



## Hampstead Heath Consultative Committee

**Date:** TUESDAY, 17 JUNE 2025

**Time:** 5.30 pm

**Venue:** COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

**Members:**

Alderman & Sheriff Gregory Jones KC (Chairman)	Ella Mitchell, (Hampstead Rugby Club)
Liz Andrew, London Natural History Society	Helen Payne, (Friends of Kenwood)
John Arnoldi, (Heath Hands)	Harunur Rashid, (Black and Minority Ethnic Communities representative)
Councillor Marcus Boyland	Steve Ripley, (Ramblers Association)
Nick Bradfield, (Dartmouth Park Conservation Area Advisory Committee)	Susan Rose, (Highgate Conservation Area Advisory Committee)
John Etheridge, (South End Green Association)	Alethea Silk
Colin Gregory, (Hampstead Garden Suburb Residents' Association)	Richard Sumray, (London Council for Sport and Recreation)
Michael Hammerson, (Highgate Society)	Jeff Waage, (Heath & Hampstead Society)
Dr Gaye Henson, (Marylebone Birdwatching Society)	John Weston, (Hampstead Conservation Area Advisory Committee)
Simon Hunt, (Open Spaces Society)	Michele Martin Williams, (Vale of Heath Society)
Sharlene McGee, (Leonard Cheshire)	

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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 THE AGENDA**

3. **MINUTES**

**For Decision**

- a) Draft minutes of Hampstead Heath Consultative Committee (Pages 7 - 16)

To agree the draft minutes of the Hampstead Heath Consultative Committee held on 29 April 2025.

- b) Draft minutes of Hampstead Heath, Highgate Wood and Queen's Park Committee (Pages 17 - 28)

To note the draft minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 20 May 2025.

- c) Matters arising

Members will note that the Deputy Chair William Upton KC has been asked to continue to act as Chair of the Consultative Committee whilst the Chairman, Alderman & Sherriff Gregory Jones KC, is engaged in his Shrieval role. Alethea Silk CC has been appointed to serve on the Hampstead Heath Consultative Committee, and Councillor Marcus Boyland will be attending in an observational role.

4. **ASSISTANT DIRECTORS UPDATE**

Report of the Executive Director, Environment.

**For Information**  
(Pages 29 - 58)

5. **HEATH HANDS UPDATE**

Report of Heath Hands.

**For Information**  
(Pages 59 - 60)

6. **NATURAL ENVIRONMENT CHARITY REVIEW - FUNDRAISING UPDATE**

Report of the Executive Director, Environment and the Chamberlain.

**For Information**  
(Pages 61 - 66)

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

Report of the Executive Director, Environment and the Chamberlain.

**For Information**  
(Pages 67 - 76)

8. **GRANT FUNDING MODEL UPDATE**

Verbal update to be presented.

**For Information**

9. **DATE OF NEXT MEETING**

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

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

12. **EXCLUSION OF THE PUBLIC**

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**

13. **NON-PUBLIC MINUTES**

**For Decision**

- a) Draft Non-Public Minutes of Hampstead Heath Consultative Committee  
(Pages 77 - 80)

To agree the non-public minutes of the Hampstead Heath Consultative Committee held on 29 April 2025.

- b) Draft Non-Public Minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee (Pages 81 - 84)

To note the non-public minutes of the Hampstead Heath, Highgate Wood and Queen's Park Committee held on 20 May 2025.

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

Report of the Executive Director, Environment and the Chamberlain.

**For Information**  
(Pages 85 - 176)

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

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

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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
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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 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 Hampsted 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, 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 2<sup>nd</sup> March 2025, a Member 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 representative from the HHS 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 HHS 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 HHS 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 HHS 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.**

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Chairman

**Contact Officer: Zoe Williams**

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## 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 will 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 with 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 are 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.**

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Chairman

**Contact Officer: Zoe Williams**

**Zoe.Williams@cityoflondon.gov.uk**

## City of London Corporation Committee Report

<b>Committee(s):</b>  Hampstead Heath Consultative Committee  Hampstead Heath, Highgate Wood, and Queen's Park Committee	<b>Dated:</b>  17 June 2025  16 July 2025
<b>Subject:</b>  Assistant Director's Report	<b>Public report:</b>  For information
<b>This proposal:</b> <ul style="list-style-type: none"> <li>delivers Corporate Plan 2024-29 outcomes</li> </ul>	-Diverse engaged communities -Leading sustainable environment -Vibrant thriving destination -Providing excellent services -Flourishing public spaces
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Katie Stewart, Executive Director, Environment Department
<b>Report author:</b>	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 (29 April 2025) and last meeting of the Hampstead Heath, Highgate Wood, and Queen's Park Committee (20 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 have 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 will be taking down the goal posts in mid-May.
15. The bowling and croquet seasons began on 12 April and run until 28 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 19 April and the



season runs until 21 September 2025. The cricket season on the Heath Extension began on 10 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 will be opened on 24 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 3 May with extended opening hours; the Parliament Hill Paddling Pool is scheduled to open on 24 May 2025. Pre-booked sessions for the summer start at the Lido and Ponds on 27 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 12 April 2025 to the public for the summer season and is scheduled to close on 31 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 will be taking place to celebrate 120 years of Golders Hill Park Zoo on Thursday 29 May. Activities will be inclusive and welcoming, fun, interactive and educational to engage with visitors. The event will be 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. A recent highlight 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**

33. 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.
34. 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.
35. 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.
36. 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 is due to be 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.
37. 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.

38. The first of two annual visits from the Showmen's Guild took place from 7 to 21 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.
39. The annual Affordable Art Fair began on 7 May with a charitable opening night and closed on 11 May. The Fair was once again a success, and officers will soon begin conversations with the organisers for 2026.

### **Additional relevant matters**

40. 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

41. 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.
42. 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.

43. 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**

Financial implications

44. No implications.

Resource implications

45. No implications.

Legal implications

46. No implications.

Risk implications

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

Equalities implications

48. No implications.

Climate implications

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

Security implications

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

## **Conclusion**

51. 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**

Assistant Director (Superintendent)

North London Open Spaces

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13.05.2025

# City of London - City Estate CWP - Year 1 Overview

Author: Solomon Meredith

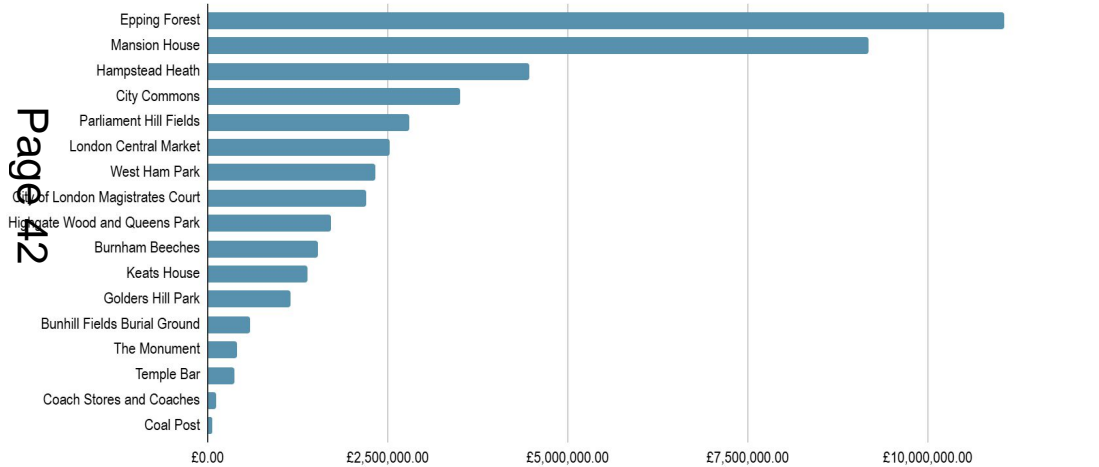


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# City Estate - Portfolio breakdown



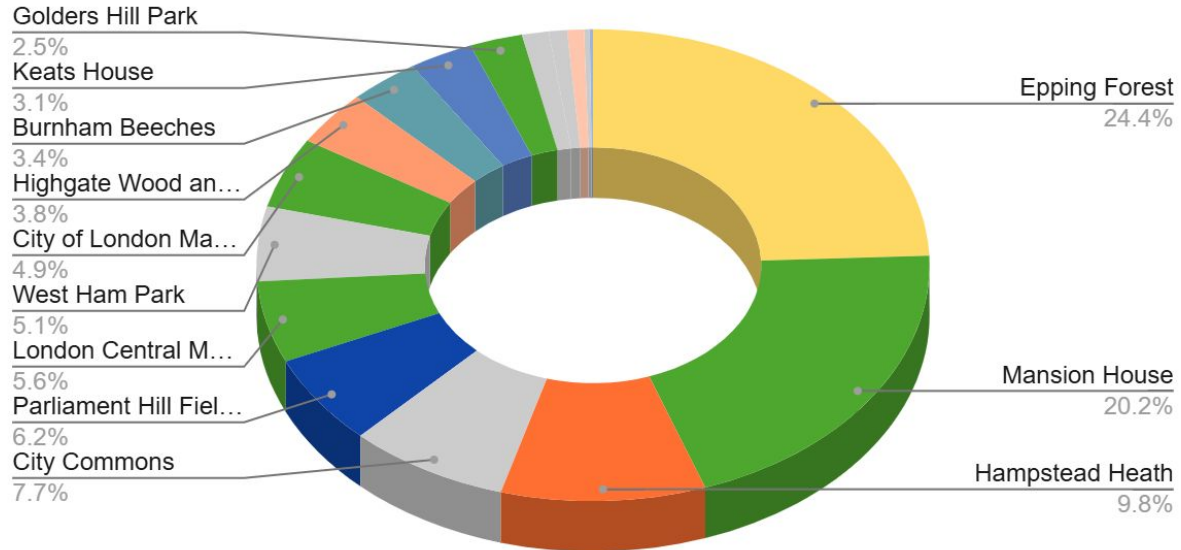
Breakdown of £45,409,850



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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
<b>City Estate total:</b>	<b>£45,409,850.00</b>

# City Estate - Portfolio breakdown



## City Estate portfolio - Year on Year forecasting / spend profile



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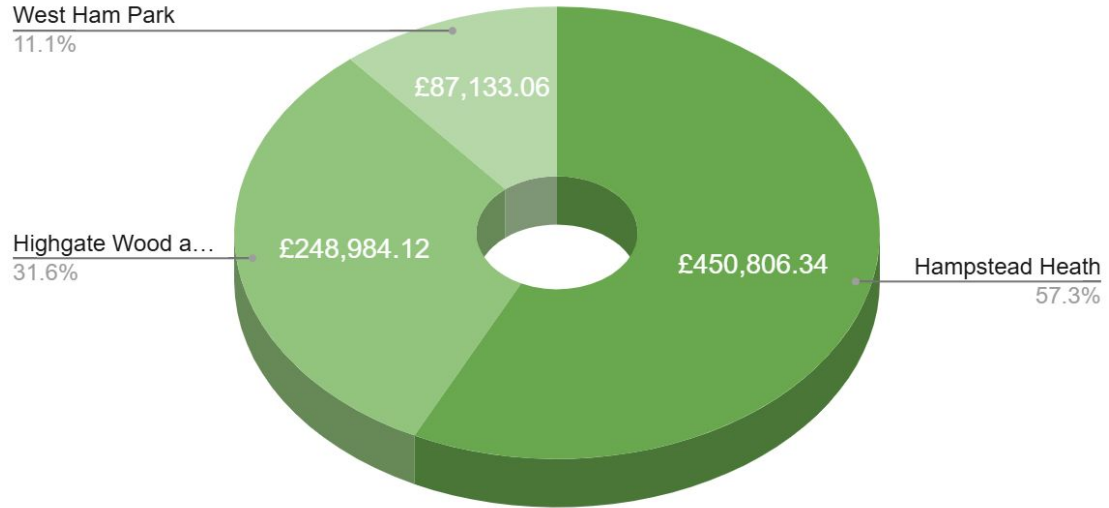
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## LOS - North London Open Spaces





## 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	EXTERNALSHOWER/ 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
LIGHTING REPLACEMENT	£6,000.00	<b>Area Name: Hampstead Heath, Vale of Health &amp; East Heath Area</b>	<b>£54,500</b>	FLOORING REPLACEMENT	£1,000.00
CABLE RATIONALISATION	£60,000.00	SURVEY - GENERAL	\$4,500.00	INTERNAL DECORATIONS	£1,000.00
EMERGENCY LIGHTING REPLACEMENT	\$4,500.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£4,500.00	KITCHEN REFURBISHMENT	£1,500.00
FIRE ALARM REPLACEMENT	£20,000.00	LANDLORDS LIGHTING & POWER REWIRE	£6,000.00	RAINWATER GOODS REPLACEMENT	£500.00
LIGHTING REPLACEMENT	£20,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£2,000.00	ROOF REPLACEMENT	£1,000.00
PA SYSTEM REPLACEMENT	£60,000.00	SECURITY ALARM REPLACEMENT	\$4,000.00		
GARAGE STORE LANDLORDS LIGHTING & POWER REWIRE	\$4,000.00	ELECTRIC HEATING REPLACEMENT	\$4,000.00	<b>Area Name: Hampstead Heath, Ponds (Area 3)</b>	<b>£68,000</b>
DRIVIS - BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS) HEAT SOURCE /	£12,000.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00	PATH RESURFACING	£30,000.00
LANDLORDS LIGHTING & POWER REWIRE	£8,500.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£3,000.00	SURVEY - DRAINAGE	£20,000.00
LIGHTING REPLACEMENT	£3,000.00	SECURITY ALARM REPLACEMENT	\$4,000.00	SURVEY - GENERAL	\$4,000.00
EXTERNAL DECORATIONS	£8,500.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00	INTERNAL DECORATIONS	£2,000.00
INTERNAL DECORATIONS	£8,500.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£3,000.00	LIGHTING INC EMERGENCY REPLACEMENT	£12,000.00
EMERGENCY LIGHTING REPLACEMENT	£8,500.00	SECURITY ALARM REPLACEMENT	\$4,000.00		
LIGHTING REPLACEMENT	\$4,500.00	WATER HEATER REPLACEMENT	\$4,000.00	<b>Area Name: Hampstead Heath, Sandy Heath &amp; Heath Extension</b>	<b>£81,500</b>
SECURITY ALARM REPLACEMENT	£12,000.00			LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£8,500.00
	£6,000.00	<b>Area Name: Hampstead Heath, Golders Hill Park</b>	<b>£157,500</b>	FIRE ALARM REPLACEMENT	£20,000.00
		PATH RESURFACING	£60,000.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00
		INTERNAL DECORATIONS (BOTHY)	£7,500.00	SECURITY ALARM REPLACEMENT	£6,000.00
		KITCHEN REFURBISHMENT (BOTHY)	£12,000.00	BOUNDARY WALL OVERHAUL (NORTH END)	£10,000.00
		EXTERNAL DECORATIONS	£6,000.00	CONDITION SURVEY	\$4,000.00
		RAINWATER GOODS REPLACEMENT	£6,500.00	LIME MORTAR REPOINTING	\$4,500.00
		DISABLED TOILET REFURBISHMENT (CAFÉ)	£20,000.00	EXTERNAL DECORATIONS	£3,000.00
		EXTERNAL DECORATIONS	£12,000.00	INTERNAL DECORATIONS	£3,000.00
		INTERNAL DECORATIONS (TOILETS)	£7,500.00	ROLLER SHUTTERS OVERHAUL (MANUAL SHUTTERS)	£2,500.00
		LIGHTING INC EMERGENCY LIGHTING REPLACEMENT (TOILETS)	£7,500.00		
		TIMBER SHEDS PRESERVATIVE	£2,500.00	<b>Area Name: Hampstead Heath General/ Infrastructure</b>	<b>£370,250</b>
		EMERGENCY LIGHTING REPLACEMENT	£2,000.00	DESILTING (ALL PONDS)	£90,000.00
		LANDLORDS LIGHTING & POWER REWIRE	£12,000.00	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



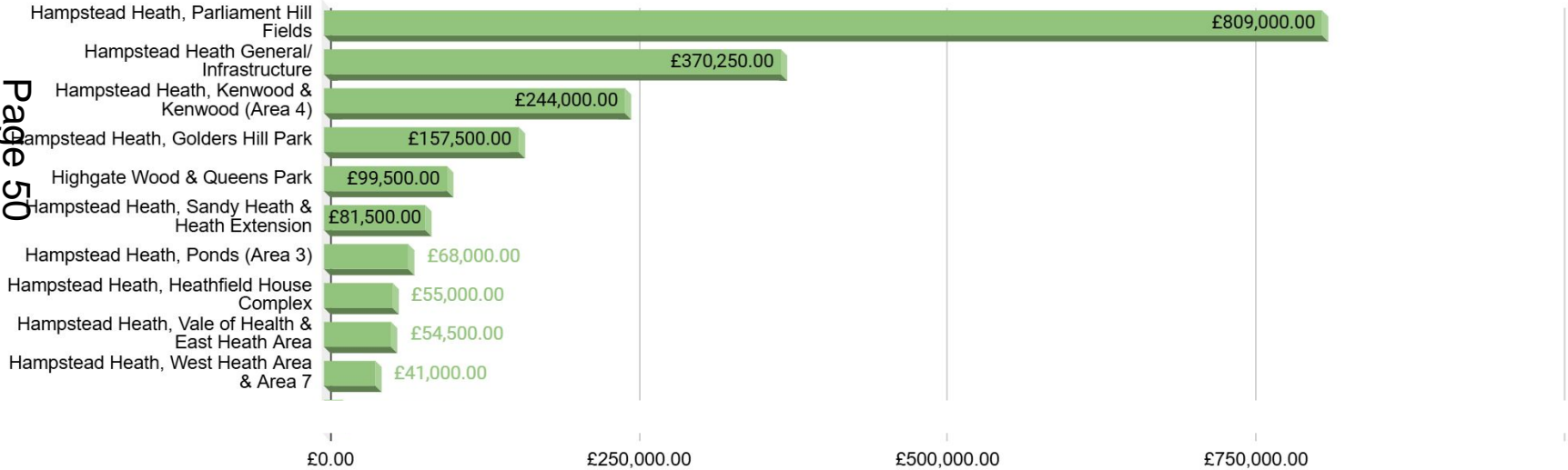
Area Name: West Ham Park	£976,000		
FABRIC CONDITION SURVEY FOR FMP	£20,000.00	RADIATORS REPLACEMENT	£6,000.00
BOILER REPLACEMENT	£30,000.00	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT TO MAINS)	£12,000.00
IRRIGATION SYSTEM CONTROL PANEL REPLACEMENT	£20,000.00	BOILER REPLACEMENT (INC TANK REMOVAL/CONVERT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



<b>Area Name: Highgate Wood &amp; Queens Park</b>	<b>£269,500</b>	<b>Area Name: Hampstead Heath General/ Infrastructure</b>	<b>£384,750</b>	<b>Area Name: Hampstead Heath, 434 A-D Archway Road &amp; 436 A-D Archway Road</b>	<b>£40,000</b>
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 GRILLS / POND, MINOR REPAIRS/DREDGING	£55,000.00		
EXTERNAL DECORATIONS	£4,500.00	TEST OF ALL INLET/OUT PIPES & VALVES (PONDS)	£25,500.00		
FENCES/GATES DECORATION	£36,000.00	WORKS TO MINOR BRIDGES	£11,000.00	<b>Area Name: Hampstead Heath, West Heath Area &amp; Area 7</b>	<b>£60,000</b>
FENCING REPLACEMENT/DECORATION	£32,000.00	DRAINAGE OVERHAUL (GENERAL)	£36,250.00	SURVEY - DRAINAGE	£15,000.00
EXTERNAL DECORATIONS (INC SCAFFOLDING)	£12,000.00	DRAINAGE SURVEY (GENERAL)	£10,000.00	GARDEN SHELTER OVERHAUL	£3,000.00
External Decorations (Cafe)	£26,000.00	FOOTPATH OVERHAUL (PELLINGS)	£80,000.00	HANDRAIL DECORATIONS/OVERHAUL	£2,000.00
External -Area (Cafe)	£15,000.00	MAIN WATER SUPPLY PIPE/WORK REPLACEMENT	£75,000.00	INTERNAL DECORATIONS	£1,500.00
INTERNAL DECORATIONS (PARK OFFICE)	£5,000.00	OVERHAUL OF ALL BANDSTANDS/SHELTERS	£55,000.00	PATH OVERHAUL	£2,000.00
Internal Decorations (Cafe)	£21,000.00	STATUE OVERHAUL/CLEANING	£8,000.00	RAILINGS REDECORATION	£1,500.00
KITCHEN REFURBISHMENT	£5,000.00			ROOF SURVEY	£6,500.00
ROOF REPLACEMENT (FLAT) ( FELT)	£20,000.00	<b>Area Name: Hampstead Heath, Parliament Hill Fields</b>	<b>£546,900</b>	STONE STAIRCASE TO SHELTER OVERHAUL	£6,500.00
TOILET REFURBISHMENT (PARK OFFICE)	£4,000.00	FENCING OVERHAUL/DECORATIONS	£15,000.00	WALLS RENDERING/REDECORATION	£5,000.00
WINDOWS REPLACEMENT	£36,000.00	PATH RESURFACING	£90,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES	£12,000.00
DECORATIONS	£12,000.00	SURVEY - DRAINAGE	£10,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL	£5,000.00
		EXTERNAL DECORATIONS	£3,000.00	PERGOLA - HEALTH & SAFETY WORKS	£15,000.00
<b>Area Name: West Ham Park</b>	<b>£291,500</b>	FLOORING REPLACEMENT	£3,000.00	PERGOLA - STRENGTHENING WORKS	£10,000.00
CORPORATE SIGNAGE OVERHAUL & REPAIR	£25,000.00	INTERNAL DECORATIONS	£3,000.00	BELVEDERE STRUCTURE ENTRANCE/LOBBY OVERHAUL	£5,000.00
FOOTPATH RESURFACING	£30,000.00	ROOF REPLACEMENT	£12,000.00	FLOORING REPLACEMENT	£1,000.00
FOOTPATH RESURFACING (BRICK PAVOUR)	£15,000.00	TOILET REFURBISHMENT	£3,000.00	INTERNAL DECORATIONS	£1,000.00
BRIDGE INSPECTION/SURVEY	£4,000.00	EXTERNAL DECORATIONS	£4,000.00	KITCHEN REFURBISHMENT	£1,500.00
BOILER REPLACEMENT (OHWS)	£60,000.00	FLOORING REPLACEMENT	£8,500.00	RAINWATER COCOONS REPLACEMENT	£36,000.00
EXTERNAL DECORATIONS INCL. WASHDOWN	£6,000.00	INTERNAL DECORATIONS	£12,000.00	ROOF REPLACEMENT	£1,000.00
INTERNAL DECORATIONS	£5,000.00	KITCHEN REFURBISHMENT	£7,500.00		
DECORATION FOR 3x SHELTERS	£20,000.00	PAVING OVERHAUL	£4,500.00	<b>Area Name: Hampstead Heath, Sandy Heath &amp; Heath Extension</b>	<b>£40,000</b>
SHELTER BENCHES REPLACEMENT	£4,000.00	ROOF REPLACEMENT	£4,500.00	BOUNDARY WALL OVERHAUL (NORTH END)	£10,000.00
FOOTPATH REPLACEMENT	£30,000.00	TOILET REFURBISHMENT	£4,500.00	REBUILD - MAJOR REPAIRS	£30,000.00
BATHROOM REFURBISHMENT	£12,000.00	CHANGING ROOM REFURBISHMENT (STAFF) (FEMALE)	£7,500.00		
EXTERNAL DECORATIONS	£4,500.00	CHANGING ROOM REFURBISHMENT (STAFF) (MALE)	£7,500.00	<b>Area Name: Hampstead Heath, Heathfield House Complex</b>	<b>£29,500</b>
INTERNAL DECORATIONS	£20,000.00	DECORATIONS (LPO)	£10,000.00	CAR PARK BAYS REMARKING	£2,000.00
KITCHEN REFURBISHMENT	£20,000.00	L'EQUARD CONTROL ROOM OVERHAUL	£7,500.00	CAR PARK RESURFACING	£20,000.00
ROOF REPLACEMENT (MAIN)	£30,000.00	POOL LIFT REPLACEMENT (MANUAL LIFTING GEAR)	£8,500.00	DRAINAGE SURVEY	£7,500.00
WINDOWS REPLACEMENT	£25,000.00	STRUCTURAL REPAIRS (FIRST AID ROOM) (INVESTIGATIVE WORK/OVERHAUL)	£6,500.00		
		Roof Overhaul	£22,000.00	<b>Area Name: Hampstead Heath, Kenwood &amp; Kenwood (Area 4)</b>	<b>£125,000</b>
		External Wash Decoration (Cafe)	£3,500.00	Minor refurbishment of Pond Facility	£125,000.00
		Windows & Doors and canopy Overhaul (Cafe)	£7,250.00		
		Rainwater Goods Replacement	£1,800.00	<b>Area Name: Hampstead Heath, Vale of Health &amp; East Heath Area</b>	<b>£198,500</b>
		External Drainage Overhaul (Cafe)	£2,000.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	£30,000.00
		Internal Decoration & Services (Cafe)	£23,250.00	PATH RESURFACING	£30,000.00
		PADDLING POOL RESURFACING	£96,000.00	EXTERNAL DECORATIONS	£5,000.00
		WINDOWS OVERHAUL	£7,500.00	INTERNAL DECORATIONS	£12,000.00
		EXTERNAL DECORATIONS	£8,500.00	ROOF REPLACEMENT (TILED)	£36,000.00
		FIRST AID HUT FLOORING REPLACEMENT	£4,000.00	WINDOWS REPLACEMENT	£50,000.00
		FLOORING REPLACEMENT	£8,500.00	EXTERNAL DECORATIONS	£3,000.00
		INTERNAL DECORATIONS	£12,000.00	INTERNAL DECORATIONS	£3,000.00
		INTERNAL DECORATIONS (PA ROOM)	£3,000.00	ROOF REPLACEMENT	£20,000.00
		KITCHEN REFURBISHMENT	£6,000.00	ALGAE REMOVAL (DOFF SYSTEM CLEAN)	£8,500.00
		PAVILION BUILDING INTERNAL REFURBISHMENT/OVERHAUL	£4,500.00		
		RAINWATER GOODS REPLACEMENT (WHOLE COMPLEX)	£4,000.00	<b>Area Name: Hampstead Heath, Golders Hill Park</b>	<b>£65,500</b>
		RETAINING WALLS/PAVING OVERHAUL/REPOINTING	£4,500.00	PUMPS/PIPE REPLACEMENT (GOLDERS HILL WATER GARDEN)	£5,000.00
		STORES EXTERNAL DECORATIONS	£2,000.00	SURVEY - GENERAL	£8,500.00
		STORES ROOF REPLACEMENT	£7,500.00	FLOORING REPLACEMENT	£15,000.00
		TOILET REFURBISHMENT (MENS TOILETS)	£26,000.00	INTERNAL DECORATIONS (MAIN OFFICE/STORES)	£5,000.00
		WALLS/CELINGS/FLOORS REFURBISHMENT	£55,000.00	UNDERGROUND DIESEL TANK & FUEL PUMP REPLACEMENT	£30,000.00
		YARD RESURFACING	£7,500.00		

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

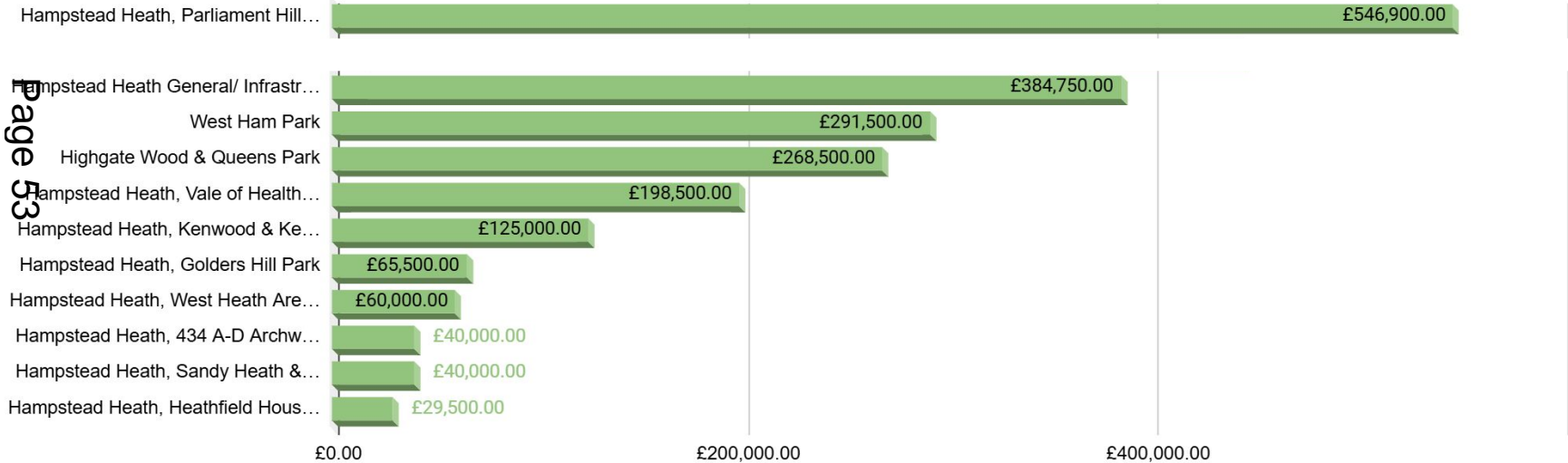


<b>Area Name: Hampstead Heath General/ Infrastructure</b>	<b>£69,250</b>	<b>Area Name: Hampstead Heath, 434 A-D Archway Road &amp; 436 A-D Archway Road</b>	<b>£172,000</b>	<b>Area Name: Hampstead Heath, Kenwood &amp; Kenwood (Area 4)</b>	<b>£52,600</b>
EMBANKMENT MONITORING	£6,000.00	DRAINAGE OVERHAUL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

# City Estate (NLOS) - Year 3 forecast



## Year 3 (NLOS) Forecast



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

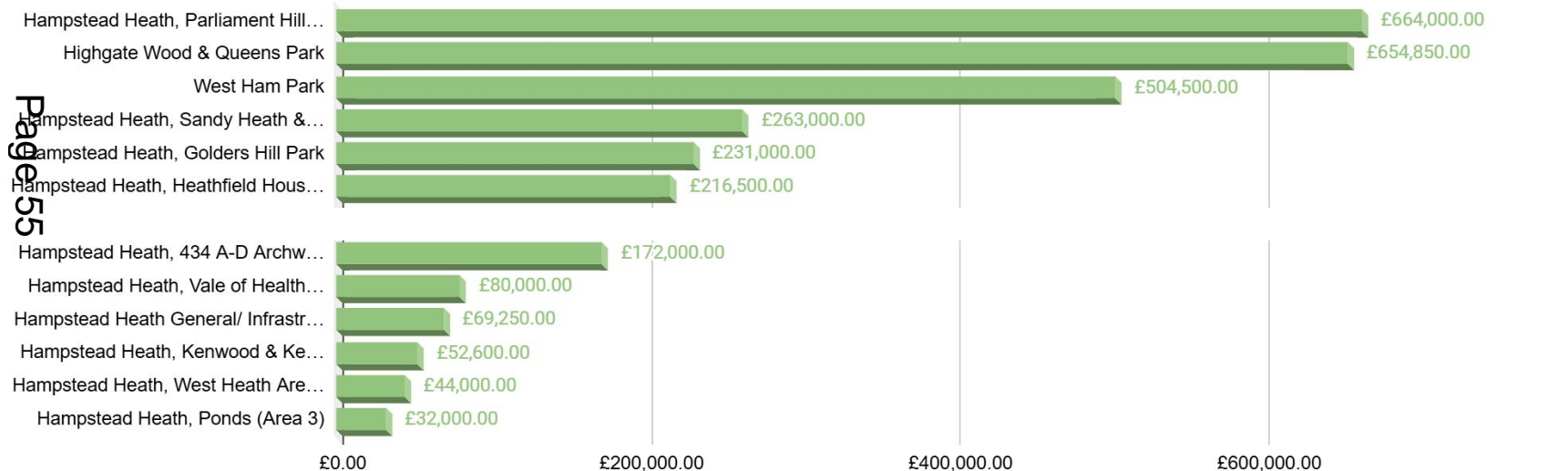


Area Name: Highgate Wood & Queens Park	£654,850	Area Name: West Ham Park	£504,500
FOOTPATH RESURFACING (HOGGING AGGREGATE)	£72,000.00	ASBESTOS REMOVAL (ATCOST BUILDING)	£20,000.00
VENTILATION AND EXTRACTION SYSTEM REPLACEMENT (LODGES)	£4,500.00	GARDEN STRUCTURES REPLACEMENT	£20,000.00
External (walls, 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
P&E and Electrical (Café)	£26,600.00	BRICKWORK AND STONEMWORK 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



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



<b>Area Name: Hampstead Heath General/ Infrastructure</b>	<b>£141,250</b>	<b>Area Name: Hampstead Heath, 434 A-D Archway Road &amp; 436 A-D Archway Road</b>	<b>£221,500</b>	<b>Area Name: Hampstead Heath, Heathfield House Complex</b>	<b>£240,500</b>
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
LOGGE GARDEN PAVING/FENCING OVERHAUL	£4,500.00	LANDLORDS LIGHTING & POWER REWIRE	£20,000.00	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 ROOFMENTS/BANKING BY ENGINEER	£4,500.00	RAINWATER GOODS REPLACEMENT	£12,000.00		
STATUE OVERHAUL/CLEANING	£6,000.00	WINDOWS REPLACEMENT	£20,000.00	<b>Area Name: Hampstead Heath, Kenwood &amp; Kenwood (Area 4)</b>	<b>£431,500</b>
		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
				KENWOOD NURSERY - WALL REPAIRS	£36,000.00
<b>Area Name: Hampstead Heath, Parliament Hill Fields</b>	<b>£669,500</b>	<b>Area Name: Hampstead Heath, West Heath Area &amp; Area 7</b>	<b>£160,000</b>	CONDITION SURVEY	£8,500.00
CORPORATE IMAGE BOARDS REPLACEMENT	£4,000.00	DRAINAGE OVERHAUL	£50,000.00	EXTERNAL DECORATIONS	£6,000.00
EMERGENCY LIGHTING REPLACEMENT	£6,000.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	£30,000.00	INTERNAL DECORATIONS	£8,500.00
EMERGENCY LIGHTING REPLACEMENT (PUBLIC TOILETS)	£2,000.00	PATH RESURFACING	£8,500.00	RENDER OVERHAUL	£12,000.00
FIRE ALARM REPLACEMENT	£20,000.00	SIGNS REPLACEMENT	£27,000.00	STONE COPINGS REPLACEMENT	£20,000.00
LIGHTING AND SMALL POWER REPLACEMENT (INC WIRING AND DISTRIBUTION BOARD)	£38,000.00	SURVEY - GENERAL	£8,500.00	EXTERNAL DECORATIONS	£7,500.00
LIGHTING REPLACEMENT (REMAINING WORK)	£132,000.00	GARDEN SHELTER OVERHAUL	£3,000.00	LIGHTING INC EMERGENCY LIGHTING REPLACEMENT	£4,000.00
SECURITY ALARM REPLACEMENT	£6,000.00	HANDRAIL DECORATION/OVERHAUL	£2,000.00	KITCHEN REFURBISHMENT	£12,000.00
EXTERNAL DECORATIONS	£8,000.00	INTERNAL DECORATIONS	£500.00	EXTERNAL/INTERNAL DECORATIONS	£4,000.00
FENCING REPLACEMENT	£18,000.00	PATH OVERHAUL	£2,000.00	EXTERNAL DECORATIONS	£3,000.00
KITCHEN REFURBISHMENT	£20,000.00	RAILINGS REDECORATION	£2,000.00	FLOORING REPLACEMENT	£7,500.00
LANDLORDS LIGHTING & POWER REWIRE	£25,000.00	ROOF SURVEY	£1,000.00	INTERNAL DECORATIONS	£4,000.00
EXTERNAL DECORATIONS	£3,000.00	STONE STAIRCASE TO SHELTER OVERHAUL	£6,000.00	KITCHEN REFURBISHMENT	£12,000.00
INTERNAL DECORATION	£3,000.00	WALLS RENDERING/REDECORATION	£5,000.00	RAINWATER GOODS REPLACEMENT	£3,000.00
WINDOWS/DOOR OVERHAUL	£2,000.00	PERGOLA - ENGINEER TO MONITOR ALL STRUCTURES	£11,000.00	WINDOWS REPLACEMENT	£12,000.00
DECORATION	£6,000.00	PERGOLA - FENCING/RAILINGS OVERHAUL	£5,000.00	DRAINAGE OVERHAUL	£50,000.00
FENCING OVERHAUL/REPLACEMENT (PHASE 2)	£20,000.00	PERGOLA - HEALTH & SAFETY WORKS	£15,000.00	EXTERNAL DECORATIONS (VARIOUS AREAS)	£6,000.00
TENNIS COURTS S.10 - FLOOR SURFACE REPAINT	£25,000.00	PERGOLA - STRENGTHENING WORKS	£10,000.00	HARDSTANDINGS OVERHAUL	£20,000.00
ELECTRIC CONVECTOR HEATERS REPLACEMENT	£3,000.00	PERGOLA - RESTRUCTURE ENTRANCE/LOBBY OVERHAUL	£5,000.00	CCU REPLACEMENT	£10,000.00
ELECTRIC WATER HEATER REPLACEMENT	£2,000.00	FLOORING REPLACEMENT	£1,000.00	COMPACTOR ELECTRICAL SUPPLY REPLACEMENT	£5,000.00
SECURITY ALARM REPLACEMENT	£2,000.00	INTERNAL DECORATIONS	£500.00	INTERNAL DECORATIONS	£5,000.00
ELECTRIC CONVECTOR HEATER REPLACEMENT	£2,000.00	KITCHEN REFURBISHMENT	£1,500.00	INTERNAL DECORATIONS	£4,000.00
ELECTRIC WATER HEATER REPLACEMENT	£2,000.00	ROOF REPLACEMENT	£500.00	CONDITION SURVEY	£4,000.00
SECURITY ALARM REPLACEMENT	£2,000.00	ELECTRIC HEATER/WATER HEATER REPLACEMENT	£1,000.00	EXTERNAL DECORATIONS	£4,000.00
CAR PARK RESURFACE AND RELINE	£15,000.00			INTERNAL DECORATIONS	£4,000.00
FLOORING REPLACEMENT	£36,000.00	<b>Area Name: Hampstead Heath, Ponds (Area 3)</b>	<b>£117,000</b>	PORTACABIN REPLACEMENT	£50,000.00
INTERNAL DECORATIONS (LIDO INFO CENTRE)	£12,000.00	CABLING TO SUPPLY PILLAR AND REWIRING	£115,000.00	SECURITY ALARM REPLACEMENT	£7,000.00
ROLLER SHUTTER REPLACEMENT (8 No.)	£25,000.00	DECORATIONS	£2,000.00		
BLOCK PAVING OVERHAUL	£30,000.00	<b>Area Name: Hampstead Heath, Sandy Heath &amp; Heath Extension</b>	<b>£77,500</b>	<b>Area Name: Hampstead Heath, Vale of Health &amp; East Heath Area</b>	<b>£43,500</b>
EXTERNAL DECORATIONS	£8,000.00	DRAINAGE OVERHAUL	£38,000.00	REPORT 'HA HA' WALL	£8,500.00
FENCING REPLACEMENT (PERIMETER WOODEN)	£20,000.00	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	£8,500.00	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	£23,000.00	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 (5 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	£3,000.00				
CCU REPLACEMENT	£7,000.00				
ROLLER SHUTTERS REPLACEMENT	£3,000.00				



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

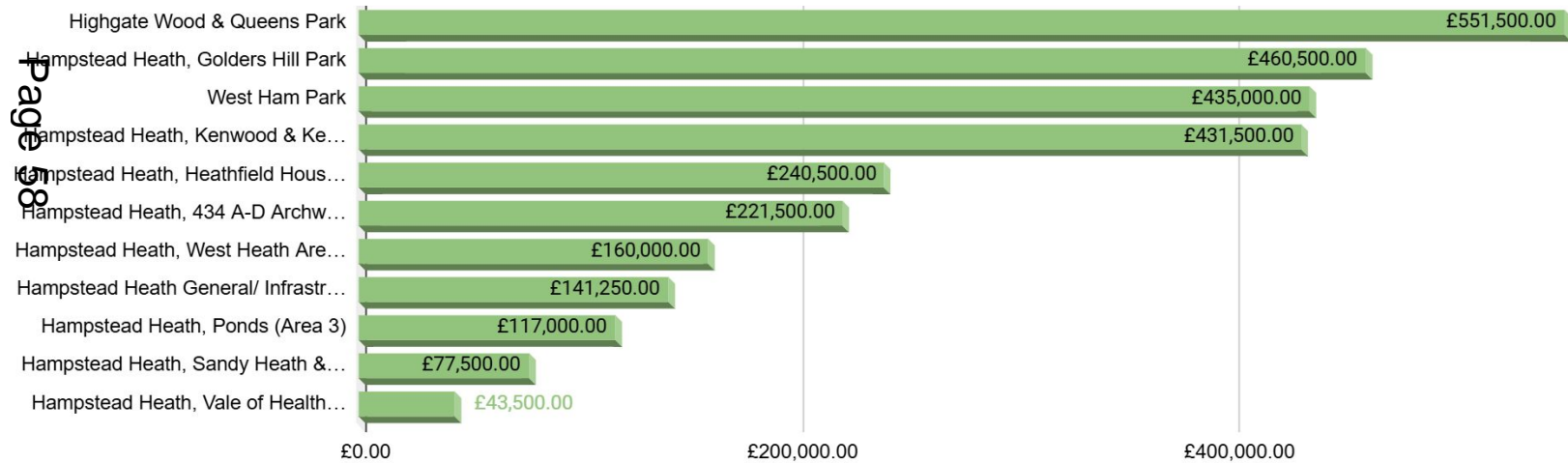


Area Name: Hampstead Heath, Golders Hill Park	£460,500	Area Name: Highgate Wood & Queens Park	£551,500	Area Name: West Ham Park	£435,000
BRICKWORK REPOINTING (SERVICE ROAD)	£20,000.00	DRAINAGE OVERHAUL	£50,000.00	BOLLARD REPLACEMENT ((MAIN GATES) (ELECTRIC RISING))	£18,000.00
DRAINAGE OVERHAUL	£55,000.00	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	PUMPS/T & 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	£5,000.00	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	£35,500.00	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	£5,000.00	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	£6,500.00	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	£6,500.00

## City Estate (NLOS) - Year 5 forecast



## Year 5 (NLOS) Forecast





## Heath Hands Activity Update

**Timeframe:** 1<sup>st</sup> to 30<sup>th</sup> 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](http://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](http://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

<b>Committee(s):</b> 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	<b>Dated:</b> 17/06/2025  03/07/2025 03/07/2025 16/07/2025  17/07/2025
<b>Subject:</b> Natural Environment Charity Review – Update on Fundraising Workstreams	<b>Public report:</b> For Information
<b>This proposal:</b> <ul style="list-style-type: none"> <li>• <b>delivers Corporate Plan 2024-29 outcomes</b></li> <li>• <b>provides business enabling functions</b></li> </ul>	Leading Sustainable Environment
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	
<b>Report of:</b> The Executive Director of Environment and the Chamberlain	Katie Stewart Caroline Al-Beyerty
<b>Report author:</b>	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) Ashtead 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 13<sup>th</sup> 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](mailto:jo.hurst@cityoflondon.gov.uk)

## City of London Corporation Committee Report

<b>Committee(s):</b> Hampstead Heath Consultative Committee – For Information Hampstead Heath, Highgate Wood & Queen’s Park Committee – For Information	<b>Dated:</b> 17/06/2025  16/07/2025
<b>This proposal:</b> <ul style="list-style-type: none"> <li>• <b>delivers Corporate Plan 2024-29 outcomes</b></li> <li>• <b>provides business enabling functions</b></li> </ul>	Leading Sustainable Environment
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	N/A
<b>Report of: The Executive Director of Environment and The Chamberlain</b>	Katie Stewart Caroline Al-Beyerty
<b>Report author:</b>	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. The Hampstead Heath Charity is unincorporated, which means it does not have its own legal identity and cannot hold property itself. As the sole corporate trustee of the Hampstead Heath Charity, it is the CoLC that holds the Charity's property, in its capacity as trustee, on trust 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.

## **Outcomes**

6. 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.
7. 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.
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 as permanent endowment, 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.

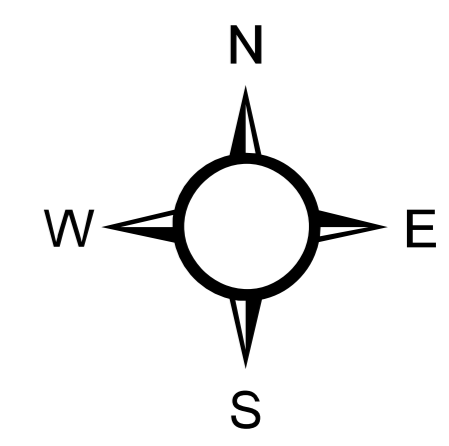
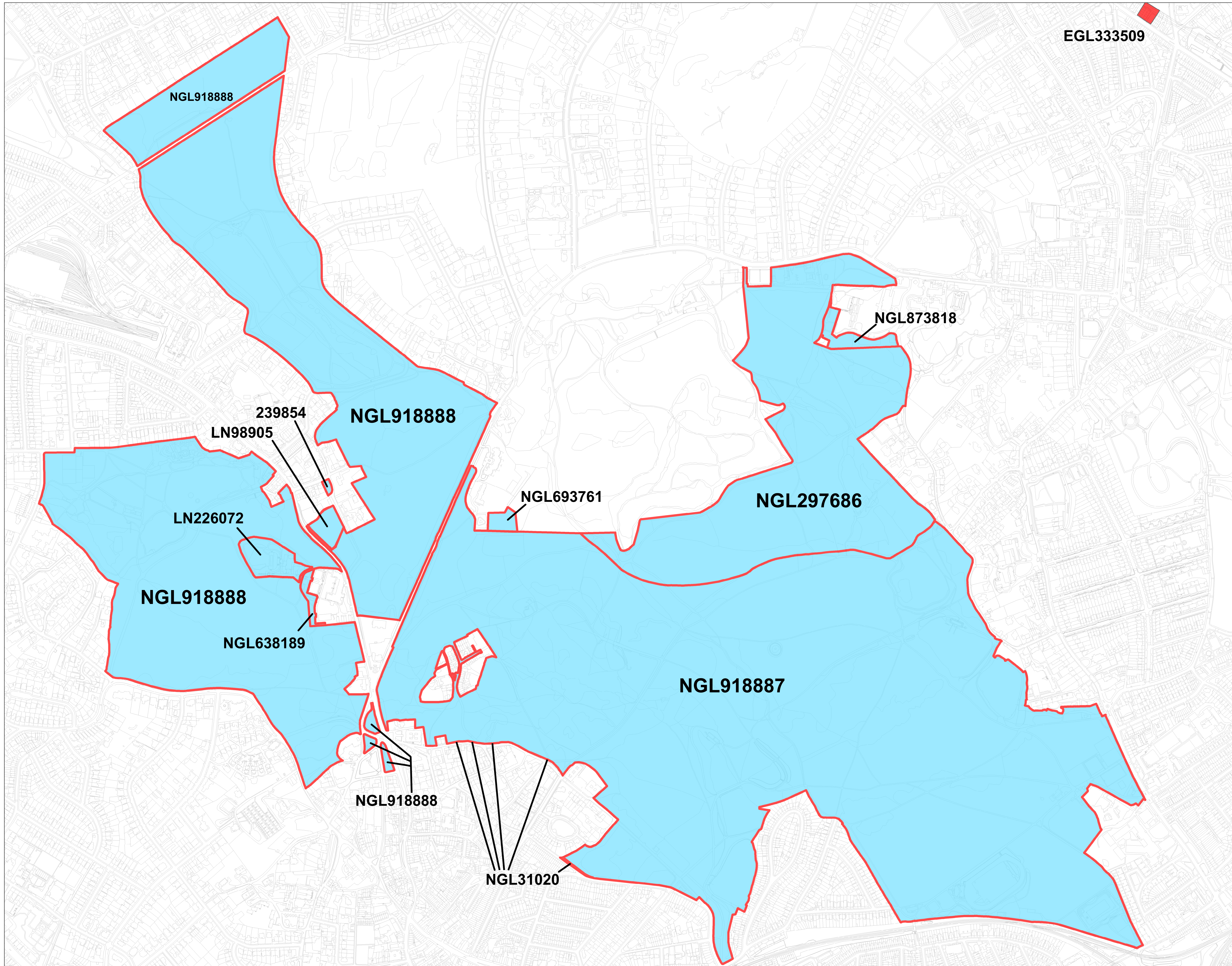
### **Jo Hurst**

Assistant Director – Charity Development

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**Key**

- City's Estate land
- City Owned Charity land

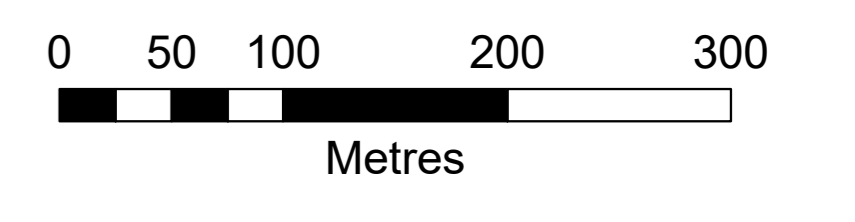


**CITY OF LONDON**  
*P.G. Wilkinson BSc MSc MRICS*  
 City Surveyor  
 CITY SURVEYOR'S DEPARTMENT  
 Corporate Property Group  
 Plans & Records Section

City of London  
 Land and Property Terrier

Charity Review  
 Hampstead Heath

Created by:  
 Plans & Records  
 Corporate Property Group  
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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	<b>Not Charity (Complementary land)</b>
Hampstead Heath	Hampstead Heath: Kenwood Estate	Hampstead Heath, London N6	297686	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Main Site	Hampstead Heath, London NW5	NGL918887	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land on the north side of Willow Road	Hampstead Heath, London NW3	NGL31020	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land lying to the west of Spaniards Road	Hampstead Heath, London NW3	NGL918888	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land lying to the west of North End Way	Hampstead Heath, London NW3	LN226072	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land lying to the south side of Inverforth Close	Hampstead Heath, London NW3	NGL638189	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land on the south west side of North End Avenue	Hampstead Heath, London NW3	LN98905	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land at the northern end of North End Avenue	Hampstead Heath, London NW3	239854	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Land lying to the south east side of Spaniards Road	Hampstead Heath, London NW3	NGL693761	<b>Asset of the Charity</b>
Hampstead Heath	Hampstead Heath: Part of Athlone House	Hampstead Lane, Hampstead Heath, London N6 4RU	NGL873818	<b>Asset of the Charity</b>

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