

High Level Asset Management Plan – Hampstead Heath 2021-2023

Asset Assessment – RETAIN

Ambition

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

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

Finance

City Cash

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

Alignment - with Departmental objectives as set out in the Open Spaces Business Plan 2021/22 and the Hampstead Heath

Key Priorities for Hampstead Heath Asset Management

The Hampstead Heath 2019-2021 Asset Management Plan (AMP) has been reviewed to inform the key priorities for the 2021-2023 AMP. These key priority work streams meet the Division's strategic priorities as set out in the Divisional Plan 2021-2024. This is a working document and will be updated to reflect the actions emerging from Officers quarterly review meetings.

The High-Level AMP will seek opportunities in relation to the City of London Corporation Climate Action Strategy to enhance carbon capture while enhancing biodiversity and resilience. These actions will contribute towards the City Corporation achieving Net 0 by 2027 in scope 1 & 2 emissions.

Governance is provided by the Hampstead Heath Senior Management Team which is chaired by the Superintendent of Hampstead Heath.

1. Review Staff office and welfare accommodation (HH16)

Undertake a strategic review of the built assets across the Parliament Hill Fields area of the Heath including the Lido, Hive, Peggy Jay Centre and Adventure Clubhouse, Athletics Track, Bowls and Croquet green, Tennis Courts,

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Divisional Plan
(reviewed annually).

Strategy – incorporates the adopted Corporate Property Asset Management Strategy 2020/25 and the Hampstead Heath Management Strategy 2018-2028.

Performance – Measures to be developed in collaboration with stakeholders over the life of the plan.

Review – progress be reviewed by between Business Plan Stakeholders, Asset Managers and Property Facilities Managers at quarterly meetings.

Governance - The Superintendent of Hampstead Heath is responsible for oversight of this Plan and for

Cafés and Toilet Facilities, Offices and associated buildings at the Parliament Hill Staff Yard. The review will consider the most appropriate use of the existing facilities to achieve the following objectives:

- Relocation of Heathfield House office accommodation to achieve the objectives of the City of London Corporation Operational Property Review. This also provides the opportunity to recognise the new and successful ways of working which have emerged over the course of the pandemic. We will be incorporating these into our return to the workplace and to support our new Target Operating Model to ensure we make use of the opportunities provided by a new, more flexible, working style.
- To ensure both staff and volunteer office and welfare facilities are integrated and fit for purpose.
- To provide a visitor engagement hub offering information, Heath related retail, which is accessible and welcoming in order to engage proactively and encourage foster collective care for the Heath.
- Provide fit for purpose learning facilities to enable the Open Spaces Department Learning Team to consolidate the learning provision.
- Provide accessible and fit for purpose leisure and sports facilities to encourage participation in both formal and informal recreation to promote wellbeing, healthy and active lifestyles.
- Ensure all built assets are fully utilised and where possible generate funding to support the Hampstead Heath Charity.
- To provide electric vehicle charging network to support compliance with ULEZ (HH6).

2. Delivery of Swimming Capital Project (HH14) - safety, accessibility and security works across the Bathing Ponds and Parliament Hill Fields Lido

- Gateway 2 approved (May 2021) and Gateway 3 to be progressed through the Swimming Project Board.

3. Develop a Capital bid for the Athletics Track (HH15) - to reconstruct the track surface and associated infrastructure to achieve TrackMark accreditation

- Set up a Project Board with the City Surveyors.
- Update Gateway 1 to inform Capital Bid in August 2021.
- Seek external funding to support Capital Bid.

4. Conserve and maintain Heritage assets (to undertake repairs and restoration of the Pergola).

- City Surveyor to complete Gateway 1 to inform Capital Bid in August 2021.

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seeking the approval of the Hampstead Heath, Highgate Wood and Queen's Park Committee, following consultation with the Hampstead Heath Consultative Committee. Performance against objectives reported into Corporate Asset Sub Committee annually by the City Surveyor's Department.

Contacts

Superintendent - Bob Warnock, Ext 3322.
Corporate Asset Manager - Warren Back, Ext 3457.
Property Facilities Manager - Liam Boyle, Ext 3107

- Seek external funding to support Capital Bid.

5. Golders Hill Park – Zoo & Butterfly House (HH13)

- Prepare project brief and tender documents for an Options Appraisal.
- Commission an options appraisal to inform discussions with HHCC and HHMC regarding the long term-term sustainability of the Zoo and Butterfly House.

6. Cafés (HH19)

- Retender with 10-year leases to seek additional investment.
- Tender the Heath Extension Kiosk.
- Develop proposals for additional fixed and mobile catering.

7. Ensure the Heath is sustainable, inclusive and welcoming to a diverse range of visitors.

- Develop Annual Work Programme Projects to enhance carbon capture while enhancing biodiversity and resilience. These actions are critical to contribute towards the City Corporations achieving Net 0 by 2027 in scope 1& 2 emissions (HH27).
- Savernake Bridge (HH10) & Nassington Road - Heath gateway access and landscape improvements, in association with Heath Hands and the London Borough of Camden.
- Cycle parking (HH11) - Install additional cycle parking at entrances and facilities.
- Accessible Car Park at Golders Hill Park (HH23) - Undertake a tendering process to appoint a Consultant to develop options which facilitate safe weekend and Bank Holiday opening of the Car Park.
- Accessible walking routes & shared route pathways to be prioritised within the CWP.
- Playgrounds (HH9) - Implement improvements in line with the Play Principles to improve accessibility and provide natural play.

Cyclical Works Programme – facilities maintenance.

- The Cyclical Works Programme for Hampstead Heath for 2021/22 is concentrated on Health & Safety works at the Swimming facilities. 2022/23 CWP is being scoped and bid lid is being finalised.

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- CWP funding has moved to a 1-year programme. Further priority for paths and drainage works required. Due to CWP programme changes, greater emphasis will be placed on Capital Project funding.

Business Plan Links

City Surveyor's Business Plan 2020-2025 Strategic Property Asset Management – A strategy for Hampstead Heath that aligns Corporate and Business Planning to fully optimise its operational use.

- Property Management – Ensuring buildings and facilities that are fit for purpose, energy efficient, meeting service needs and delivering value for money.
- Income Generation – Seek to generate relevant and appropriate opportunities for income generation through events and third-party leasing opportunities.

Open Spaces Department Business Plan 2021/22

Top level objectives:

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

Hampstead Heath Management Strategy 2018-2028

Outcomes summary:

- The Heath is maintained as a flourishing green space and historic landscape by balancing visitor activities and conservation of the natural, built and heritage values.
- Improved quality of life for Heath users, facilitated by improved physical health and improved mental health and well-being.
- Improved social inclusion through provision of spaces, facilities and activities that are accessible to more diverse users.
- Responsible management is achieved through a culture of shared custodianship and collaboration.

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