

Committee(s): Hampstead Heath Consultative Committee	Date: 19/10/2020
Subject: Revised Tender Timeline for the Parliament Hill Café, Golders Hill Park Café and Parliament Hill Fields Lido Café	Public
Report of: Superintendent of Hampstead Heath	For Discussion
Report author: Richard Gentry	

Summary

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

Recommendations

Members are asked to:

- Provide feedback on the proposed revised timeline, as set out in paragraph 7.
- Note the feedback and recommendations from the Golders Hill Park Café User Engagement - outcome report (appendix 1).

Main Report

Background

1. The leases for the Parliament Hill Café, Parliament Hill Fields Lido Café and Golders Hill Café are due to expire on 12 January 2021. Due to COVID-19 and the subsequent impact on Officer workload, the tenders for the cafés have been delayed.
2. In letting the Cafés for the longer terms that are now available under section 6 of the City of London Corporation (Open Spaces) Act 2018, Members must have regard to the desirability of ensuring that the service or facility is provided to a satisfactory standard throughout the duration of the lease. Before granting a lease, the Hampstead Heath, Highgate Wood and Queen's Park Committee (HHHGWWQPC) must consult such persons or bodies as it thinks appropriate. Part II of the Landlord and Tenant Act 1954 (which provides security of tenure for commercial tenancies) does not apply.

Current Position

3. At the 9 September 2020 meeting of the HHHGWQPC it was agreed by Members that the leases for the Parliament Hill Café and Parliament Hill Fields Lido Café are held over for 12 months to 12 January 2022 enabling a tender process to be undertaken during 2021.
4. The licence holder for the, Golders Hill Park Café notified the City Corporation of their intention to end their lease in November 2020. However, the lease holder has agreed to remain in situ as a tenant in the café at Golders Hill Park until January 2022.
5. In relation to the Golders Hill Park Café, a consultant was appointed to undertake user engagement, to establish the views and opinions of Park visitors. As part of the engagement the consultant ran two online focus group meetings, which were attended by 20 participants. An online questionnaire ran between 28 July – 17 August 2020 and received 866 responses. The results of this engagement can be found at appendix 1.
6. The main observations and feedback from the user engagement were that the café:
 - should be unique and managed in such a way that reflects the character of the local community.
 - should provide a simple, healthy, homemade offer.
 - should cater for all members of the community.
 - should feel inviting and make the most of its space and location in the Park.

Timeline

7. It is recommended that the revised timeline for the delivery of this tender project is:
 - **20/10/2020 – 27/11/2020** - user engagement and consultation for the Parliament Hill Café and Parliament Hill Fields Lido Café.
 - **25/11/2020** – update HHHGWQPC on progress.
 - **25/01/2021** – present user engagement outcome report and outline tender process – HHCC.
 - **24/02/2021** – present outcome report HHHGWQPC and outline tender process.
 - **25/03/2021 – 08/05/2021** - commence tender for the Golders Hill Park Café and Heath Extension Kiosk.
 - **19/04/2021** – update Hampstead Heath Consultative Committee (HHCC) on progress.
 - **30/04/2021 – 11/06/2021** – commence tender Parliament Hill Café and Parliament Hill Fields Lido Café.
 - **09/05/2021 – 23/05/2021** – evaluate compliant Golders Hill Park Café and Heath Extension Kiosk bids.

- **26/05/2021** – update HHCC.
 - **12/06/2021** – **26/06/2021** – evaluate Parliament Hill Café and Parliament Hill Fields Lido Café bids.
 - **06/09/2021** – present update report – HHCC.
 - **29/09/2021** – report recommendations following evaluation to the HHHGWQPC.
 - **30/09/2021** – award leases.
 - **October 2021** – lease execution.
 - **13/01/2022** – lease commencement.
8. Throughout the process the Superintendent of Hampstead Heath will engage with the Café Working Group.

Proposals

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

Corporate & Strategic Implications

11. Hampstead Heath is a registered charity (Charity No. 803392), for which the City of London Corporation is the Trustee. The purpose of the charity is the preservation of Hampstead Heath for the recreation and enjoyment of the public. The HHHWQPC manages Hampstead Heath on behalf of the City of London Corporation and must take decisions in the best interests of the charity.
12. The provision of Café facilities provides income that contributes to the maintenance of Hampstead Heath, and the cafés must be let on the best terms that can reasonably be obtained for the charity, in order to comply with the duties of the Trustee. However, the cafés are also fundamentally part of the experience provided to users and the HHCC and the HHHWQPC may consider the wider social and environmental benefits that they bring to the Heath.

13. The letting of the Cafés at Hampstead Heath contributes towards the achievement of the three aims set out in the City of London Corporation Corporate Plan 2018-23: Contribute to a flourishing society, Support a thriving economy and Shape outstanding environments, in particular the following Corporate Plan outcomes:
- (4) Communities are cohesive and have the facilities they need.
 - (5) Businesses are trusted and socially and environmentally responsible.
 - (10) We inspire enterprise, excellence, creativity and collaboration.
 - (12) Our spaces are secure, resilient and well maintained.
14. It also meets the three objectives and outcomes set out in the Open Spaces Department Business Plan 2019-20: (a) Open spaces and historic sites are thriving and accessible, (b) Spaces enrich people's lives and (c) Business practices are responsible and sustainable.
15. Tendering the catering facilities provides the opportunity to ensure the Cafés support the Strategic Outcomes set out in the Hampstead Heath Management Strategy 2018-2028:
- A: The Heath is maintained as a flourishing green space and historic landscape,
B: Improved quality of life for Heath visitors,
C: The Heath is inclusive and welcoming to a diverse range of visitors,
D: Greater number of and diversity of People taking care of the Heath.

Implications

16. Previously, the tender of the Hampstead Heath Cafés, in particular the Parliament Hill Café and the Golders Hill Park Café generated media interest. Officers will liaise with the City Corporation, Media Team and inform and update Stakeholders and visitors throughout the tender process.

Conclusion

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

Appendices

- Appendix 1 – Golders Hill Park Café User Engagement – Outcome Report.

Richard Gentry

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

T: 020 7332 3322

E: richard.gentry@cityoflondon.gov.uk