new butterfly bank, a habitat enhancement that supports local biodiversity while building climate awareness. *Green Changemakers* offers young people a pathway to become part of a movement of active hope for the future.

Together we care for the Heath

Priority 10: Responsible management

34. At the time of writing, we are waiting for the Green Flag Award and Green Heritage Award judging date for the Heath, which is typically carried out in May, and the London in Bloom judging date for Golders Hill Park, which is typically carried out in June or July.
35. A lot of identified works were scheduled in the Cyclical Work Programme for Golders Hill Park and the Heath, which will be completed in the coming months and later this year. This includes electrical works and renovations to the staff yard and renovations to the toilet blocks (roof repairs and internal decorations) at Golders Hill Park, which are due to be completed in July 2025. Portaloos will remain available for visitors whilst the toilet blocks are out of action.
36. Replacement fencing works are scheduled to start in May, which includes the repair and replacement of wooden cleft fences and gates at the Ponds, education

areas, Parliament Hill cricket enclosure, and grassy area next to the paddling pool. Resurfacing of the main pathways in Golders Hill Park is scheduled to start in the next few months.

37. Significant repairs and improvements have been made to the playgrounds at Parliament Hill Fields, which includes new equipment (swings sets, multi play and rockers) and refurbishment of the trim trail. The work was completed in May. The recently refurbished Heath Extension playground continues to be very popular with local residents and is regularly used. Officers remain grateful for the support of local residents and associations that made the project possible. Playground signage has been erected at all the playgrounds, which is now consistent across all playgrounds in North London Open Spaces.
38. The new leisure management system planned for the swimming operations continues to be progressed, with technological features and integration being advanced. The project is on track to deliver the new system in early September 2025.
39. The first of two annual visits from the Showmen's Guild took place from 7th to 21st April. As is tradition, the fair operated over a 13-day period on the Heath, with significant footfall over the weekends which included the Easter Bank Holiday. The fairs attract a culturally diverse audience, including many families, and serve as an accessible community day out for people across London.
40. The annual Affordable Art Fair began on 7th May with a charitable opening night and closed on 11th May. The Fair was once again a success, and officers will soon begin conversations with the organisers for 2026.

Additional relevant matters

41. Rudy, one of the ring-tailed lemurs at Golders Hill Park Zoo, sadly passed away in March 2025. Rudy had been unwell, and despite the best efforts of the Zoo team and the vet, her condition continued to deteriorate. It was decided that given her advanced age and clinical symptoms, it was kinder and more ethical to euthanise her. The post-mortem confirmed she had a number of tumours.

Update from City Surveyor's Department

42. Some key projects across NLOS throughout the first year of the Cyclical Works Programme (CWP) include a recently concluded capital project at the Kenwood

Ladies' Pond, which involved an investment of c.£250k to upgrade the existing facilities for both the users and staff. Work is also underway undertaking a large fencing package and numerous drainage works at different locations across the Heath. Earlier in the year, a series of electrical enhancements were delivered at Parliament Hill Lido, allowing for the installation of solar panels which will contribute to City Corporation's Climate Action Strategy (CAS) carbon-saving targets. A package of works renewing the public toilet at Golders Hill Park is also underway to bring the facilities up to current standards.

43. The City Surveyor has ambitious plans to deliver £2.9m value of CWP to NLOS projects in the second year of the programme. This will include works to several lodges, a refurbishment of the Heathfield House staff office and Archway Road complex, and a package of works to the East Heath bothy.

44. Members are advised to refer to Appendix 1, which is an overview of year one's performance for the City's Estate. From slide six, this includes headlines for NLOS across the course of the programme.

Corporate & Strategic Implications

Strategic implications

45. This report furthers strategic aims of the updated Hampstead Heath Management Strategy and the Corporate Plan.

Financial implications

46. No implications.

Resource implications

47. No implications.

Legal implications

48. No implications.

Risk implications

49. Risks are monitored and recorded through the various risk registers, including the Division and Departmental Risk Registers.

Equalities implications

50. No implications.

Climate implications

51. Some climate benefits will be delivered as part of the works being managed by the City Surveyors department.

Security implications

52. Security implications are monitored and recorded through the Departmental Risk register.

Conclusion

53. This report provides Members with an update on matters relating to Hampstead Heath since the last meeting of the respective committees.

Appendices

- Appendix 1: City Surveyor's Department Cyclical Work Programme

Bill LoSasso

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North London Open Spaces

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City of London - City Estate CWP - Year 1 Overview

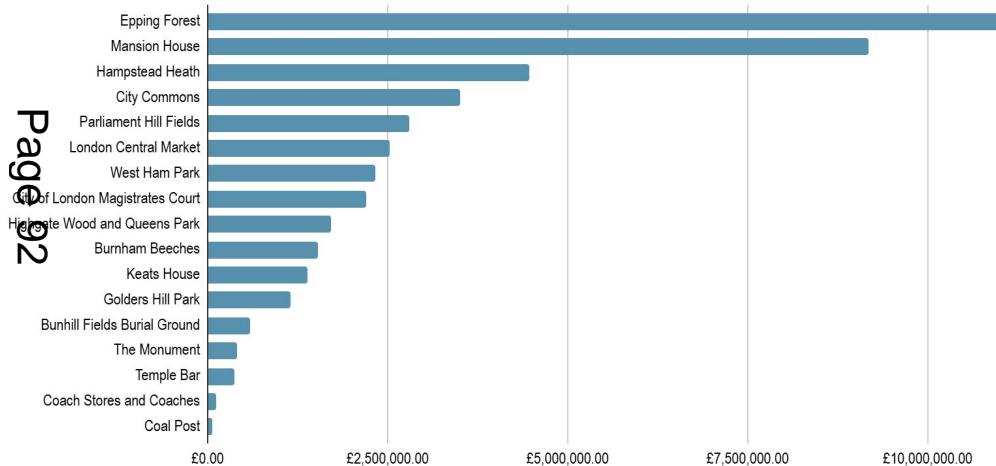
Author: Solomon Meredith



City Estate - Portfolio breakdown

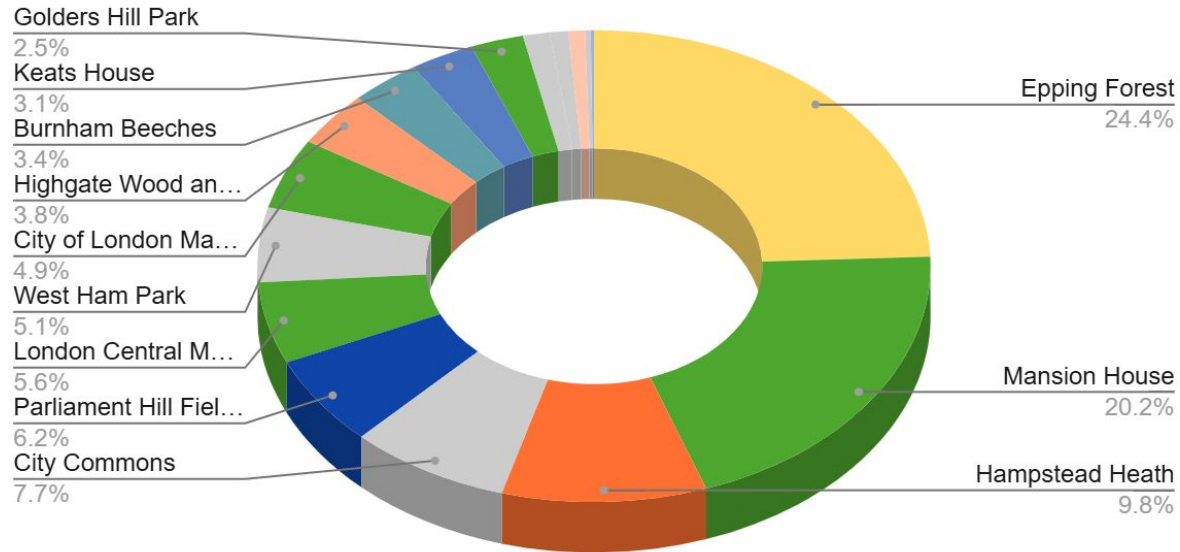


Breakdown of £45,409,850



Epping Forest	£11,063,500.00
Mansion House	£9,183,500.00
Hampstead Heath	£4,463,100.00
City Commons	£3,507,500.00
Parliament Hill Fields	£2,804,400.00
London Central Market	£2,535,000.00
West Ham Park	£2,319,500.00
City of London Magistrates Court	£2,202,500.00
Highgate Wood and Queens Park	£1,711,350.00
Burnham Beeches	£1,529,500.00
Keats House	£1,393,500.00
Golders Hill Park	£1,154,500.00
Bunhill Fields Burial Ground	£586,000.00
The Monument	£398,500.00
Temple Bar	£362,500.00
Coach Stores and Coaches	£125,000.00
Coal Post	£70,000.00
City Estate total:	£45,409,850.00

City Estate - Portfolio breakdown



13.05.2025

City Estate portfolio - Year on Year forecasting / spend profile



	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	£2,633,200	£9,317,800	£7,619,650	£7,659,700	£15,482,500
Capital	£90,000	£623,100	£1,094,000	£645,000	£1,415,500
Year on year total	£2,723,200	£9,940,900	£8,713,650	£8,304,700	£16,898,000
Bunhill Fields Burial Ground	£57,000	£14,500	£444,000	£982,000	£586,000
Burnham Beeches	£40,000	£251,500	£179,000	£695,500	£363,500
City Commons	£648,000	£1,344,500	£750,000	£441,000	£406,500
City of London Magistrates Court	£79,000	£501,500	£589,000	£648,000	£605,000
Coach Stores and Coaches	-	£43,000	£29,500	£9,500	£43,000
Coal Post	-	-	-	-	£70,000
Epping Forest	£331,400	£2,124,600	£3,033,000	£1,000,500	£4,595,000
Hampstead Heath	£148,500	£1,036,750	£817,750	£885,350	£964,250
Golders Hill Park	£240,000	£157,500	£65,500	£231,000	£460,500
Parliament Hill Fields	£92,000	£809,000	£546,900	£664,000	£669,500
Highgate Wood and Queens Park	£138,000	£194,500	£268,500	£586,850	£653,500
Keats House	-	£37,500	£118,000	£762,000	£476,000
London Central Market	£247,500	£905,000	£311,000	£133,000	£878,500
Mansion House	£566,250	£1,049,000	£1,244,000	£695,000	£5,645,250
Temple Bar	-	£362,500	-	-	-
The Monument	£133,550	£133,550	£26,000	£66,500	£46,500
West Ham Park	£2,000	£976,000	£291,500	£504,500	£435,000

City Estate - Year 1 PERFORMANCE



	City Estate	Totals
Year 1 forecast		£2,685,700.00
Year 1 actuals (spend)		£3,112,806.91
Year 1 commitment		£1,597,009.03
Year 1 Commitment & Spend		£4,709,815.94
Current difference (forecast vs actuals)		£427,106.91

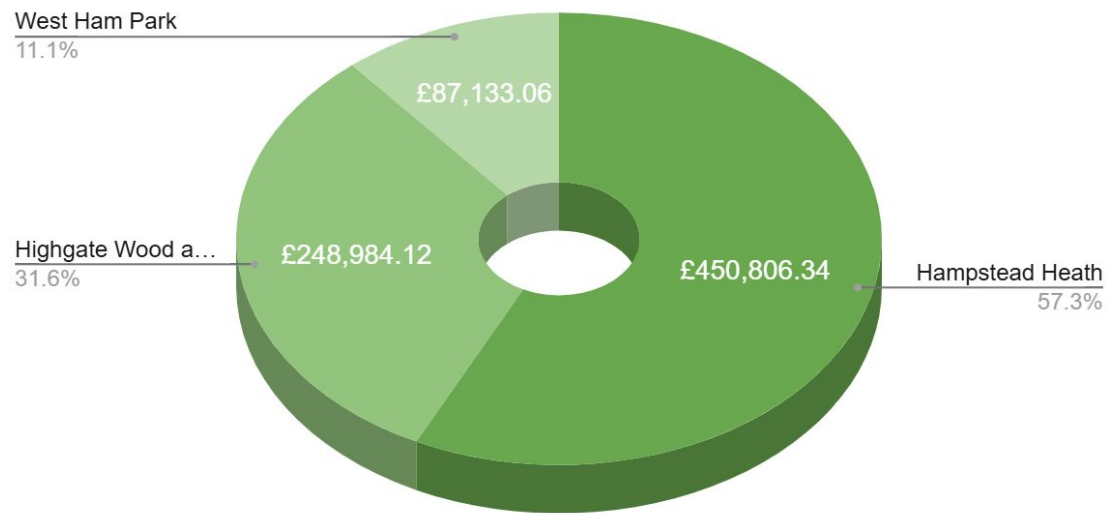
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LOS - North London Open Spaces



City Estate - Year 1 NLOS performance (spend)



City Estate (NLOS) - Year 2 forecast - Project and area breakdown



Area Name: Hampstead Heath, Parliament Hill Fields	£809,000	Area Name: Hampstead Heath, Kenwood & Kenwood (Area 4)	£244,000	Area Name: Hampstead Heath, West Heath Area & Area 7	£41,000
DRAINAGE OVERHAUL	£30,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£4,000.00	GARDEN SHELTER OVERHAUL	£3,000.00
SURVEY - DRAINAGE	£10,000.00	SECURITY ALARM REPLACEMENT	£7,500.00	HANDRAIL DECORATION/OVERHAUL	£1,500.00
EXTERNAL DECORATIONS	£20,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£6,000.00	INTERNAL DECORATIONS	£1,500.00
PAVING RESURFACING	£6,000.00	CCTV REPLACEMENT	£20,000.00	PATH OVERHAUL	£1,500.00
RAILINGS DECORATIONS	£20,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£8,500.00	RAILINGS REDECORATION	£1,500.00
ROLLER SHUTTER OVERHAUL (3 No.)	£21,500.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£12,000.00	ROOF SURVEY	£6,000.00
LIDO FABRIC REPAIRS	£36,000.00	LIGHTING REPLACEMENT	£2,000.00	STONE STAIRCASE TO SHELTER OVERHAUL	£6,000.00
REMAINING MAINS WATER PIPE REPLACEMENT	£72,000.00	LIGHTING REPLACEMENT	£6,000.00	WALLS RENDERING/REDECORATION	£5,000.00
CABLE RATIONALISATION	£85,000.00	SECURITY ALARM REPLACEMENT	£3,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES	£10,000.00
EMERGENCY LIGHTING REPLACEMENT (LIDO INFO CENTRE)	£4,000.00	EXTERNAL DECORATION	£20,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL	£5,000.00
FIRE ALARM REPLACEMENT (LIDO INFO CENTRE)	£55,000.00	EXTERNAL SHOWER/ WASHDOWN AREA	£6,000.00	PERGOLA - HEALTH & SAFETY WORKS	£15,000.00
LANDLORDS LIGHTING & POWER REWIRE	£180,000.00	INTERNAL DECORATION	£12,000.00	PERGOLA - STRENGTHENING WORKS	£10,000.00
SECURITY ALARM REPLACEMENT	£20,000.00	Minor refurbishment of Pond Facility	£125,000.00	BELVEDERE STRUCTURE ENTRANCE/LOBBY OVERHAUL	£5,000.00
EMERGENCY LIGHTING REPLACEMENT	£6,000.00	POOL LIFT REPLACEMENT	£12,000.00	LANDLORDS LIGHTING & POWER REWIRE	£12,000.00
EMERGENCY LIGHTING REPLACEMENT	£6,000.00			LIGHTING REPLACEMENT	£4,500.00
CABLE RATIONALISATION	£60,000.00	Area Name: Hampstead Heath, Vale of Health & East Heath Area	£54,500	FLOORING REPLACEMENT	£1,000.00
EMERGENCY LIGHTING REPLACEMENT	£4,500.00	SURVEY - GENERAL	£4,500.00	INTERNAL DECORATIONS	£1,000.00
FIRE ALARM REPLACEMENT	£20,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£6,000.00	KITCHEN REFURBISHMENT	£1,500.00
LIGHTING REPLACEMENT	£20,000.00	LANDLORDS LIGHTING & POWER REWIRE	£2,000.00	RAINWATER GOODS REPLACEMENT	£500.00
PA SYSTEM REPLACEMENT	£60,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£4,000.00	ROOF REPLACEMENT	£1,000.00
GARAGE STORE LANDLORDS LIGHTING & POWER REWIRE	£4,000.00	SECURITY ALARM REPLACEMENT	£3,000.00	Area Name: Hampstead Heath, Ponds (Area 3)	£68,000
DHWIS - BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS) HEAT SOURCE /	£12,000.00	ELECTRIC HEATING REPLACEMENT	£4,000.00	PATH RESURFACING	£30,000.00
LANDLORDS LIGHTING & POWER REWIRE	£8,500.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00	SURVEY - DRAINAGE	£20,000.00
LIGHTING REPLACEMENT	£3,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£3,000.00	SURVEY - GENERAL	£4,000.00
EXTERNAL DECORATIONS	£8,500.00	SECURITY ALARM REPLACEMENT	£4,000.00	INTERNAL DECORATIONS	£2,000.00
INTERNAL DECORATIONS	£8,500.00	WATER HEATER REPLACEMENT	£4,000.00	LIGHTING INC EMERGENCY REPLACEMENT	£12,000.00
EMERGENCY LIGHTING REPLACEMENT	£4,500.00				
LIGHTING REPLACEMENT	£12,000.00	Area Name: Hampstead Heath, Golders Hill Park	£157,500	Area Name: Hampstead Heath, Sandy Heath & Heath Extension	£81,500
SECURITY ALARM REPLACEMENT	£6,000.00	PATH RESURFACING	£60,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£8,500.00
		INTERNAL DECORATIONS (BOTHY)	£7,500.00	FIRE ALARM REPLACEMENT	£20,000.00
		KITCHEN REFURBISHMENT (BOTHY)	£12,000.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00
		EXTERNAL DECORATIONS	£6,000.00	SECURITY ALARM REPLACEMENT	£6,000.00
		RAINWATER GOODS REPLACEMENT	£6,500.00	BOUNDARY WALL OVERHAUL (NORTH END)	£10,000.00
		DISABLED TOILET REFURBISHMENT (CAFÉ)	£20,000.00	CONDITION SURVEY	£4,000.00
		EXTERNAL DECORATIONS	£12,000.00	LIME MORTAR REPOINTING	£4,500.00
		INTERNAL DECORATIONS (TOILETS)	£7,500.00	EXTERNAL DECORATIONS	£3,000.00
		LIGHTING INC EMERGENCY LIGHTING REPLACEMENT (TOILETS)	£7,500.00	INTERNAL DECORATIONS	£3,000.00
		TIMBER SHEDS PRESERVATIVE	£2,500.00	ROLLER SHUTTERS OVERHAUL (MANUAL SHUTTERS)	£2,500.00
		EMERGENCY LIGHTING REPLACEMENT	£2,000.00		
		LANDLORDS LIGHTING & POWER REWIRE	£12,000.00	Area Name: Hampstead Heath General/ Infrastructure	£370,250
				DESILTING (ALL PONDS)	£90,000.00
				EMBANKMENT MONITORING	£6,000.00
				RESERVOIR SUPERVISION	£60,000.00
				DRAINAGE OVERHAUL (GENERAL)	£36,250.00
				DRAINAGE SURVEY (GENERAL)	£10,000.00
				FABRIC CONDITION SURVEY FOR FMP	£36,000.00
				FENCING OVERHAUL	£26,000.00
				FOOTPATH OVERHAUL (PELLINGS)	£100,000.00
				STATUE OVERHAUL/CLEANING	£6,000.00

City Estate (NLOS) - Year 2 forecast - Project and area breakdown

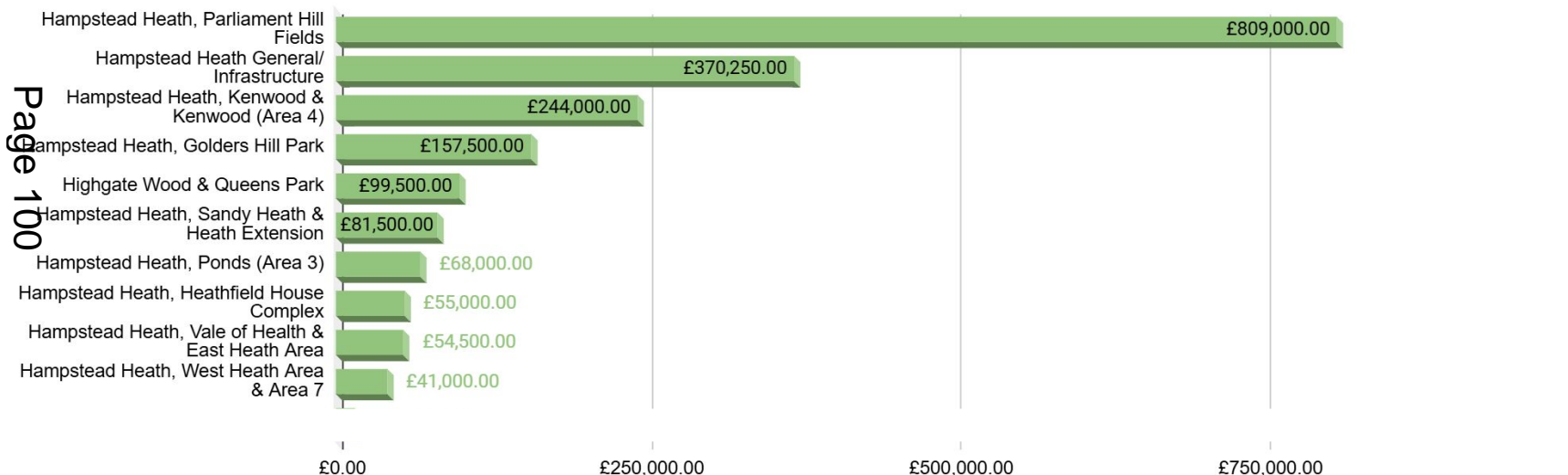


Area Name: West Ham Park		£976,000	RADIATORS REPLACEMENT	£6,000.00
			BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00
FABRIC CONDITION SURVEY FOR FMP	£20,000.00		BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00
BOILER REPLACEMENT	£30,000.00		RADIATORS REPLACEMENT	£6,000.00
IRRIGATION SYSTEM CONTROL PANEL REPLACEMENT	£20,000.00		BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00
IRRIGATION SYSTEM REPLACEMENT	£30,000.00		EXTERNAL DECORATIONS	£12,000.00
GATES OVERHAUL (METAL)	£4,000.00		FLOORING REPLACEMENT	£20,000.00
ROSE GARDEN PERGOLA OVERHAUL	£2,000.00		ROOF OVERHAUL (PLAIN TILES)	£20,000.00
ORNAMENTAL FOUNTAIN SAFETY INSPECTION	£2,000.00		TOILET REFURBISHMENT	£12,000.00
ORNAMENTAL FOUNTAIN STONE SURFACES REPOINTING	£2,000.00		BOILER & HOT WATER SYSTEM REPLACEMENT	£25,000.00
LANDLORDS LIGHTING & POWER REWIRE	£2,000.00		RADIATORS REPLACEMENT	£12,000.00
HEAT SOURCE - PRESSURISATION UNIT REPLACEMENT	£7,500.00			
HEAT SOURCE - VALVES REPLACEMENT	£8,000.00		Area Name: Highgate Wood & Queens Park	
SPACE HEATING - VALVES REPLACEMENT	£4,000.00		£99,500	
GAS HEATER REPLACEMENT	£8,500.00		EXTERNAL DECORATIONS	£2,500.00
EXTERNAL DECORATIONS	£8,000.00		TIMBER TREATMENT	£2,000.00
INTERNAL DECORATIONS/REFURBISHMENT (PUBLIC TOILETS)	£36,000.00		MAJ & H (CH&H) (Call)	£36,000.00
BRICKWORK REPOINTING	£25,000.00		BOILER REPLACEMENT	£12,000.00
CHANGING ROOMS REFURBISHMENT	£36,000.00		RADIATORS REPLACEMENT (INC RADIATORS AND PIPEWORK)	£6,000.00
EXTERNAL DECORATIONS	£6,000.00		EMERGENCY LIGHTING REPLACEMENT	£4,000.00
FLOORING REPLACEMENT (OTHER AREAS)	£55,000.00		LUMINAIRES REPLACEMENT	£4,500.00
FLOORING REPLACEMENT (SHOWERS AREA)	£30,000.00		EXTERNAL DECORATIONS	£6,000.00
INTERNAL DECORATIONS	£4,000.00		INTERNAL DECORATIONS	£6,000.00
SHOWER AREAS REFURBISHMENT	£55,000.00		ROOF REPLACEMENT	£5,000.00
LANDLORDS LIGHTING & POWER REWIRE	£20,000.00		EMERGENCY LIGHTING REPLACEMENT	£3,000.00
BOILER REPLACEMENT	£12,000.00		LUMINAIRES REPLACEMENT	£2,500.00
EXTERNAL DECORATIONS/OVERHAUL	£8,500.00		WATER HEATER REPLACEMENT	£3,000.00
MAJOR REFURBISHMENT	£50,000.00		EXTERNAL DECORATIONS	£4,000.00
ROOF/RAINWATER GOODS REPLACEMENT	£30,000.00			
BATHROOM REFURBISHMENT	£12,000.00			
EXTERNAL DECORATIONS	£12,000.00			
KITCHEN REFURBISHMENT	£30,000.00			
ROOF REPLACEMENT	£36,000.00			
WINDOW REPLACEMENT	£36,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
RADIATORS REPLACEMENT	£6,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
RADIATORS REPLACEMENT	£6,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
RADIATORS REPLACEMENT	£6,000.00			
BATHROOM REFURBISHMENT	£12,000.00			
EXTERNAL DECORATIONS	£6,000.00			
FOOTPATH REPLACEMENT	£8,500.00			
KITCHEN REFURBISHMENT	£12,000.00			
RAINWATER GOODS REPLACEMENT	£4,000.00			
ROOF INSULATION	£2,000.00			
ROOF REPLACEMENT	£20,000.00			
WINDOWS REPLACEMENT	£25,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
RADIATORS REPLACEMENT	£6,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
RADIATORS REPLACEMENT	£6,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00			



City Estate (NLOS) - Year 2 forecast

Year 2 (NLOS) Forecast



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City Estate (NLOS) - Year 3 forecast - Project and area breakdown



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Area Name: Highgate Wood & Queens Park	£268,500	Area Name: Hampstead Heath General/ Infrastructure	£384,750	Area Name: Hampstead Heath, 434 A-D Archway Road & 436 A-D Archway Road	£40,000
GATES DECORATION	\$4,000.00	EMBANKMENT MONITORING	\$6,000.00	DRAINAGE SURVEY	\$20,000.00
LODGE GARDEN PAVING REPLACEMENT	\$20,000.00	GENERAL STRUCTURAL INSPECTIONS	\$15,000.00	DRAINAGE SURVEY	\$20,000.00
EXTERNAL DECORATIONS	\$14,000.00	SURVEY TO GH/LY POND, MINOR REPAIRS/REDDING	\$55,000.00		
EXTERNAL DECORATIONS	\$4,500.00	TEST OF ALL INLET/OUT PIPES & VALVES (PONDS)	\$25,500.00	Area Name: Hampstead Heath, West Heath Area & Area 7	£60,000
FENCES/GATES DECORATION	\$36,000.00	WORKS TO MINOR BRIDGES	\$11,000.00	SURVEY - DRAINAGE	\$15,000.00
FENCING REPLACEMENT/DECORATION	\$32,000.00	DRAINAGE OVERHAUL (GENERAL)	\$36,250.00	GARDEN SHELTER OVERHAUL	\$3,000.00
EXTERNAL DECORATIONS (INC SCAFFOLDING)	\$12,000.00	FOOTPATH OVERHAUL (PELLINGS)	\$90,000.00	HANDRAIL DECORATION/OVERHAUL	\$2,000.00
External Decorations (Cafe)	\$26,000.00	MAIN WATER SUPPLY PIPEWORK REPLACEMENT	\$75,000.00	INTERNAL DECORATIONS	\$1,500.00
External - Area (Cafe)	\$15,000.00	OVERHAUL OF ALL BANDSTANDS/SHELTERS	\$55,000.00	PATH OVERHAUL	\$2,000.00
INTERNAL DECORATIONS (PARK OFFICE)	\$5,000.00	STATUE OVERHAUL/CLEANING	\$5,000.00	RAILINGS REDECORATION	\$1,500.00
Internal Decorations (Cafe)	\$22,000.00			ROOF SURVEY	\$5,500.00
KITCHEN REFURBISHMENT	\$5,000.00			STONE STAIRCASE TO SHELTER OVERHAUL	\$5,500.00
ROOF REPLACEMENT (FLAT) (FELT)	\$20,000.00	Area Name: Hampstead Heath, Parliament Hill Fields	£546,900	WALLS RENDERING/REDECORATION	\$5,000.00
TOILET REFURBISHMENT (PARK OFFICE)	\$4,000.00	FENCING OVERHAUL/DECORATIONS	\$15,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES	\$12,000.00
WINDOWS REPLACEMENT	\$36,000.00	PATH RESURFACING	\$90,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL	\$5,000.00
DECORATIONS	\$12,000.00	SURVEY - DRAINAGE	\$10,000.00	PERGOLA - HEALTH & SAFETY WORKS	\$15,000.00
		EXTERNAL DECORATIONS	\$3,000.00	PERGOLA - STRENGTHENING WORKS	\$10,000.00
Area Name: West Ham Park	£291,500	FLOORING REPLACEMENT	\$3,000.00	BELVEDERE STRUCTURE ENTRANCE/LOBBY OVERHAUL	\$5,000.00
CORPORATE SIGNAGE OVERHAUL & REPAIR	\$25,000.00	INTERNAL DECORATIONS	\$3,000.00	FLOORING REPLACEMENT	\$1,000.00
FOOTPATH RESURFACING	\$30,000.00	ROOF REPLACEMENT	\$12,000.00	INTERNAL DECORATIONS	\$1,000.00
FOOTPATH OVERHAUL (BRICK PAVOUR)	\$15,000.00	TOILET REFURBISHMENT	\$3,000.00	KITCHEN REFURBISHMENT	\$1,500.00
BRIDGE INSPECTION/SURVEY	\$4,000.00	EXTERNAL DECORATIONS	\$4,000.00	RAINWATER GOODS REPLACEMENT	\$350.00
BOILER REPLACEMENT (DHWS)	\$60,000.00	FLOORING REPLACEMENT	\$8,500.00	ROOF REPLACEMENT	\$1,000.00
EXTERNAL DECORATIONS INCL. WASHDOWN	\$5,000.00	INTERNAL DECORATIONS	\$12,000.00	Area Name: Hampstead Heath, Sandy Heath & Heath Extension	£40,000
INTERNAL DECORATIONS	\$5,000.00	KITCHEN REFURBISHMENT	\$7,500.00	BOUNDARY WALL OVERHAUL (NORTH END)	\$10,000.00
DECORATION FOR 3x SHELTERS	\$20,000.00	PAVING OVERHAUL	\$4,500.00	REBUILD - MAJOR REPAIRS	\$30,000.00
SHELTER BENCHES REPLACEMENT	\$4,000.00	ROOF REPLACEMENT	\$4,000.00		
FOOTPATH REPLACEMENT	\$30,000.00	TOILET REFURBISHMENT	\$4,500.00	Area Name: Hampstead Heath, Heathfield House Complex	£29,500
BATHROOM REFURBISHMENT	\$12,000.00	CHANGING ROOM REFURBISHMENT (STAFF) (FEMALE)	\$7,500.00	CAR PARK BAYS REMARKING	\$2,000.00
EXTERNAL DECORATIONS	\$4,500.00	CHANGING ROOM REFURBISHMENT (STAFF) (MALE)	\$7,500.00	CAR PARK RESURFACING	\$20,000.00
KITCHEN REFURBISHMENT	\$20,000.00	DECORATIONS (LODO)	\$10,000.00	DRAINAGE SURVEY	\$7,500.00
ROOF REPLACEMENT (MAIN)	\$30,000.00	LIFEGUARD CONTROL ROOM OVERHAUL	\$7,500.00		
WINDOWS REPLACEMENT	\$25,000.00	POOL LIFT REPLACEMENT (MANUAL LIFTING GEAR)	\$8,500.00	Area Name: Hampstead Heath, Kenwood & Kenwood (Area 4)	£125,000
		STRUCTURAL REPAIRS (FIRST AID ROOM) (INVESTIGATIVE WORK/OVERHAUL)	\$8,500.00	Minor refurbishment of Pond Facility	\$125,000.00
		Roof Overhaul	\$22,000.00		
		External Walls Decoration (Cafe)	\$3,500.00	Area Name: Hampstead Heath, Vale of Heath & East Heath Area	£195,500
		Windows & Doors and canopy Overhaul (Cafe)	\$7,250.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	\$30,000.00
		Rainwater Goods Replacement	\$1,800.00	PATH RESURFACING	\$30,000.00
		External Drainage Overhaul (Cafe)	\$2,000.00	EXTERNAL DECORATIONS	\$5,000.00
		Internal Decoration & Services (Cafe)	\$23,250.00	INTERNAL DECORATIONS	\$12,000.00
		PADDLING POOL RESURFACING	\$96,000.00	ROOF REPLACEMENT (TILED)	\$36,000.00
		WINDOWS OVERHAUL	\$7,500.00	WINDOWS REPLACEMENT	\$50,000.00
		EXTERNAL DECORATIONS	\$8,500.00	EXTERNAL DECORATIONS	\$3,000.00
		FIRST AID HUT FLOORING REPLACEMENT	\$4,000.00	INTERNAL DECORATIONS	\$3,000.00
		FLOORING REPLACEMENT	\$5,500.00	ROOF REPLACEMENT	\$20,000.00
		INTERNAL DECORATIONS	\$12,000.00	ALGAE REMOVAL (DOFF SYSTEM CLEAN)	\$8,500.00
		INTERNAL DECORATIONS (PA ROOM)	\$3,000.00		
		KITCHEN REFURBISHMENT	\$5,000.00	Area Name: Hampstead Heath, Golders Hill Park	£65,500
		PAVILION BUILDING INTERNAL REFURBISHMENT/OVERHAUL	\$4,500.00	PUMPS/PIPE REPLACEMENT (GOLDERS HILL WATER GARDEN)	\$5,000.00
		RAINWATER GOODS REPLACEMENT (WHOLE COMPLEX)	\$4,000.00	SURVEY - GENERAL	\$8,500.00
		RETAINING WALLS/PAVING OVERHAUL/REPOINTING	\$4,500.00	FLOORING REPLACEMENT	\$15,000.00
		STORES EXTERNAL DECORATIONS	\$2,000.00	INTERNAL DECORATIONS (MAIN OFFICE/STORES)	\$5,000.00
		STORES ROOF REPLACEMENT	\$7,500.00	UNDERGROUND DIESEL TANK & FUEL PUMP REPLACEMENT	\$30,000.00
		TOILET REFURBISHMENT (MENS TOILETS)	\$25,000.00		
		WALLS/Ceilings/FLOORS REFURBISHMENT	\$35,000.00		
		YARD RESURFACING	\$7,500.00		

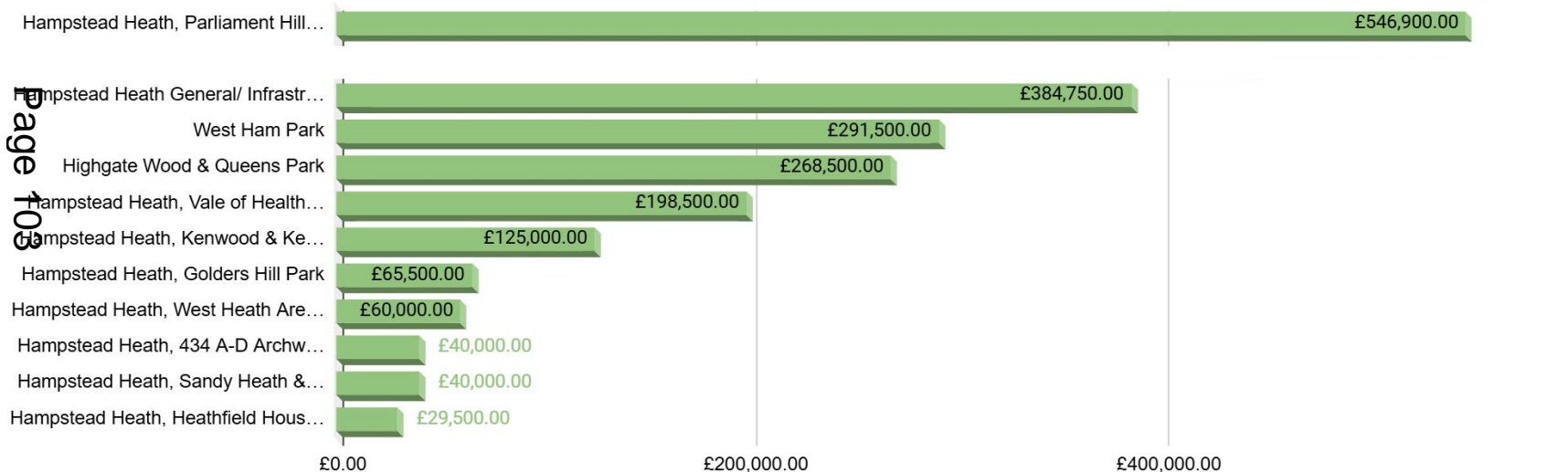


Area Name: Hampstead Heath General/ Infrastructure		£69,250	Area Name: Hampstead Heath, 434A-D Archway Road & 436 A-D Archway Road		£172,000	Area Name: Hampstead Heath, Kenwood & Kenwood (Area 4)		£52,600
EMBANKMENT MONITORING		£6,000.00	DRAINAGE OVERHAUL		£50,000.00	QUINQUENNIAL INSPECTION OF HISTORICAL PROPERTIES		£2,000.00
WORKS TO MINOR BRIDGES		£11,000.00	BOILERS REPLACEMENT (4 No.) (INC TANK REMOVAL/CONVERT TO MAINS)		£36,000.00	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)		£8,500.00
DRAINAGE OVERHAUL (GENERAL)		£26,250.00	DRAINAGE OVERHAUL		£50,000.00	DHWS REPLACEMENT		£4,000.00
DRAINAGE SURVEY (GENERAL)		£10,000.00	BOILERS REPLACEMENT (4 No.) (INC TANK REMOVAL/CONVERT TO MAINS)		£36,000.00	RADIATORS REPLACEMENT		£2,000.00
STATUTE OVERHAUL/CLEANING		£6,000.00				CCTV REPLACEMENT		£12,000.00
			Area Name: Hampstead Heath, West Heath Area & Area 7		£44,000	COMPACTOR ELECTRICAL SUPPLY/ REPLACEMENT		£1,000.00
Area Name: Hampstead Heath, Parliament Hill Fields		£664,000	GARDEN SHELTER OVERHAUL		£3,000.00	SECURITY ALARM REPLACEMENT		£1,500.00
FENCING OVERHAUL/DECORATIONS		£15,000.00	HANDRAIL DECORATION/OVERHAUL		£2,000.00	HOT WATER BOILER (USERS) REPLACEMENT		£14,400.00
SURVEY - GENERAL		£20,000.00	INTERNAL DECORATIONS		£1,000.00	HOT WATER BOILER (STAFF) REPLACEMENT		£7,200.00
EXTERNAL DECORATIONS		£20,000.00	PATH OVERHAUL		£1,000.00	Area Name: Hampstead Heath, Vale of Heath & East Heath Area		£80,000
INTERNAL DECORATIONS		£20,000.00	RAILINGS REDECORATION		£2,000.00	Air Raid Shelter - Vale of Heath - Local Monument - survey		£5,000.00
KITCHEN REFRUBISHMENT (OFFICE)		£6,000.00	ROOF SURVEY		£8,500.00	EXTERNAL DECORATIONS		£3,000.00
RAINWATER GOODS OVERHAUL		£7,500.00	STONE STAIRCASE TO SHELTER OVERHAUL		£6,500.00	INTERNAL DECORATIONS		£2,000.00
ROOF INSPECTION/OVERHAUL (ALL ROOFS)		£12,000.00	WALLS RENDERING/REDECORATION		£5,000.00	KITCHEN REFRUBISHMENT		£6,000.00
TOILET REFRUBISHMENT (PUBLIC TOILETS)		£25,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES		£12,000.00	STRUCTURE REPLACEMENT		£30,000.00
TOILET REFRUBISHMENT (STAFF BOTHY & OFFICES)		£20,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL		£5,000.00	EXTERNAL DECORATIONS		£8,500.00
WINDOWS OVERHAUL		£7,500.00	PERGOLA - HEALTH & SAFETY WORKS		£15,000.00	FLOORING REPLACEMENT		£8,500.00
BOILER REPLACEMENT (CONFORMANCE ROOM)		£12,000.00	PERGOLA - STRENGTHENING WORKS		£10,000.00	INTERNAL DECORATIONS		£7,500.00
BOILER REPLACEMENT (STAFF BOTHY)		£12,000.00	BELVEDERE STRUCTURE ENTRANCE/LOBBY OVERHAUL		£5,000.00	ROLLER SHUTTERS REPLACEMENT (4 No.) (MANUAL SHUTTERS)		£7,500.00
RADIATOR REPLACEMENT (ALL BUILDINGS)		£20,000.00	FLOORING REPLACEMENT		£1,000.00	ROLLER SHUTTERS REPLACEMENT (1 No.) (ELECTRIC SHUTTER)		£2,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)		£12,000.00	INTERNAL DECORATIONS		£5,000.00	Area Name: Hampstead Heath, Golders Hill Park		£231,000
RADIATORS REPLACEMENT		£4,000.00	KITCHEN REFRUBISHMENT		£1,500.00	QUINQUENNIAL INSPECTION OF HISTORICAL PROPERTIES		£2,500.00
EXTERNAL DECORATIONS		£7,500.00	RAINWATER GOODS REPLACEMENT		£500.00	DOORS DECORATION (GREENHOUSE)		£8,500.00
FENCING DECORATION/OVERHAUL		£3,000.00	ROOF REPLACEMENT		£500.00	EXTERNAL/TIMBER DECORATIONS (BOTHY)		£7,500.00
KITCHEN REFRUBISHMENT		£8,500.00	ELECTRIC HEATER/WATER HEATER REPLACEMENT		£500.00	EXTERNAL DECORATIONS (GARAGE/STORES)		£4,000.00
ROOF REPLACEMENT		£20,000.00	Area Name: Hampstead Heath, Ponds (Area 3)		£32,000	EXTERNAL DECORATIONS (MAIN OFFICE/STORES)		£6,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)		£12,000.00	QUINQUENNIAL INSPECTION OF HISTORICAL PROPERTIES		£2,000.00	EXTERNAL DECORATIONS (WORKSHOP/STORES)		£4,000.00
PUMPED IRRIGATION/SPRINKLER SYSTEM		£20,000.00	CABLING TO SUPPLY PILLAR AND REWIRING		£30,000.00	CCTV REPLACEMENT		£2,000.00
LANDSCAPE STRUCTURE OVERHAUL		£4,500.00	Area Name: Hampstead Heath, Sandy Heath & Heath Extension		£263,000	BOILER REPLACEMENT (No. 1 and 2) (INC TANK REMOVAL/CONVERT TO MAINS)		£20,000.00
DECORATIONS		£8,500.00	EXTERNAL DECORATIONS		£8,500.00	LANDLORDS LIGHTING & POWER REVIRE (CAFE)		£30,000.00
DECORATIONS/OVERHAUL TO HANDRAILS		£2,000.00	FLOORING REPLACEMENT (CHANGING ROOMS)		£110,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT (CAFE)		£5,000.00
INTERNAL/EXTERNAL DECORATIONS		£50,000.00	INTERNAL DECORATIONS (CHANGING ROOMS) (TILING))		£60,000.00	SECURITY ALARM REPLACEMENT (CAFE)		£1,000.00
INTERNAL DECORATIONS (STAFF KESS/CHANGING ROOMS)		£20,000.00	INTERNAL DECORATIONS (PAINTING)		£20,000.00	WATER HEATER SYSTEM REPLACEMENT (TOILETS)		£1,000.00
BOILER REPLACEMENT (EDUCATION CENTRE)		£8,500.00	RAINWATER GOODS OVERHAUL (CAST IRON)		£20,000.00	WATER HEATER REPLACEMENT		£4,000.00
HOT WATER BOILER REPLACEMENT (SHOWERS)		£12,000.00	WINDOWS REPLACEMENT (BOTH-HEATH EXTENSION)		£7,500.00	EXTERNAL DECORATIONS		£4,000.00
POOL WATER SYSTEM REPLACEMENT		£72,000.00	BOUNDARY WALL OVERHAUL (NORTH END)		£6,000.00	ROOF REPLACEMENT		£8,500.00
MSE and Electrical (Cafe)		£18,000.00	REBUILD - MAJOR REPAIRS		£30,000.00	WATER HEATER REPLACEMENT		£2,000.00
ROLLER SHUTTER REPLACEMENT (6 No. POWERED)		£5,000.00	CONNECTOR HEATERS/WATER HEATER REPLACEMENT		£1,000.00	LIGHTING REPLACEMENT		£1,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)		£8,500.00	Area Name: Hampstead Heath, Heathfield House Complex		£216,500	FLOORING REPLACEMENT (SURFACE COVERING)		£7,500.00
VENT SYSTEM REPLACEMENT		£7,500.00	DRAINAGE OVERHAUL		£36,000.00	ROOF REPLACEMENT		£2,000.00
EXTERNAL DECORATIONS		£7,500.00	EXTERNAL CLEAN/PAIN(T) DECORATION)		£8,500.00	STRUCTURE DECORATIONS		£66,000.00
FENCING REPLACEMENT (PERIMETER WOODEN)		£20,000.00	FLOORING REPLACEMENT		£20,000.00	EXTERNAL/INTERNAL DECORATIONS		£4,500.00
EXTERNAL DECORATIONS		£8,500.00	INTERNAL DECORATIONS		£8,500.00	RAINWATER GOODS REPLACEMENT		£2,000.00
ROLLER SHUTTER REPLACEMENT (2 No. MANUAL)		£30,000.00	KITCHEN REFRUBISHMENT		£8,500.00	ROOF REPLACEMENT (TILED)		£30,000.00
ROOF SURVEY		£3,000.00	RAINWATER GOODS REPLACEMENT		£25,000.00	DECORATIONS		£3,000.00
TOILET REFRUBISHMENT		£30,000.00	EMERGENCY LIGHTING REPLACEMENT		£8,500.00	RAINWATER GOODS REPLACEMENT		£4,000.00
WINDOWS OVERHAUL		£7,500.00	FIRE ALARM REPLACEMENT		£5,000.00	PUMP REPLACEMENT TO FEED AT PONDS		£1,000.00
ROLLER SHUTTER REPLACEMENT (6 No. POWERED)		£5,000.00	LANDLORDS LIGHTING & POWER REVIRE		£40,000.00			
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)		£8,500.00	AIR HANDLING UNITS REPLACEMENT		£20,000.00			
PADDLING POOL FILTRATION MEDIA REPLACEMENT		£12,000.00	BOILERS REPLACEMENT (2 No. GROUND FLOOR)		£20,000.00			
ROLLER SHUTTERS REPLACEMENT (5 No. POWERED)		£2,000.00	RADIATORS REPLACEMENT		£20,000.00			
RUNNING TRACK COLLECTOR PUMP		£1,000.00						
SECURITY ALARM REPLACEMENT		£1,000.00						
GARAGE STORE ROLLER SHUTTERS (No. 2) REPLACEMENT		£1,000.00						
DHWS - CONTROLS REPLACEMENT		£3,000.00						
SPACE HEATING - DISTRIBUTION PIPEWORK REPLACEMENT		£20,000.00						
CCTV REPLACEMENT		£1,500.00						
ROLLER SHUTTERS REPLACEMENT		£1,000.00						



City Estate (NLOS) - Year 3 forecast

Year 3 (NLOS) Forecast



City Estate (NLOS) - Year 4 forecast - Project and area breakdown

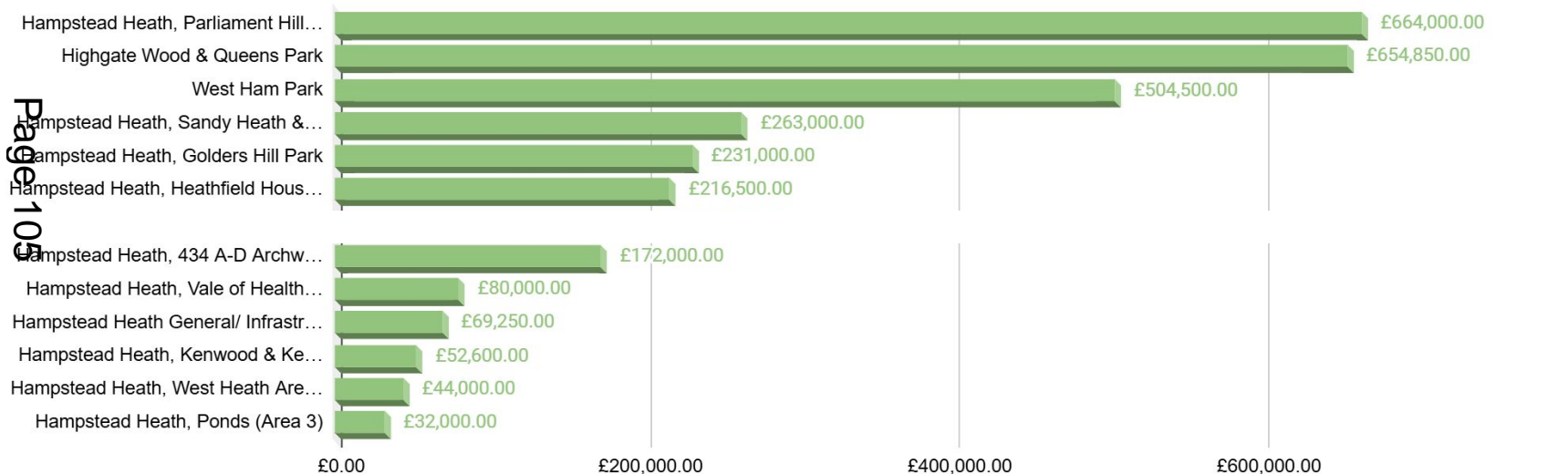


Area Name: Highgate Wood & Queens Park	£654,850	Area Name: West Ham Park	£504,500
FOOTPATH RESURFACING (HOGGING AGGREGATE)	£72,000.00	ASBESTOS REMOVAL (ATCOST BUILDING)	£20,000.00
VENTILATION AND EXTRACTION SYSTEM REPLACEMENT (LODGES)	£4,500.00	GARDEN STRUCTURES REPLACEMENT	£20,000.00
External (walls, doors & Roof) (Café)	£25,500.00	BOLLARD REPLACEMENT (H MAIN GATES) (ELECTRIC RISING)	£2,000.00
External (Court yard, drainage, fencing etc) (Café)	£38,750.00	LUMINAIRES REPLACEMENT	£1,000.00
INTERNAL DECORATIONS (EXCLUDES CAFE)	£6,000.00	LANDLORDS LIGHTING & POWER REWIRE	£2,000.00
Internal - Main Café (Floor, Walls, Ceiling) (Café)	£14,500.00	LIGHTING REPLACEMENT	£500.00
RADIATORS REPLACEMENT	£6,000.00	ROOF REPLACEMENT	£55,000.00
Plumbing and Electrical (Café)	£35,600.00	BRICKWORK AND STONEMASONRY REPOINTING	£20,000.00
Public Toilets (Café - block)	£84,000.00	DECORATIONS TO BOUNDARY GATES & RAILINGS	£96,000.00
EXTERNAL DECORATIONS	£7,500.00	DECORATIONS TO GATES AND RAILINGS (INSIDE PARK)	£50,000.00
INTERNAL DECORATIONS	£6,000.00	FENCING REPLACEMENT OF VARIOUS AREAS	£8,500.00
EXTERNAL DECORATIONS (INC. TIMBER TREATMENT)	£8,500.00	FENCING TREATMENT (TIMBER WOOD PRESERVATIVE)	£8,500.00
INTERNAL DECORATIONS	£6,000.00	EXTERNAL DECORATIONS	£8,500.00
TOILET REFURBISHMENT	£55,000.00	FENCING REPLACEMENT	£20,000.00
EXTERNAL DECORATIONS	£3,000.00	HARDSTANDING REPLACEMENT	£8,500.00
KITCHEN REFURBISHMENT	£7,500.00	SECURITY ALARM REPLACEMENT	£1,000.00
ROOF RECOVERING REPLACEMENT (GARAGE)	£12,000.00	BATHROOM REPLACEMENT	£12,000.00
ROOF REPLACEMENT (FLAT) (FELT)	£3,000.00	EXTERNAL DECORATIONS	£4,500.00
ROOF REPLACEMENT (MAIN) (TILED)	£38,000.00	KITCHEN REFURBISHMENT	£20,000.00
WINDOWS REPLACEMENT	£20,000.00	RAINWATER GOODS REPLACEMENT	£4,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00	ROOF INSULATION	£2,000.00
RADIATORS REPLACEMENT (INC RADIATORS AND PIPEWORK)	£6,000.00	ROOF REPLACEMENT (MAIN)	£20,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00	WINDOWS REPLACEMENT	£25,000.00
RADIATORS REPLACEMENT (INC RADIATORS AND PIPEWORK)	£7,500.00	BATHROOM REFURBISHMENT	£12,000.00
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00	EXTERNAL DECORATIONS	£6,000.00
FOOTPATH RESURFACING	£20,000.00	FOOTPATH REPLACEMENT	£8,500.00
EMERGENCY LIGHTING REPLACEMENT	£500.00	KITCHEN REFURBISHMENT	£12,000.00
LUMINAIRES REPLACEMENT	£1,000.00	RAINWATER GOODS REPLACEMENT	£4,000.00
EXTERNAL DECORATIONS	£4,000.00	ROOF INSULATION	£2,000.00
INTERNAL DECORATIONS	£4,500.00	ROOF REPLACEMENT	£20,000.00
KITCHEN REFURBISHMENT	£8,500.00	WINDOWS REPLACEMENT	£25,000.00
WINDOWS REPLACEMENT	£20,000.00	SECURITY ALARM REPLACEMENT	£1,000.00
DOOR ENTRY REPLACEMENT	£1,000.00	SECURITY ALARM REPLACEMENT	£1,000.00
ELECTRIC STORAGE HEATING REPLACEMENT	£1,000.00	DOOR ENTRY SYSTEM REPLACEMENT	£500.00
EMERGENCY LIGHTING REPLACEMENT	£1,000.00	EMERGENCY LIGHTING BATTERY REPLACEMENT	£500.00
LUMINAIRES REPLACEMENT	£1,000.00	EMERGENCY LIGHTING REPLACEMENT	£1,000.00
SECURITY ALARM REPLACEMENT	£500.00	EXTERNAL LIGHT REPLACEMENT	£1,000.00
POOL RESURFACING	£60,000.00	LUMINAIRES REPLACEMENT	£1,000.00
ROOF REPLACEMENT (ASPHALT) (PLANT ROOM)	£6,000.00		
SECURITY ALARM REPLACEMENT	£1,000.00		
BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00		



City Estate (NLOS) - Year 4 forecast

Year 4 (NLOS) Forecast



13.05.2025

City Estate (NLOS) - Year 5 forecast - Project and area breakdown



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Area Name: Hampstead Heath General/ Infrastructure	£141,250	Area Name: Hampstead Heath, 434 A-D Archway Road & 436 A-D Archway Road	£221,500	Area Name: Hampstead Heath, Heathfield House Complex	£240,500
CORPORATE IMAGE BOARD REPLACEMENT	£30,000.00	EXTERNAL DECORATIONS	£20,000.00	TOILET REFURBISHMENT	£12,000.00
DRAINAGE OVERHAUL (GENERAL)	£36,250.00	RAINWATER GOODS REPLACEMENT	£12,000.00	CAR PARK BARRIER REPLACEMENT	£8,500.00
DRAINAGE SURVEY (GENERAL)	£10,000.00	WINDOWS REPLACEMENT	£20,000.00	EMERGENCY LIGHTING REPLACEMENT	£25,000.00
LODGE GARDEN PAVING/FENCING OVERHAUL	£4,500.00	LANDLORDS LIGHTING & POWER REWIRE	£55,000.00	FIRE ALARM REPLACEMENT	£25,000.00
RAILINGS REPAINT & DECORATIONS (VIADUCT BRIDGE)	£50,000.00	EXTERNAL DECORATIONS	£20,000.00	LANDLORDS LIGHTING & POWER REWIRE	£170,000.00
SURVEY OF ROPEMENTS/BANKING BY ENGINEER	£4,500.00	RAINWATER GOODS REPLACEMENT	£12,000.00		
STATUE OVERHAUL/CLEANING	£6,000.00	WINDOWS REPLACEMENT	£20,000.00	Area Name: Hampstead Heath, Kenwood & Kenwood (Area 4)	£431,500
		FIRE ALARM REPLACEMENT (SMOKE DETECTOR)	£7,500.00	REDECS	£50,000.00
		LANDLORDS LIGHTING & POWER REWIRE	£55,000.00	FENCING OVERHAUL/REDECORATIONS	£50,000.00
Area Name: Hampstead Heath, Parliament Hill Fields	£669,500	Area Name: Hampstead Heath, West Heath Area & Area 7	£160,000	KENWOOD NURSERY - WALL REPAIRS	£36,000.00
CORPORATE IMAGE BOARDS REPLACEMENT	£4,000.00	DRAINAGE OVERHAUL	£50,000.00	CONDITION SURVEY	£8,500.00
EMERGENCY LIGHTING REPLACEMENT	£6,000.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	£30,000.00	EXTERNAL DECORATIONS	£6,000.00
EMERGENCY LIGHTING REPLACEMENT (PUBLIC TOILETS)	£2,000.00	PATH RESURFACING	£8,500.00	INTERNAL DECORATIONS	£8,500.00
FIRE ALARM REPLACEMENT	£26,000.00	SIGNS REPLACEMENT	£27,000.00	RENDER OVERHAUL	£12,000.00
LIGHTING AND SMALL POWER REPLACEMENT (INC WIRING AND DISTRIBUTION BOARD)	£36,000.00	SURVEY - GENERAL	£8,500.00	STONE COPINGS REPLACEMENT	£20,000.00
LIGHTING REPLACEMENT (REMAINING WORK)	£132,000.00	GARDEN SHELTER OVERHAUL	£3,000.00	EXTERNAL DECORATIONS	£7,500.00
SECURITY ALARM REPLACEMENT	£6,000.00	HANDRAIL DECORATION/OVERHAUL	£2,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£4,000.00
EXTERNAL DECORATIONS	£6,000.00	INTERNAL DECORATIONS	£500.00	KITCHEN REFURBISHMENT	£12,000.00
FENCING REPLACEMENT	£18,000.00	PATH OVERHAUL	£2,000.00	EXTERNAL/INTERNAL DECORATIONS	£4,000.00
KITCHEN REFURBISHMENT	£20,000.00	RAILINGS REDECORATION	£2,000.00	EXTERNAL DECORATIONS	£3,000.00
LANDLORDS LIGHTING & POWER REWIRE	£25,000.00	ROOF SURVEY	£1,000.00	FLOORING REPLACEMENT	£7,500.00
EXTERNAL DECORATIONS	£3,000.00	STONE STAIRCASE TO SHELTER OVERHAUL	£6,000.00	INTERNAL DECORATIONS	£4,000.00
INTERNAL DECORATION	£3,000.00	WALLS RENDERING/REDECORATION	£5,000.00	KITCHEN REFURBISHMENT	£12,000.00
WINDOWS/DOOR OVERHAUL	£2,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES	£11,000.00	RAINWATER GOODS REPLACEMENT	£3,000.00
DECORATION	£6,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL	£5,000.00	WINDOWS REPLACEMENT	£12,000.00
FENCING OVERHAUL/REPLACEMENT (PHASE 2)	£20,000.00	PERGOLA - HEALTH & SAFETY WORKS	£15,000.00	DRAINAGE OVERHAUL	£50,000.00
TENNIS COURTS S-10 - FLOOR SURFACE REPAINT	£25,000.00	PERGOLA - STRENGTHENING WORKS	£10,000.00	EXTERNAL DECORATIONS (VARIOUS AREAS)	£6,000.00
ELECTRIC CONVECTOR HEATERS REPLACEMENT	£3,000.00	RELEVIED STRUCTURE ENTRANCE/LOBBY OVERHAUL	£5,000.00	HARDSTANDING OVERHAUL	£20,000.00
ELECTRIC WATER HEATER REPLACEMENT	£2,000.00	FLOORING REPLACEMENT	£1,000.00	CTV V REPLACEMENT	£10,000.00
SECURITY ALARM REPLACEMENT	£2,000.00	INTERNAL DECORATIONS	£500.00	COMPACTOR ELECTRICAL SUPPLY REPLACEMENT	£5,000.00
ELECTRIC CONVECTOR HEATER REPLACEMENT	£2,000.00	KITCHEN REFURBISHMENT	£1,500.00	EXTERNAL DECORATIONS	£7,500.00
ELECTRIC WATER HEATER REPLACEMENT	£2,000.00	ROOF REPLACEMENT	£500.00	INTERNAL DECORATIONS	£4,000.00
SECURITY ALARM REPLACEMENT	£2,000.00	ELECTRIC HEATER/WATER HEATER REPLACEMENT	£1,000.00	CONDITION SURVEY	£4,000.00
CAR PARK RESURFACE AND RELINE	£15,000.00			EXTERNAL DECORATIONS	£4,000.00
FLOORING REPLACEMENT	£36,000.00	Area Name: Hampstead Heath, Ponds (Area 3)	£117,000	INTERNAL DECORATIONS	£4,000.00
INTERNAL DECORATIONS (LIDO INFO CENTRE)	£12,000.00	CABLING TO SUPPLY PILLAR AND REWIRING	£115,000.00	PORTACABIN REPLACEMENT	£50,000.00
ROLLER SHUTTER REPLACEMENT (8 No.)	£25,000.00	DECORATIONS	£2,000.00	SECURITY ALARM REPLACEMENT	£7,000.00
BLOCK PAVING OVERHAUL	£3,000.00	Area Name: Hampstead Heath, Sandy Heath & Heath Extension	£77,500	Area Name: Hampstead Heath, Vale of Health & East Heath Area	£43,500
EXTERNAL DECORATIONS	£6,000.00	DRAINAGE OVERHAUL	£36,000.00	REPORT 'HA HA' WALL	£8,500.00
FENCING REPLACEMENT (PERIMETER WOODEN)	£20,000.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	£9,500.00	Air Raid Shelter - Vale of Health - Local Monument - works	£5,000.00
FLOORING REPLACEMENT	£12,000.00	SURVEY - DRAINAGE	£7,500.00	THE POUND - WALLS OVERHAUL	£12,000.00
INTERNAL DECORATIONS	£8,500.00	SURVEY - GENERAL	£4,000.00	ROLLER SHUTTERS REPLACEMENT (1 No.) (ELECTRIC SHUTTER)	£18,000.00
KITCHEN REFURBISHMENT	£8,500.00	GRECIAN FOUNTAIN CLEANING & LIMEWASHING	£6,000.00		
ROLLER SHUTTER REPLACEMENT (3 No. MANUAL)	£8,500.00	QUINQUENNIAL INSPECTION OF HISTORICAL PROPERTIES	£2,500.00		
ROOF SURVEY	£3,000.00	BOUNDARY WALL OVERHAUL (NORTH END)	£10,000.00		
TOILET REFURBISHMENT	£30,000.00	CONVECTOR HEATERS/WATER HEATER REPLACEMENT	£3,000.00		
WINDOWS/DOORS OVERHAUL	£7,500.00				
ROLLER SHUTTER REPLACEMENT (6 No. POWERED)	£31,000.00				
ROLLER SHUTTER REPLACEMENT (6 No. POWERED)	£31,000.00				
ROLLER SHUTTERS REPLACEMENT (6 No. POWERED)	£18,000.00				
RUNNING TRACK COLUMNS RELAMP	£23,000.00				
SECURITY ALARM REPLACEMENT	£6,500.00				
GARAGE STORE ROLLER SHUTTERS (No. 2) REPLACEMENT	£5,000.00				
CTV REPLACEMENT	£7,000.00				
ROLLER SHUTTERS REPLACEMENT	£3,000.00				

City Estate (NLOS) - Year 5 forecast - Project and area breakdown

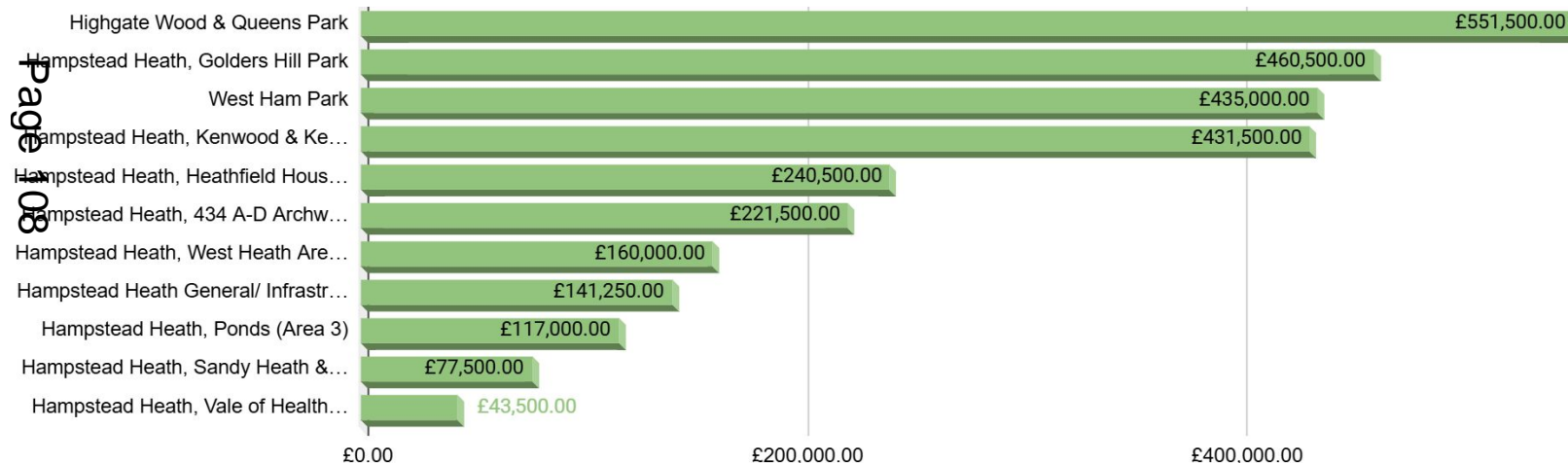


Area Name: Hampstead Heath, Golders Hill Park	£460,500	Area Name: Highgate Wood & Queens Park	£551,500	Area Name: West Ham Park	£435,000
BRICKWORK REPOINTING (SERVICE ROAD)	£20,000.00	DRAINAGE OVERHAUL	£50,000.00	BOLLARD REPLACEMENT ((MAIN GATES) (ELECTRIC RISING))	£18,000.00
DRAINAGE OVERHAUL	£55,000.00	DRAINAGE SURVEY	£20,000.00	LUMINAIRES REPLACEMENT	£3,000.00
SURVEY - DRAINAGE/OVERHAUL	£7,500.00	FENCING REPLACEMENT/DECORATION	£17,000.00	LANDLORDS LIGHTING & POWER REWIRE	£18,000.00
WATER MAINS/DRAINS REPLACEMENT	£60,000.00	DRINKING FOUNTAIN OVERHAUL	£4,500.00	LIGHTING REPLACEMENT	£1,500.00
WINDOWS REPLACEMENT	£36,000.00	RAINWATER GOODS OVERHAUL	£6,000.00	FILTER HOUSE REFURBISHMENT	£8,500.00
WINDOWS REPLACEMENT (STORES (5 No.))	£6,000.00	ROOF REPLACEMENT ((FLAT) (VERANDAH))	£20,000.00	PAVING & GENERAL TILING OVERHAUL	£4,000.00
CCTV REPLACEMENT	£23,000.00	WINDOWS REPLACEMENT	£12,000.00	ROOF REPLACEMENT	£2,000.00
RAINWATER GOODS REPLACEMENT	£12,000.00	CONSERVATORY REPLACEMENT	£36,000.00	PUMPSET & FILTERS REPLACEMENT	£18,000.00
WINDOWS REPLACEMENT (CAFE)	£40,000.00	EXTERNAL DECORATIONS	£8,500.00	SECURITY ALARM REPLACEMENT	£6,500.00
WINDOWS REPLACEMENT (TOILETS)	£20,000.00	EXTERNAL DECORATIONS	£6,000.00	BATHROOM REFURBISHMENT	£12,000.00
LANDLORDS LIGHTING & POWER REWIRE (CAFE)	£115,000.00	ROOF REPLACEMENT (MAIN)	£25,000.00	EXTERNAL DECORATIONS	£6,000.00
LIGHTING INC. EMERGENCY LIGHTING REPLACEMENT (CAFE)	£31,000.00	WINDOWS REPLACEMENT	£20,000.00	KITCHEN REFURBISHMENT	£20,000.00
SECURITY ALARM REPLACEMENT (CAFE)	£2,500.00	EXTERNAL DECORATIONS	£6,000.00	ROOF INSULATION	£2,000.00
WATER HEATER SYSTEM REPLACEMENT (TOILETS)	£3,000.00	KITCHEN REFURBISHMENT	£20,000.00	WINDOWS REPLACEMENT	£36,000.00
PUMP/FILTER SYSTEM REPLACEMENT (POND)	£3,000.00	ROOF REPLACEMENT (MAIN)	£25,000.00	BATHROOM REFURBISHMENT	£12,000.00
INTERNAL DECORATIONS	£2,500.00	WINDOWS REPLACEMENT	£20,000.00	EXTERNAL DECORATIONS	£6,000.00
EXTERNAL DECORATIONS	£2,000.00	EXTERNAL DECORATIONS	£4,000.00	GARAGE ROOF REPLACEMENT	£6,000.00
INTERNAL DECORATIONS	£2,500.00	KITCHEN REFURBISHMENT	£8,500.00	ROOF INSULATION	£2,000.00
LIGHTING REPLACEMENT	£3,000.00	ROOF REPLACEMENT	£20,000.00	WINDOWS REPLACEMENT	£36,000.00
DECORATIONS	£3,000.00	EXTERNAL DECORATIONS	£4,000.00	BATHROOM REFURBISHMENT	£12,000.00
EXTERNAL DECORATIONS	£3,000.00	ROOF REPLACEMENT	£20,000.00	CONSERVATORY REPLACEMENT	£12,000.00
ROOF REPLACEMENT	£4,500.00	CORPORATE IMAGE BOARDS DECORATION	£4,000.00	EXTERNAL DECORATIONS	£4,000.00
EXTERNAL DECORATIONS	£3,000.00	TENNIS COURTS RESURFACING OF COURT 6	£72,000.00	FOOTPATH REPLACEMENT	£8,500.00
PUMP REPLACEMENT TO FEED AT PONDS	£3,000.00	EMERGENCY LIGHTING REPLACEMENT	£1,500.00	KITCHEN REFURBISHMENT	£12,000.00
		LUMINAIRES REPLACEMENT	£5,000.00	RAINWATER GOODS REPLACEMENT	£4,000.00
		HARDSTANDING REPLACEMENT (TARMAC)	£20,000.00	ROOF INSULATION	£2,000.00
		DOOR ENTRY REPLACEMENT	£6,000.00	ROOF REPLACEMENT (MAIN)	£20,000.00
		ELECTRIC STORAGE HEATING REPLACEMENT	£3,000.00	WINDOWS REPLACEMENT	£20,000.00
		EMERGENCY LIGHTING REPLACEMENT	£5,000.00	SECURITY ALARM REPLACEMENT	£6,500.00
		LUMINAIRES REPLACEMENT	£5,000.00	BATHROOM REFURBISHMENT	£12,000.00
		SECURITY ALARM REPLACEMENT	£1,500.00	CONSERVATORY REPLACEMENT	£12,000.00
		BATHROOM REFURBISHMENT	£8,500.00	EXTERNAL DECORATIONS	£4,500.00
		EXTERNAL DECORATIONS	£4,000.00	FOOTPATH REPLACEMENT	£8,500.00
		KITCHEN REFURBISHMENT	£25,000.00	KITCHEN REFURBISHMENT	£12,000.00
		RAINWATER GOODS REPLACEMENT	£3,000.00	RAINWATER GOODS REPLACEMENT	£4,000.00
		ROOF REPLACEMENT (EXTENSION) (FELT)	£4,000.00	ROOF INSULATION	£2,000.00
		WINDOWS REPLACEMENT	£25,000.00	ROOF REPLACEMENT (MAIN)	£20,000.00
		SECURITY ALARM REPLACEMENT	£6,500.00	WINDOWS REPLACEMENT	£20,000.00
				SECURITY ALARM REPLACEMENT	£6,500.00
				DOOR ENTRY SYSTEM REPLACEMENT	£1,000.00
				EMERGENCY LIGHTING BATTERY REPLACEMENT	£1,000.00
				EMERGENCY LIGHTING REPLACEMENT	£3,000.00
				EXTERNAL LIGHT REPLACEMENT	£3,500.00
				LUMINAIRES REPLACEMENT	£8,500.00



City Estate (NLOS) - Year 5 forecast

Year 5 (NLOS) Forecast





Heath Hands Activity Update

Timeframe: 1st to 30th April 2025

Report to: Hampstead Heath Consultative Committee and Hampstead Heath, Highgate Wood, and Queen's Park Committee.

Heath Hands overview

1. Heath Hands is a registered charity delivering conservation, community, learning and wellbeing programmes across Hampstead Heath, Highgate Wood, Keats House and at the Kenwood Estate.
2. This short report summarises the charity's main activities on NLOS during the above timeframe according to its strategic and charitable objectives and Strategy and pursuant to the Partnership Agreement signed with the City of London Corporation through until 2029.

Highlights

3. Our annual wildlife monitoring programmes restarted in April 2025, with a fifth reptile transect being added to cover the Hampstead pond chain. Grass snake eggs were found at one of our breeding sites during set up, showing continued evidence of successful breeding on the Heath for a second year – a conservation success story. Butterfly and dragonfly monitoring has also restarted.
4. Following a successful fundraiser, we have launched a new programme of drop-in volunteering sessions to broaden access, and support those who cannot volunteer regularly, or would like to volunteer with their children. More information: www.heath-hands.org.uk/drop-in-volunteering

Strategic Objectives

5. The Heath Hands' Strategy (2021 - 2030) provides strategic direction and outlines our aims and objectives and priorities through 2025/26. This report outlines below our work in furtherance of these four strategic aims (Community, Conservation, Learning, and Wellbeing) since our last report to this committee.

Conservation

6. Heath Hands' practical volunteering sessions are running across all parts of Hampstead Heath, led by CoLC Ranger and Garden teams, with 30 sessions across the sites.
7. We have expanded wildlife monitoring and are now running five reptile transects, two butterfly transects and one dragonfly monitoring scheme this year. We have taken over coordination of the LNHS's year-round plant phenology Nature Calendar project. We have also supported the team at Golders Hill Park Zoo to start a reptile transect on their site.
8. Around Parliament Hill, our efforts to improve biodiversity are continuing, with work since April progressing on creating and fencing off a new wildlife pond to complement nearby wildflower meadow and hedgerow projects.



9. This year our Hedgehog Friendly Heath project is continuing with support for a hedgehog survey at Highgate Wood and Queen's Wood in June 2025 in collaboration with CoLC and ZSL's London Hogwatch.
10. Corporate volunteering bookings popular, with thirty-two companies booked in before August, completing tasks agreed with the Heath's Ranger teams, focusing on fence line and ditch management, projects around the Hive, meadow and garden maintenance.
11. We have secured funding to develop our plant growing and propagation capacity at the Hive

Community

12. To engage different audiences and bring new visitors to the Heath we collaborate with a range of local organisations including QCCA, Umoja Health forum, GOAL youth club and New Citizen Gateway. Our Community Newsletter now reaches over 550 organisation and members of the public, with more info here: www.heath-hands.org.uk/community-activities
13. We are currently setting up a new collaboration with Families for Peace (Ukrainian refugees) and planning holiday workshops with Young Barnet Carers and QCCA.

Learning

14. Our free weekend family-friendly weekend nature interpretation sessions and Dairy Nature Interpretation Centre open days are ongoing, with a focus on bug hunting, pond dipping and pollinators during the Spring.
15. Refurbishment works on the former Tennis Hut at Parliament Hill are being scheduled, which will enable us to start opening on a regular basis as a public information and nature interpretation base.
16. Since the start of April, we have delivered public walks on signs of Spring, bird identification and geology, with upcoming walks planned on pollinators and butterflies.
17. We have twenty-four Heath Friendly School sessions booked in during the summer term.

Wellbeing

18. Our free health and wellbeing programmes including four weekly health walks, social prescribing and forest bathing workshops are continuing.
19. We presented a summary of our wellbeing programmes to Hampstead Heath's Health and Wellbeing forum in April 2025.

City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood & Queen's Park Committee	Dated: 16/07/2025
Subject: Hampstead Heath Revenue Outturn 2024/25	Public report: For Information
This proposal: delivers Corporate Plan 2024-29 outcomes provides statutory duties	Providing Excellent Services Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Executive Director Environment Chamberlain
Report author:	Niranjan Shanmuganathan, Chamberlain's Department

Summary

This report compares the revenue outturn for the services overseen by your Committee in 2024/25 with the budget for the year. In total, there was an unfavourable budget position of (£1.527m) for the services overseen by your Committee compared with the budget for the year as set out below.

Summary Comparison of 2024/25 Revenue Outturn with Budget			
	Budget £'000	Revenue Outturn £'000	Variance Better/ (Worse) £'000
Direct Net Expenditure			
Executive Director Environment	(931)	(2,163)	(1,232)
The City Surveyor (including Cyclical Works Programme)	(1,762)	(2,122)	(360)
Total Direct Net Expenditure	(2,693)	(4,285)	(1,592)
Support Service Recharges	(1,847)	(1,782)	65
Overall Total	(4,540)	(6,067)	(1,527)

The Executive Director Environment has submitted a request to carry forward local risk underspendings within the Department, of which £53,000 relates to your Committee, and this will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of Resource Allocation Sub Committee.

Recommendation

Members are asked to:

- Note the report.

Main Report

Revenue Outturn for 2024/25

1. Actual net expenditure for your Committee's services during 2024/25 totalled (£6.067m), with an unfavourable budget variance of (£1.527m) compared with the budget of (£4.540m).
2. A summary comparison with the budget for the year is tabulated below. In the tables, income, increases in income and reductions in expenditure are shown as positive balances, whereas brackets are used to denote expenditure, increases in expenditure, or shortfalls in income. Only significant variances (generally those greater than £50,000) are commented on.

Table 1 - Summary Comparison of 2024/25 Revenue Outturn with Budget			
	Budget £'000	Revenue Outturn £'000	Variance Better/ (Worse) £'000
Local Risk			
Executive Director Environment	(3,208)	(3,155)	53
The City Surveyor	(417)	(414)	3
Total Local Risk	(3,625)	(3,569)	56
Central Risk	2,277	992	(1,285)
Cyclical Works Programme	(1,345)	(1,708)	(363)
Support Service Recharges	(1,847)	(1,782)	65
Overall Total	(4,540)	(6,067)	(1,527)

Reasons for Significant Variations

3. The central risk adverse variance of (£1.285m) is driven primarily by the decrease in central risk investment income of (£1.098m) due to the initial budget target calculated on a set inflexible formula which calculates the maximum contribution (as laid out in the London Government Reorganisation Order 1989) available to transfer to the Hampstead Heath Trust Fund each year. This resulted in an unrealistic target to achieve, rather than the variance being caused by downturns in investment returns. To mitigate this problem reoccurring, we have reviewed the basis of the budget setting process for the upcoming 2025/26 estimates in conjunction with Comptrollers & City Solicitors Department to ensure we follow the correct legal rules regarding the maximum contribution transfer to Hampstead Heath Trust Fund, but also to arrive at a realistic budget target that can be achieved on the investment returns by considering whether a shortfall adjustment is needed to the maximum contribution when using this formula to calculate the budget in the future. The shortfall was offset by increased deficit funding from City's Estate reserves to meet the total net expenditure of the Hampstead Heath charity for 2024/25. The remaining central risk adverse variance is a combination of the earlier than planned depreciation of capital assets relating to the athletic track resurfacing and swimming facility improvement projects (£162,000) and additional Hampstead Heath external audit fees (£25,000) incurred for overruns on the 2023/24 audit of accounts.
4. The overspend by the City Surveyor on the Cyclical Works Programme (CWP) of (£363,000) is due to the rephasing of projects, such as phase 2 of the photovoltaic installation (£191,000), drainage overhaul and works (£83,000), works at Kenwood Ladies ponds to improve the shower and kitchen facilities (£57,000) and the repairs at Men's Pond Jetty (£32,000). The CWP does not form part of the City Surveyor's local risk budget, and any variances will be carried over to 2025/26. Under the governance of the programme, variances on budgets are adjusted for the life of the programme to allow for the completion of works which can span multiple financial years.
5. The underspend on support service recharges was mainly due to lower cost recharges of £58,000 to Hampstead Heath from the Natural Environment Directorate due to overall underspends .
6. The underspend of £53,000 on the Executive Director Environment Local Risk is due to a variety of unders and overs on income and expenditure, the main one being a vacancy for the post of Head of Business Development which wasn't recruited to during the year.
7. Appendix A shows the movement from the 2024/25 opening budget to the closing budget against which the outturn has been compared.

Local Risk Carry Forward to 2025/26

8. The Executive Director Environment has a local risk underspend of £53,000 on the activities overseen by your Committee. Across the wider Environment Department the Executive Director Environment had net local risk underspendings totalling £186,000 on activities overseen by other Committees, after adjusting for unspent carry-forwards from 2023/24. The Executive Director Environment has requested that £200,000 out of their maximum eligible underspend of £239,000 be carried forward, £53,000 of which relates to activities overseen by your Committee for the following purpose:
 - £53,000 to replace the Pond Aerators
9. Carry-forward requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of Resource Allocation Sub Committee.

Corporate & Strategic Implications

Strategic implications – none.

Financial implications – none.

Resource implications – none.

Legal implications – none.

Risk implications – none.

Equalities implications – none.

Climate implications – none.

Security implications – none.

Appendices

- **Appendix A** – Hampstead Heath Analysis of Movement in 2024/25
Opening Budget to Closing Budget

Niranjan Shanmuganathan

Finance Business Partner (Natural Environment)

Chamberlain's Financial Services Division

E: Niranjan.Shanmuganathan@cityoflondon.gov.uk

Hampstead Heath Analysis of Movements 2024/25 Opening Budget to Closing Budget

	£000
Opening Local Risk Budget (incl Cyclical Works Programme)	(3,800)
Adjustments:	
Uplift for centrally funded apprenticeships	(106)
Central budget uplift for pay award increases	(49)
Central budget uplift for increased energy costs	(66)
Increase in Film Liaison Recharges	(10)
New approvals and changes to phasing of CWP	(939)
Closing Local Risk Budget (incl CWP)	(4,970)
Opening Central Risk Budget	2,277
Closing Central Risk Budget	2,277
Opening Support Service Recharge Budget	(1,967)
Adjustments:	
Recalculation of Central Support Recharges	(79)
Adjustment to Directorate Recharges	(86)
Removal of Learning Team Recharge	285
Closing Support Service Recharge Budget	(1,847)
TOTAL Opening Budget	(3,490)
Movement in Local Risk Budget (incl CWP)	(1,170)
Movement in Central Risk Budget	0
Movement in Support Service Recharge Budget	120
TOTAL Closing Budget	(4,540)

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City of London Corporation Committee Report

Committee(s): Hampstead Heath Consultative Committee – For Information Hampstead Heath, Highgate Wood & Queen’s Park Committee – For Information	Dated: 17/06/2025 16/07/2025
Subject: Natural Environment Charity Review – Assets Update for Hampstead Heath Charity	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides business enabling functions 	Leading Sustainable Environment
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
Report of: The Executive Director of Environment and The Chamberlain	Katie Stewart Caroline Al-Beyerty
Report author:	Jo Hurst Assistant Director Charity Development

Summary

This report is being brought for information as part of the commitment to keep Members up to date on the work of the review.

A key deliverable of the Natural Environment Charity Review is an audit of land assets owned by the City of London Corporation (‘CoLC’) in its capacity as charity trustee of each of the eight Natural Environment charities, ensuring that the information held on those assets in the CoLC’s Asset Register is accurate and up to date. This report summarises the processes used to audit the land assets held by the CoLC as trustee of the Hampstead Heath charity.

Recommendation(s)

Having regard to the CoLC’s trustee responsibilities for the Hampstead Heath charity and in that case being satisfied that it is in the best interests of the charity and its beneficiaries, Members are asked to:

- Note the audit process undertaken for the land assets of the Hampstead Heath charity and the steps to maintain the Asset Register.
- Note the list of charity land assets of the Hampstead Heath charity included in the appendix to this report.

Main Report

Background

1. The Natural Environment Charity Review (NECR) is a wide-ranging review of the eight Natural Environment Charities across four main themes: Governance, Funding Model, Income Generation and Assets. This report summarises and updates on the Assets workstream, and the audit that has been carried out on the ownership of land assets (and the permanent buildings upon them) at Hampstead Heath (charity no. 803392).
2. Since the Hampstead Heath charity is unincorporated, it does not have its own legal personality, which means that its property is held by its trustee, on the terms of the charity's governing documents. As the sole corporate trustee of the Hampstead Heath charity, the CoLC holds the charity's property, in its capacity as trustee, for the charity's specific charitable purposes (and subject to management in accordance with the governing documents of the charity and requirements of charity law). For the purposes of this report, the assets held subject to these arrangements are referred to as 'charity land assets'.
3. Assets that are managed in complement to the activities of the NE charities but owned by the CoLC in its non-trustee capacity are referred to as complementary land or assets.

Current Position

4. The process used to audit the charity land assets of the NE charities involved Comptroller and City Solicitors (C&CS), City Surveyors (CSD), the NECR Team and Natural Environment Division Teams.
5. Although the land asset audit process varied slightly from charity to charity (dependent on complexity and information available) the process flow was generally as follows:
 - a. CoLC's existing lists of land parcels, Land Registry title numbers and addresses, compiled by CSD, were provided and reviewed.
 - b. Copies of Land Registers for each title were obtained (either from existing records or the Land Registry) and the details noted and checked against existing information.
 - c. A library of the collated information was created, including copies of title information indexed by charity and individual land parcel (as relevant).
 - d. Acquisition documentation (e.g. transfers and conveyances) were located (either from existing records or the Land Registry) and added to these libraries.

- e. If acquisition documentation could not be located, or did not clearly identify the capacity in which the CoLC acquired the land, then further research was carried out. This included research in the CoLC's archives and on committee reports and minutes/resolutions that authorised or discussed that acquisition.
 - f. Following on from above, a Title Schedule (summarising the title and acquisition data and other research) was produced.
 - g. Summary documentation outlining the land assets for each charity was produced and circulated to relevant CoLC staff (including the NECR Steering Group) for review and comment.
 - h. To provide assurance that all registered charity land assets had been identified, a dataset of all property owned by companies in England and Wales was obtained from the Land Registry and interrogated using specialist software to identify land registered to the CoLC. The result was a list of titles by relevant county/district, which was cross-checked against the existing charity land asset information.
 - i. Final versions of the summary documentation for each charity were brought to the NECR Steering Group and will be used as the basis for updating the Asset Register where necessary.
6. Should any additional assets or information come to light at a later date then the abovementioned principles will be applied as relevant, and the asset register updated following consultation with key officers from C&CS, CSD and NE.

Outcomes

- 7. A list of the charity land assets for Hampstead Heath, along with a plan showing their location, is in the appendix. The general principle is that any permanent buildings located on those charity land assets are also assets of the Hampstead Heath charity.
- 8. Land assets that are managed in complement to the activities of the NE charities but held by the CoLC in its non-charity trustee capacities (City's Estate or City Fund), were also reviewed. These include operational sites, compounds, lodges, offices, paddocks, and tenanted farmland. As Members will be aware from the Complementary Land Policy and Land Use Appraisal Terms of Reference which came to your Committee earlier this year, such areas are now collectively referred to as 'Complementary Land' and separate workstreams on their governance, financial arrangements and use are underway. Heathfield House is used to support the operations of the Hampstead Heath charity as office space for staff working on the North London Open Spaces and for commercial rental to generate income.

9. The CoLC's Horizon database will function as the Asset Register for the NE charity land assets. That database, as well as other corporate data systems relevant to management of the CoLC's assets (including GIS mapping systems), will be updated as necessary to reflect the outcomes of the charity land asset audit process, ensuring consistent access to up-to-date information.
10. Most registered charities are subject to restrictions on disposing of their land by virtue of sections 117 to 129 in Part 7 of the Charities Act 2011 (as varied). To reflect these limitations on disposals of charity land, there is a prescribed form of restriction that must be entered in the title register of such land ('Charities Act restriction'). Applications will be made to the Land Registry to ensure that Charities Act restrictions are registered on all Land Registry titles for charity land assets at Hampstead Heath.

Key Data

11. A list of the charity land assets for Hampstead Heath is included as an appendix to this report.

Corporate & Strategic Implications

Strategic implications – These workstreams support Corporate Plan 2024-2029 particularly in Leading Sustainable Environment and Dynamic Economic Growth.

Financial implications – Future governance, use and management of complementary land will have financial implications for the associated charities that is outside of the scope of this report and will be covered in other workstreams.

Resource implications - Future governance, use and management of complementary land will have resource implications for the associated charities that is outside of the scope of this report and will be covered in other workstreams.

Legal implications – These are incorporated in the body of the report. It is also noted that the CoLC has various duties and obligations as trustee of the Hampstead Heath charity, including: to only act in the best interests of the charity; and otherwise to meet its obligations to hold the charity's relevant property in perpetuity, and subject to management in accordance with the governing documents of the charity and requirements of charity law. The continued maintenance of an up-to-date Asset Register assists the CoLC to demonstrate compliance with its trustee obligations.

Risk implications - Risks are captured and monitored as part of the wider NECR and within the risk registers maintained by department. This project is not considered to present further risks not already considered.

Equalities implications – None

Climate implications - The Natural Environment Charities and their associated complementary land and assets are essential to achieving corporate Carbon Action Strategy goals and other environmental objectives.

Security implications - None

Conclusion

12. An audit of the charity land assets of the Hampstead Heath charity has been carried out. Processes and conclusions are included in this report for information.

Appendices

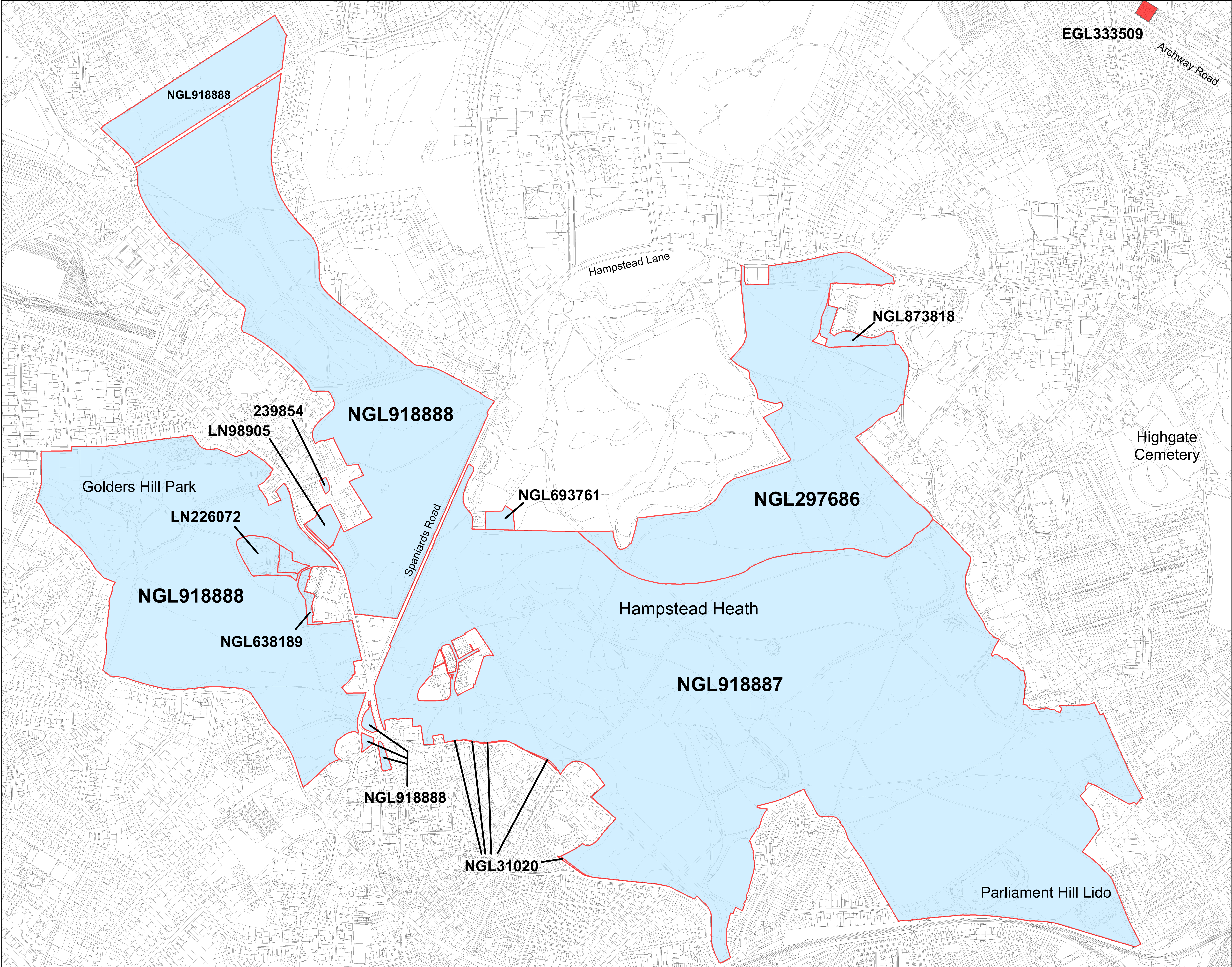
- Appendix 1 – List and plan of Hampstead Heath charity land assets.

Jo Hurst

Assistant Director – Charity Development

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Key

Complementary Land (City's Estate).

EGL333509 - Heathfield House, Archway Road.

Charity land - Hampstead Heath.

297686 - Kenwood Estate

NGL918887 - Main Site

LN226072 - Land to the north of Willow Road.

NGL918888 - Land lying to the west of Spaniards Road.

LN226072 - Land lying to the west of North End Way.

NGL638189 - Land lying to the south side of Inverforth Close.

LN98905 - Land on the south west side of North End Avenue.

239854 - Land at the northern end of North End Avenue.

NGL693761 - Land lying to the south east side of Spaniards Road.

NGL873818 - Part of Athlone House.

NGL31020 - Land lying to the north side of East Heath Road & Christchurch Hill.

CITY OF LONDON
P.G.Wilkinson BSc MSc MRICS
City Surveyor

CITY SURVEYOR'S DEPARTMENT
Corporate Property Group :
Plans & Records Section

City of London
Land and Property Terrier

Natural Environment Charity Review
Hampstead Heath

Created by:
Plans & Records
Corporate Property Group

Date Created:
30 Jun 2025

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Associated Charity	Horizon Building / Land Name	Address	Registered Titles	Conclusion
NLOS (all - shared facility)	Hampstead Heath: Heathfield House	Archway Road, Hampstead Heath, London, N6 4JH	EGL333509	Not Charity (Complementary land)
Hampstead Heath	Hampstead Heath: Kenwood Estate	Hampstead Heath, London N6	297686	Asset of the Charity
Hampstead Heath	Hampstead Heath: Main Site	Hampstead Heath, London NW5	NGL918887	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land on the north side of Willow Road	Hampstead Heath, London NW3	NGL31020	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land lying to the west of Spaniards Road	Hampstead Heath, London NW3	NGL918888	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land lying to the west of North End Way	Hampstead Heath, London NW3	LN226072	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land lying to the south side of Inverforth Close	Hampstead Heath, London NW3	NGL638189	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land on the south west side of North End Avenue	Hampstead Heath, London NW3	LN98905	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land at the northern end of North End Avenue	Hampstead Heath, London NW3	239854	Asset of the Charity
Hampstead Heath	Hampstead Heath: Land lying to the south east side of Spaniards Road	Hampstead Heath, London NW3	NGL693761	Asset of the Charity
Hampstead Heath	Hampstead Heath: Part of Athlone House	Hampstead Lane, Hampstead Heath, London N6 4RU	NGL873818	Asset of the Charity

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Aims of the NECR



IMPROVED GOVERNANCE



STRENGTHENED OPERATIONAL
FRAMEWORKS



TRANSFORMED FINANCIAL
SUSTAINABILITY

Exploring Alternatives to the DFM

Page 128



Workshop held to explore improvements/alternatives to Deficit Funding Model in order to set the NE charities up for success into the future.



Brought together key stakeholders to try and capture all perspectives on the different options in order that we can take forward fully considered options.



The Aim to understand the current position with DFM and be able to explain why change is desirable.



Understand alternatives with the opportunities and challenges these would present to different departments and the organisation as a whole.

Alternative options discussed

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01

Deficit Funding
Model with
Amendments

02

Endowment from
COLC / future
major donor or
corporate funding
for an individual
charity

03

Grant Funding
from COLC

04

Income
Generation

05

Combination
Grant Funding
and Income
Generation

Income Generation Benchmarking against other Charities

Income generation at the NE charities is a vital component of their financial health

In FY 2023-24, income generated by NE charities was £7m total, accounting for 16% - 55% of the total income

Officers analysed similar organisations both in the UK and abroad including; Royal Parks, Malvern Hills, NY parks and others

Their income is underpinned by; regular grants, precepts, endowments or memberships

Fundraising at these charities significantly exceeds that of NE Charities

NECR Timeline

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Timeline for Hampstead Heath

FY 2025-26: HH funded on the existing deficit funding basis.

April 2026: move to grant funding for local risk/core funding

Cyclical and capital works funding arrangements are being negotiated with a view to move to a grant funded basis in April 2027

Changes to internal systems and processes are progressing to enable implementation of grant funding

Q&A

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City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Committee	Dated: 16 July 2025
Subject: Assistant Director's Report (Highgate Wood)	Public report: For Information
This proposal: <ul style="list-style-type: none"> delivers Corporate Plan 2024-29 outcomes 	-Diverse engaged communities -Leading sustainable environment -Vibrant thriving destination -Providing excellent services -Flourishing public spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director, Environment Department
Report author:	Bill LoSasso, Superintendent, North London Open Spaces

Summary

This report provides Members with an update on matters relating to Highgate Wood since the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 20 May 2025.

Recommendation(s)

Members are asked to:

- Note the report.

Main report

Report format

1. This report is formatted in alignment with the five strategic themes of the Highgate Wood Management Plan. Additional relevant items, if any, are included in an 'Additional Relevant Items' section.

Sustainable woodland management

2. Officers have been reviewing the closure threshold for Highgate Wood in high wind events, with expectation to submit a report at this meeting of the Committee. As part of that review, and following discussion with the corporate Health and Safety Team, officers have determined that additional work remains to be done on this topic before a report and recommendation can be finalised and brought forward. Officers currently hope to have the report ready for the next meeting of this Committee.
3. The Highgate Wood Team continues its nature recovery work to protect areas of high footfall and compacted soil with dead hedging. These areas will remain enclosed until the soil has recovered and the ground flora has regenerated.
4. The Highgate Wood Team has been surveying the condition of 341 oak trees within the woodland for 15 years. The total oak population of the wood is 1,346, of which 252 are now dead. These dead trees continue to have great nature-conservation value as standing dead wood but require careful management in terms of public safety. The rate of loss within the oak population remains less than one percent. This year there were no additional dead oak trees recorded within the survey areas, but two oak trees were recorded as dead within the wider woodland.

Culture & heritage

5. The proposed rebuilding of the Highgate Wood Education Centre and quotation submitted by the City Surveyor's Department has exceeded the funds available from the National Lottery grant. A meeting was held on the 3rd June to approach an alternative contractor to that offered by the City Surveyor's Department. A

representative from the company that constructed the Education Centre in the mid 1990s, attended the site meeting to review the plans and proposals and will be submitting a quotation within two weeks. Haringey Planning will be approached to advise whether planning consent is required.

6. During May, the Highgate Wood Roman Kiln educational schedule delivered three Roman woodland adventure workshops at Highgate Wood, and one primary school visited the Roman Kiln exhibition in June as part of a local Roman history and archaeology workshop.

Facilities & access

7. The cricket season is now well underway, with the dry weather in May providing good playing conditions. The new ride-on roller is helping to improve the quality of the pitches. The two new cricket practice nets are being used regularly.
8. The City Surveyor's Department is carrying out urgent repairs to a number of sections of perimeter fencing around Highgate Wood. A site meeting took place on the 17th June to identify the sections most urgently requiring repairs.

Community & education

9. Heath Hands weekly volunteer sessions are now closed for the bird nesting season and will resume in the autumn. Heath Hands will be involved in a hedgehog survey conducted in partnership with the Zoological Society of London (ZSL), using trail cameras to estimate hedgehog numbers in local areas. The survey starts on 12th June and will take place over two weeks.
10. The Natural Environment Division's Learning Team has hosted ten sessions in Highgate Wood this year focusing on environmental education. Sessions have been well-attended and the Learning Team plans to expand the programme to include the Roman Kiln Project and the planned activities.

Climate resilience and nature conservation

11. ZSL has been awarded a grant towards equipment and staffing costs to support the implementation of hedgehog and wildlife monitoring, and local community engagement in Highgate Wood and Hampstead Heath. This will support data analysis work on Hampstead Heath's existing camera data as well as a new survey of Highgate Wood and nearby Queen's Wood with cameras. This work

will then generate a report published later this year on population density of hedgehogs in the local area and offer insight into how the population has changed since 2017 when hedgehog surveys were first carried out. Heath Hands will be supporting the project.

Corporate & strategic implications

Strategic implications

12. This report furthers strategic aims of the new Highgate Wood Management Plan and the Corporate Plan.

Financial implications

13. No implications.

Resource implications

14. No implications.

Legal implications

15. No implications.

Risk implications

16. Risks are monitored and recorded through the various risk registers, including the Division and Departmental Risk Registers.

Equalities implications

17. No implications.

Climate implications

18. No implications.

Security implications

19. Security implications are monitored and recorded through the Departmental Risk register.

Conclusion

20. This report provides Members with an update on matters relating to Highgate Wood since the last Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 20 May 2025.

Bill LoSasso

Assistant Director (Superintendent)

North London Open Spaces

Environment Department (Natural Environment Division)

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City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Committee	Dated: 16 July 2025
Subject: Assistant Director's Report (Queen's Park)	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes 	-Diverse engaged communities -Leading sustainable environment -Vibrant thriving destination -Providing excellent services -Flourishing public spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director, Environment Department
Report author:	Bill LoSasso, Superintendent, North London Open Spaces

Summary

This report provides Members with an update on matters relating to Queen's Park since the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 20th May 2025.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Caring: We care for the Park to ensure it continues to fulfil its many functions for the benefit of the community, heritage and the environment, now and for future generations.

1. The team at Queen's Park is busy carrying out the summer maintenance tasks of grass cutting and strimming. With the warm weather comes larger visitor numbers, so the team remain focused on ensuring the Park is cared for and is a clean, safe and welcoming environment for everyone.
2. The long grass areas are established on the Field of Hope, the Milman and Harvest Road boundary lawns. These meadows will be cut between June and July to prolong the display and to assist the growth and establishment of later-flowering species. A mid-season cut on a high setting will give light and airflow to the soil level.
3. Tree works have been carried out, which has included removal of dead or diseased branches, and removal of two dead small trees along Milman Road. Their demise was due to sub-optimal rooting conditions.
4. An oak processionary moth (OPM) survey was undertaken in May 2025 of all the oak trees in the Park. Two small nests were noted at height and deemed not a risk to members of the public and staff. Nature-based solutions, including birds feeding on caterpillars and parasitic flies, continue to manage the population of OPM in the Park to acceptable levels, with no need for integrated pest management including pesticide spraying, which has a negative effect on other species.
5. Nine soil samples were taken at the end of May 2025 from the rooting area of three London plane trees on the south edge of the main field to assess soil condition as part of a wider NLOS tree health improvement study. Carbon, standard nutrients and microbiology will be analysed before soil amelioration work commences, including aeration for decompaction of the soil.

6. Follow-up species surveys have been carried out in the Woodland Walk to record early summer/summer-flowering plants, birds and invertebrates. There was good initial ground recovery in the fenced areas, with many plant species recorded, including wood avens, garlic mustard, bluebells, wood dock, broad-leaved plantain, chickweed and annual meadow grass. In the wider wood, plant species recorded included wood avens, garlic mustard, cow parsley, field rose, ivy, bramble, white comfrey and ground ivy.
7. Many bird species were recorded singing in Woodland Walk and adjacent northeast section of the Park, including wren, blackbird, robin, chiffchaff, dunnock, blackcap and blue tit. Jays were observed carrying nest material and Dunnocks and Robins were observed feeding inside the fenced area.
8. Invertebrate species recorded included holly blue butterfly, tree bumblebee, buff-tailed bumblebee, early bumblebee, vestal cuckoo bumblebee, honeybee (all visiting extensive bramble patch in middle of Woodland Walk) and spindle ermine moth.
9. A site visit to collect and transfer woodland plants (ferns and sedges) from Hampstead Heath to go inside the newly fenced area will be carried out in June-July and a new wildlife camera has been placed inside the Woodland Walk to obtain more species data.
10. Hedge-laying training and works are being scheduled for the autumn.
11. The Farm team carried out the annual shear of the Ouessant sheep in the middle of May before the warmer summer months.
12. Following a monthly in-house playground inspection, test results have come back showing that some beams need to be replaced on two pieces of play equipment therefore the zip line and two of the swings are now cordoned off and out of use. A company has been appointed to install new replacement beams. Another piece of play equipment, Timberwood Tangle, is also out of use, as further tests need to be carried out before it is deemed safe to open and use.
13. Specialist contractors were appointed to carry out works on the sewage system that connects the café toilets to the main sewer system on Kingswood Avenue, which has enabled the café toilets to reopen.

Excellence: We maintain high environmental, conservation, heritage and horticultural standards.

14. Queen's Park has been entered into the three accreditation awards again this year: Green Flag Award, Green Heritage Award and London in Bloom. The new ten-year management plan was submitted with the Green Flag Award application. Queen's Park is one of the original sites awarded a Green Flag in the Award's inaugural year, so it is hoped these awards will be retained for yet another year. The judging will be carried out by a mystery shopper this year, so the date of their visit is not known.
15. The Team is carrying out the summer maintenance tasks in the garden. This includes weeding and grass cutting to ensure the gardens and Park look excellent. The Gardening Team is currently adding woodchip mulch to the long shrub border on the park/garden boundary line. This helps to starve the soil of sunlight, which in turn helps to reduce weeds and keep moisture in the soil. This work will ensure we are ready for the London in Bloom judging, which is taking place on the 26th June.

Inclusion: We ensure that the Park and its facilities are inclusive, so that all can enjoy the benefits of enhanced physical and mental well-being.

16. The facilities are being well maintained, and many local schools are now using the Park for their sports day events over the summer term. Three clubs still use Queen's Park to host their football training sessions on Saturdays and during the week, and users continue to use the main field during the week to play tag rugby.
17. As the days get longer and warmer, tennis continues to be popular with all the courts booked every day.
18. This year has seen a significant increase in Pitch and Putt play, after the in-house team carried out extensive off-season maintenance works on the greens and fairways to improve the condition of the course. This work combined with new tee-off mats and marketing of the facility has seen an exponential increase in players and income.
19. Liaison with local groups and stakeholders is underway to explore grants and put a local fundraising campaign together to raise the required funds to reopen a water play feature within the Park.

Community: We engage visitors and the local community in understanding and caring for the Park.

20. The Farm saw the arrival of three new pygmy goats in May. The goats have settled well into their new surroundings. A 'Name the Goats' poll was run on our social media channels, which attracted a lot of attention, engaging with the local community and visitors. The names with the most votes were Vinny, Ivy and Bramble.
21. Eid in the Park was held on Friday 6th June and was well attended by members of the local community.
22. The 'Kilburn State of Mind' event was held on Saturday 14th June, which was a local charity event promoting local musicians with a small number of community stalls. It was very successful with good numbers coming to the bandstand to listen to the music.

Events

23. A number of events are being held in the Park again this year. The dates are:
- Kilburn State of Mind: Saturday 14 June 2025
 - Shakespeare in the Squares: Sunday 29 June
 - Queen's Park Book Festival: Saturday 30 and Sunday 31 August 2025
 - Queen's Park Day: Sunday 14 September 2025
24. Eight children's entertainment shows will also be provided every Wednesday and Friday from 6 August until 29 August 2025.

Additional Relevant Matters

25. A new Polaris Kinetic EV Ranger has been added to the fleet to replace the 25-year-old Bradshaw buggy, which will ensure the Park is well managed and maintained.

Corporate & Strategic Implications

Strategic implications

26. This report furthers strategic aims of the new Queen's Park Management Plan and the Corporate Plan.

Financial implications

27. No implications.

Resource implications

28. No implications.

Legal implications

29. No implications.

Risk implications

30. Risks are monitored and recorded through the various risk registers, including the Division and Departmental Risk Registers.

Equalities implications

31. No implications.

Climate implications

32. Included within the business plan for 2025-26 are a series of projects which contribute towards achieving the City of London's Climate Action Strategy.

Security implications

33. Security implications are monitored and recorded through the Departmental Risk register.

Conclusion

34. This report provides Members with an update on matters relating to Queen's Park since the last since the Hampstead Heath, Highgate Wood and Queen's Park Committee meeting on 20 May 2025.

Appendices: none

Bill LoSasso

Assistant Director (Superintendent)

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City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood & Queen's Park Committee	Dated: 16/07/2025
Subject: Highgate Wood and Queen's Park Revenue Outturn 2024/25	Public report: For Information
This proposal: delivers Corporate Plan 2024-29 outcomes provides statutory duties	Providing Excellent Services Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Executive Director Environment Chamberlain
Report author:	Niranjan Shanmuganathan, Chamberlain's Department

Summary

This report compares the revenue outturn for the services overseen by your Committee in 2024/25 with the budget for the year. In total, there was an unfavourable budget position of (£181,000) for the services overseen by your Committee compared with the budget for the year as set out below.

Summary Comparison of 2024/25 Revenue Outturn with Budget			
	Budget £'000	Revenue Outturn £'000	Variance Better/ (Worse) £'000
Direct Net Expenditure			
Executive Director Environment	(1,427)	(1,452)	(25)
The City Surveyor (including Cyclical Works Programme)	(498)	(672)	(174)
Total Direct Net Expenditure	(1,925)	(2,124)	(199)
Support Service Recharges	(482)	(464)	18
Overall Total	(2,407)	(2,588)	(181)

The Executive Director Environment has submitted a request to carry forward local risk underspendings within the Department, none of which relates to your Committee, and this will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of Resource Allocation Sub Committee.

Recommendation

Members are asked to:

- Note the report.

Main Report

Revenue Outturn for 2024/25

1. Actual net expenditure for your Committee's services during 2024/25 totalled (£2.588m), with an unfavourable budget variance of (£181,000) compared with the budget of (£2.407m).
2. A summary comparison with the budget for the year is tabulated below. In the tables, income, increases in income and reductions in expenditure are shown as positive balances, whereas brackets are used to denote expenditure, increases in expenditure, or shortfalls in income. Only significant variances (generally those greater than £50,000) are commented on.

Table 1 - Summary Comparison of 2024/25 Revenue Outturn with Budget			
	Budget £'000	Revenue Outturn £'000	Variance Better/ (Worse) £'000
Local Risk			
Executive Director Environment	(1,429)	(1,429)	0
The City Surveyor	(107)	(155)	(48)
Total Local Risk	(1,536)	(1,584)	(48)
Central Risk	2	(23)	(25)
Cyclical Works Programme	(391)	(517)	(126)
Support Service Recharges	(482)	(464)	18
Overall Total	(2,407)	(2,588)	(181)

Reasons for Significant Variations

3. The overspend on budgets managed by the City Surveyor is mainly related to Cyclical Works Programme (CWP) expenditure being (£126,000) higher than expected due to the rephasing of projects, such as works at the Queens Park Bothy to carry out repairs and replacement to the fencing and boilers. The CWP does not form part of the City Surveyor's local risk budget, and any variances will be carried over to 2025/26. Under the governance of the programme, variances on budgets are adjusted for the life of the programme to allow for the completion of works which can span multiple financial years.
4. The City Surveyor's local risk budget variance of (£48,000) is due to increase in Breakdown, Repair & Maintenance spend of the Queens Park Paddling Pool Pump Room, Playground Public Toilet Block, Staff Yard and Tennis Hut.
5. Appendix A shows the movement from the 2024/25 opening budget to the closing budget against which the outturn has been compared.

Local Risk Carry Forward to 2025/26

6. The Executive Director Environment has a local risk underspend of Nil on the activities overseen by your Committee. Across the wider Environment Department the Executive Director Environment had net local risk underspendings totalling £239,000 on activities overseen by other Committees, after adjusting for unspent carry-forwards from 2023/24. The Executive Director Environment has requested that £200,000 out of their maximum eligible underspend of £239,000 be carried forward, none of which relates to activities overseen by your Committee.
7. Carry-forward requests will be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of Resource Allocation Sub Committee.

Corporate & Strategic Implications

Strategic implications – none.

Financial implications – none.

Resource implications – none.

Legal implications – none.

Risk implications – none.

Equalities implications – none.

Climate implications – none.

Security implications – none.

Appendices

- **Appendix A** – Highgate Wood and Queen's Park Analysis of Movement in 2024/25 Opening Budget to Closing Budget

Niranjan Shanmuganathan

Finance Business Partner (Natural Environment)

Chamberlain's Financial Services Division

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**Highgate Wood & Queen's Park Analysis of Movements 2024/25 Opening
Budget to Closing Budget**

	£000
Opening Local Risk Budget (incl Cyclical Works Programme)	(1,495)
Adjustments:	
Central budget uplift for pay award increases	(32)
Central budget uplift for increased energy costs	(5)
Carry Forward for completion of HW Children's Play Area	(37)
New approvals and changes to phasing of CWP	(358)
Closing Local Risk Budget (incl CWP)	(1,927)
Opening Central Risk Budget	2
Closing Central Risk Budget	2
Opening Support Service Recharge Budget	(373)
Adjustments:	
Recalculation of Central Support Recharges	(80)
Adjustment to Directorate Recharges	(29)
Closing Support Service Recharge Budget	(482)
TOTAL Opening Budget	(1,866)
Movement in Local Risk Budget (incl CWP)	(432)
Movement in Central Risk Budget	0
Movement in Support Service Recharge Budget	(109)
TOTAL Closing Budget	(2,407)

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City of London Corporation Committee Report

Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Committee	Dated: 16/07/2025
Subject: Natural Environment Charity Review – Assets Update for Highgate Wood and Queen's Park Charity	Public report: For Information
This proposal: <ul style="list-style-type: none"> • delivers Corporate Plan 2024-29 outcomes • provides business enabling functions 	Leading Sustainable Environment
Does this proposal require extra revenue and/or capital spending?	No
Report of: The Executive Director of Environment and The Chamberlain	Katie Stewart Caroline Al-Beyerty
Report author:	Jo Hurst Assistant Director Charity Development

Summary

This report is being brought for information as part of the commitment to keep Members up to date on the work of the review.

A key deliverable of the Natural Environment Charity Review is an audit of land assets owned by the City of London Corporation ('CoLC') in its capacity as charity trustee of each of the eight Natural Environment charities, ensuring that the information held on those assets in the CoLC's Asset Register is accurate and up to date. This report summarises the processes used to audit the land assets held by the CoLC as trustee of the Highgate Wood and Queens Park charity.

Recommendation(s)

Having regard to the CoLC's trustee responsibilities for the Highgate Wood and Queens Park charity and in that case being satisfied that it is in the best interests of the charity and its beneficiaries, Members are asked to:

- Note the audit process undertaken for the land assets of the Highgate Wood and Queens Park charity and the steps to maintain the Asset Register.
- Note the list of charity land assets of the Highgate Wood and Queens Park charity included in the appendix to this report.

Main Report

Background

1. The Natural Environment Charity Review (NECR) is a wide-ranging review of the eight Natural Environment Charities across four main themes: Governance, Funding Model, Income Generation and Assets. This report summarises and updates on the Assets workstream, and the audit that has been carried out on the ownership of land assets (and the permanent buildings upon them) at Highgate Wood and Queens Park (charity no. 232986).
2. Since the Highgate Wood and Queens Park Charity is unincorporated, it does not have its own legal personality, which means that its property is held by its trustee, on the terms of the charity's governing documents. As the sole corporate trustee of the Highgate Wood and Queens Park Charity, the CoLC holds the Charity's property, in its capacity as trustee, for the Charity's specific charitable purposes (and subject to management in accordance with the governing documents of the charity and requirements of charity law). For the purposes of this report, the assets held subject to these arrangements are referred to as 'charity land assets'.
3. Assets that are managed in complement to the activities of the NE charities but owned by the CoLC in its non-trustee (City's Estate or City Fund) capacity are referred to as complementary land or assets.

Current Position

4. The process used to audit the charity land assets of the NE charities involved Comptroller and City Solicitors (C&CS), City Surveyors (CSD), the NECR Team and Natural Environment Division Teams.
5. Although the land asset audit process varied slightly from charity to charity (dependent on complexity and information available) the process flow was generally as follows:
 - a. CoLC's existing lists of land parcels, Land Registry title numbers and addresses, compiled by CSD, were provided and reviewed.
 - b. Copies of Land Registers for each title were obtained (either from existing records or the Land Registry) and the details noted and checked against existing information.
 - c. A library of the collated information was created, including copies of title information indexed by charity and individual land parcel (as relevant).
 - d. Acquisition documentation (e.g. transfers and conveyances) were located (either from existing records or the Land Registry) and added to these libraries.

- e. If acquisition documentation could not be located, or did not clearly identify the capacity in which the CoLC acquired the land, then further research was carried out. This included research in the CoLC's archives and on committee reports and minutes/resolutions that authorised or discussed that acquisition.
 - f. Following on from above, a Title Schedule (summarising the title and acquisition data and other research) was produced.
 - g. Summary documentation outlining the land assets for each charity was produced and circulated to relevant CoLC staff (including the NECR Steering Group) for review and comment.
 - h. To provide assurance that all registered charity land assets had been identified, a dataset of all property owned by companies in England and Wales was obtained from the Land Registry and interrogated using specialist software to identify land registered to the CoLC. The result was a list of titles by relevant county/district, which was cross-checked against the existing charity land asset information.
 - i. Final versions of the summary documentation for each charity were brought to the NECR Steering Group and will be used as the basis for updating the Asset Register where necessary.
6. Should any additional information come to light at a later date then the abovementioned principles will be applied as relevant, and the asset register updated as appropriate following consultation with key officers from C&CS, CSD and NE.

Outcomes

- 7. A list of the charity land assets for Highgate Wood and Queen's Park, along with plans showing their location, is in the appendix. The general principle is that any permanent buildings located on those charity land assets are also assets of the Highgate Wood and Queens Park Charity.
- 8. Land assets that are managed in complement to the activities of the NE charities but held by the CoLC in its non-charity trustee capacities (City's Estate or City Fund), were also reviewed. These include operational sites, compounds and lodges. As Members will be aware from the Complementary Land Policy and Land Use Appraisal Terms of Reference which came to your Committee earlier this year, such areas are now collectively referred to as 'Complementary Land' and separate workstreams on their governance, financial arrangements and use are underway. Heathfield House is used to support the operations of the Highgate Wood and Queens Park charity as office space for staff working on the North London Open Spaces and for commercial rental to generate income.

9. The CoLC's Horizon database will function as the Asset Register for the NE charity land assets. That database, as well as other corporate data systems relevant to management of the CoLC's assets (including GIS mapping systems), will be updated as necessary to reflect the outcomes of the charity land asset audit process, ensuring consistent access to up-to-date information.

Key Data

10. A list of the charity land assets for Highgate Wood and Queens Park is included as an appendix to this report.

Corporate & Strategic Implications

Strategic implications – These workstreams support Corporate Plan 2024-2029 particularly in Leading Sustainable Environment and Dynamic Economic Growth.

Financial implications – Future governance, use and management of complementary land will have financial implications for the associated charities that is outside of the scope of this report and will be covered in other workstreams.

Resource implications - Future governance, use and management of complementary land will have resource implications for the associated charities that is outside of the scope of this report and will be covered in other workstreams.

Legal implications – These are incorporated in the body of the report. It is also noted that the CoLC has various duties and obligations as trustee of the Highgate Wood and Queens Park charity, including: to only act in the best interests of the charity; and otherwise, to meet its obligations to hold the charity's relevant property in perpetuity, subject to management in accordance with the governing documents of the charity and requirements of charity law. The continued maintenance of an up-to-date Asset Register assists the CoLC to demonstrate compliance with its trustee obligations.

Risk implications - Risks are captured and monitored as part of the wider NECR and within the risk registers maintained by department. This project is not considered to present further risks not already considered.

Equalities implications – None

Climate implications - The Natural Environment Charities and their associated complementary land and assets are essential to achieving corporate Carbon Action Strategy goals and other environmental objectives.

Security implications - None

Conclusion

11. An audit of the charity land assets of the Highgate Wood and Queens Park charity has been carried out. Processes and conclusions are included in this report for information.

Appendices

- Appendix 1 – List and plan of Highgate Wood and Queens Park charity land assets.

Jo Hurst

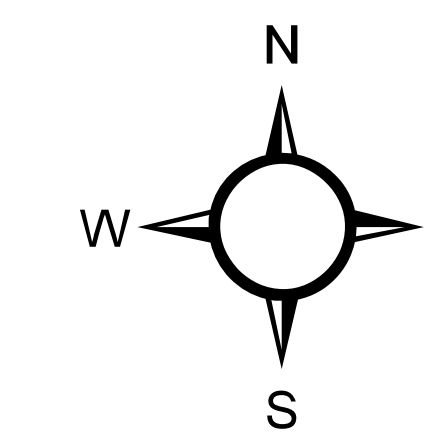
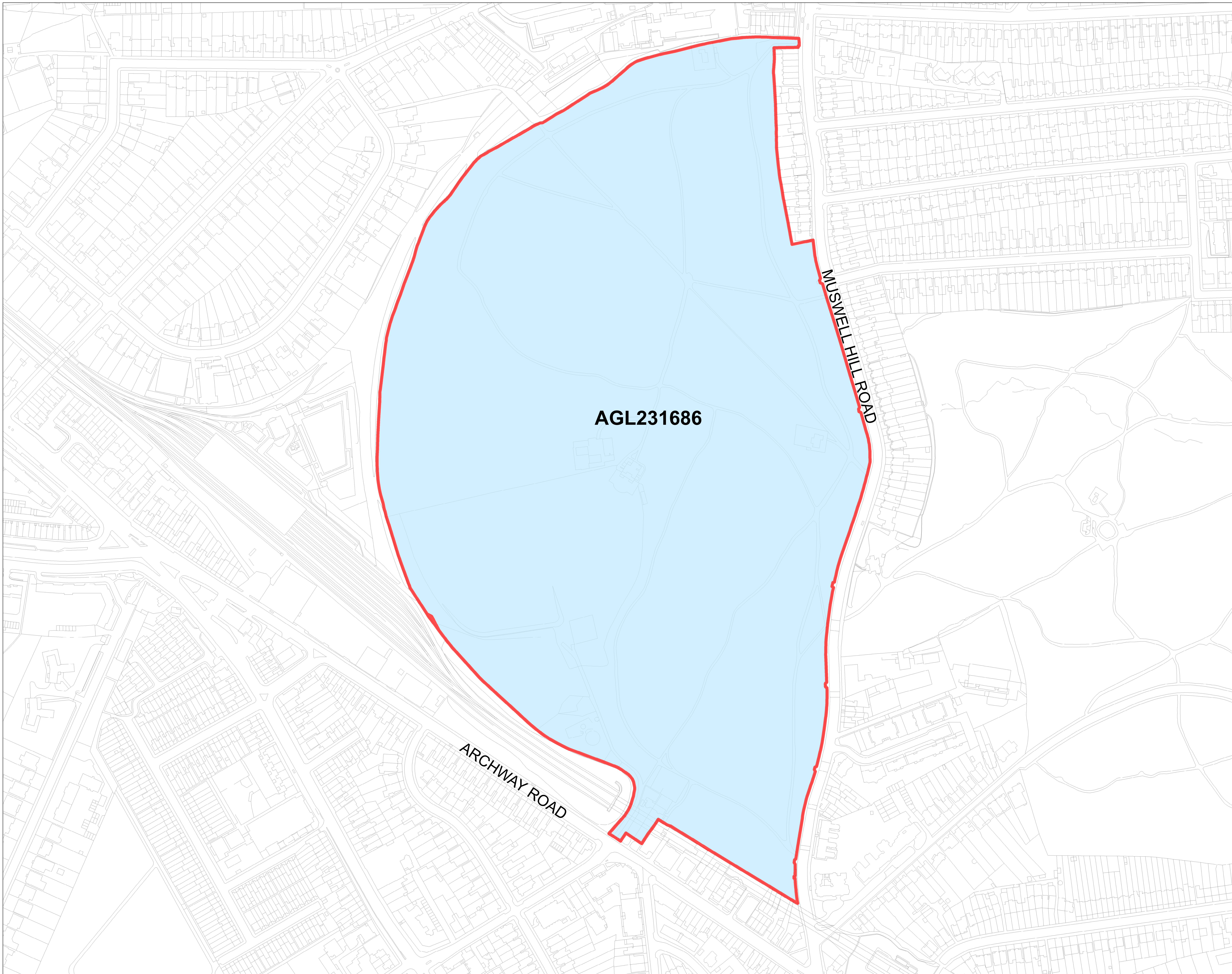
Assistant Director – Charity Development

E: jo.hurst@cityoflondon.gov.uk


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Associated Charity	Building / Land Name	Address	Registered Titles	Conclusion
NLOS (all - shared facility)	Hampstead Heath: Heathfield House	Archway Road, Hapstead Heath, London N6 4JH	EGL333509	Not Charity (Complementary land)
Highgate Wood	Highgate Wood	Highgate Wood, London	AGL231686	Asset of the Charity
Queens Park	Queens Park	Queens Park, London NW6	AGL231773	Asset of the Charity

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Key

-  Charity land – Highgate Wood (Highgate Wood & Queens Park Kilburn charity).



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P.G.Wilkinson BSc MSc MRICS
City Surveyor

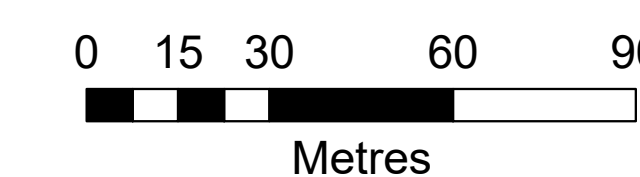
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Corporate Property Group :
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City of London
Land and Property Terrier

Natural Environment Charity Review
Highgate Wood

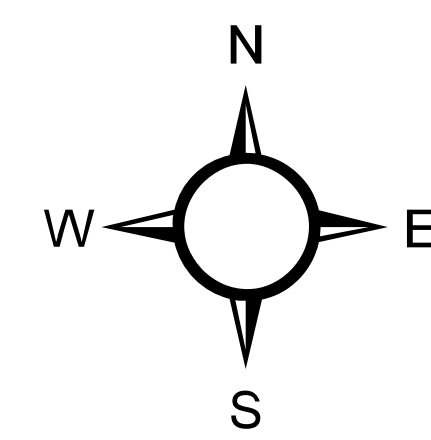
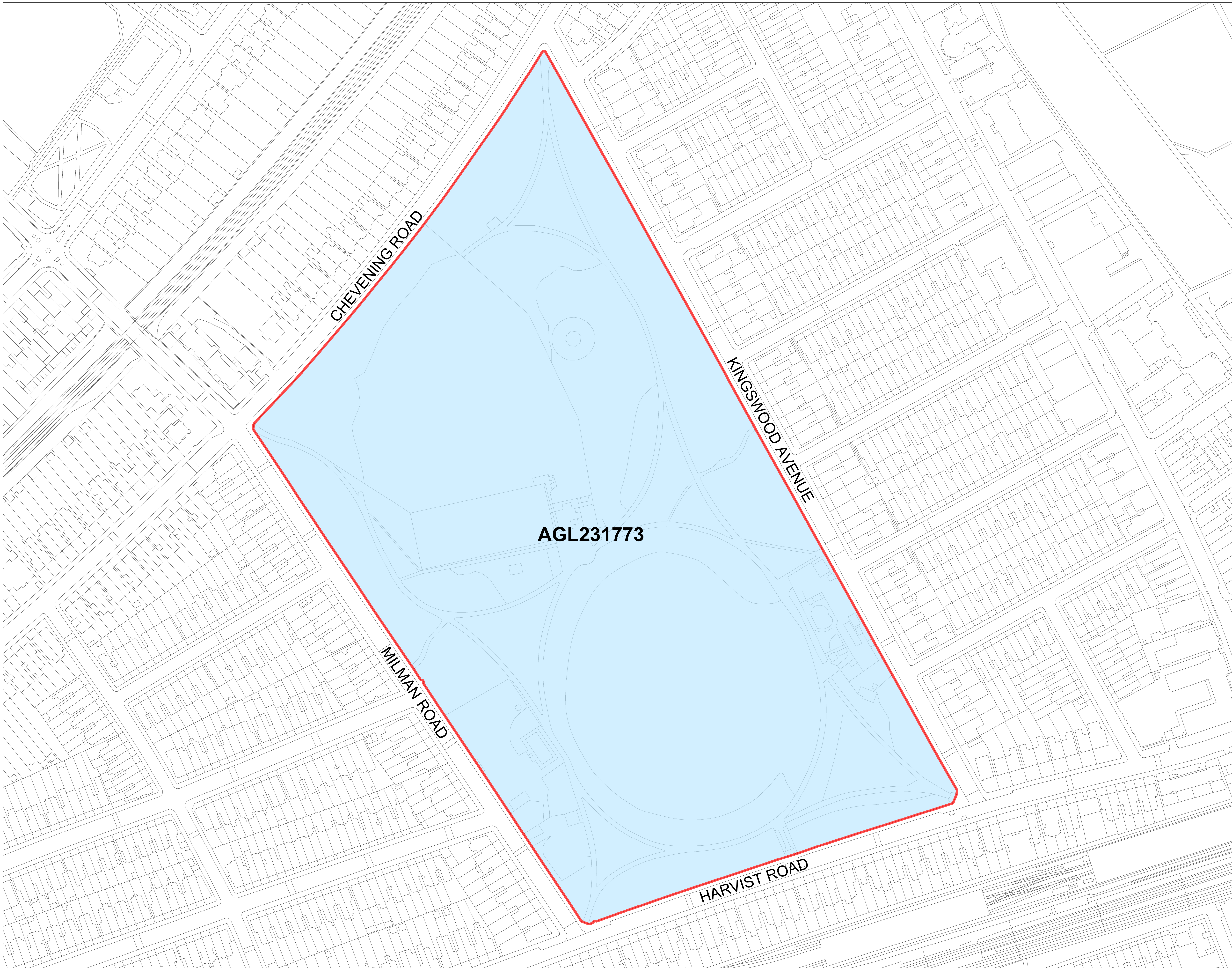
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Key

 Charity land – Queens Park
(Highgate Wood &
Queens Park Kilburn charity).



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Corporate Property Group :
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