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| Committee(s): | Date(s): | Item no. |
| Open Spaces, City Gardens & West Ham Park Committee | 15 April 2013 | |
| Subject: Provisional Additional Works Programme 2014/15 | | Public |
| Report of: City Surveyor CS 100/13 | | For Decision |
| <p style="text-align: center;"><u>Summary</u></p> <p>This report sets out a provisional list of cyclical projects being considered for properties under the management of Open Spaces, City Gardens and West Ham Park Committee under the umbrella of the “additional works programme”.</p> <p>The draft cyclical project list for 2014/15 totals approximately £245,000 and if approved will continue the momentum that has seen a significant improvement in the maintenance of the property and infrastructure assets.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the Committee’s views be sought on the provisional list of works. | | |

Main Report

Background

1. At the meeting of Resource Allocation sub Committee in January 2013 Members considered and approved a prioritised list of “additional works” projects for 2013/14.
2. The total value of the approved works packages was some £5.49m. Of this allocation Open Spaces, City Gardens and West Ham Park received some £329,100 to allow all 40 projects on the prioritised list to proceed in 2013/14.
3. This approved package of works continues a programme of works that has seen the additional investment of almost £1.2 m over the last four years.

4. The Director of Open Spaces has requested that your Committee be provided with a preview of the likely works list for Open Spaces, City Gardens and West Ham Park.

Current Position

5. I am in the process of reviewing our forward maintenance plans (20 years) which will form the basis of the next round of additional works bids for 2014/15.
6. This review is expected to be completed in the next few weeks. In the interim and to allow you to have a preview I append a provisional list of projects for Open Spaces, City Gardens and West Ham Park under consideration for 2014/15.
7. It should be noted that the provisional list for 2014/15 is subject to a final review prior to presentation to the Corporate Asset sub Committee in July and approval by Resource Allocation Sub-Committee in the autumn.
8. At this stage in the cycle the list has not been prioritised. The prioritisation process is only possible when all the provisional lists from across the Operational estate have been compiled.
9. Work items are initially prioritised on the basis of condition, which places the work item into the appropriate year. Thereafter the following factors are considered: property status (e.g. English Heritage listing), potential reputational impact, health and safety, relevancy of works compared to other items at the same location and client consultation feedback.
10. The West Ham Park Conservation Management Plan has also been and will continue to be a reference document in considering the maintenance plan and priorities.

Financial and Risk Implications

11. As indicated above, these provisional schedules are based on a preliminary review of the 20 year repairs and maintenance plans and are subject to further evaluation in terms of value to Open Spaces, City Gardens & West Ham Park and with regard to overall corporate priorities, including availability of resources, sound asset management and accommodation provisions/arrangements. It will be appreciated that the indicative sums are material and no commitment to their funding can be implied or guaranteed at this stage.

Corporate Property Officers Comment

12. The provisional list for Open Spaces, City Gardens & West Ham Park identifies a number of works that are proposed for 2014/15 subject to funding being made available for the additional works programme. The method of prioritisation for the 'additional works' may need to be reviewed to reflect strategic asset management decisions.
13. Presently the proposals to develop a Playground Master plan is subject to securing external funding and includes a proposal to transform the paddling pool to a splash pad water play feature. The Playbuilder funding scheme is closed and the London Marathon Trust has declined the paddling pool element. The City is still aiming to identify an external funding source. However, these proposals will not affect the proposed additional works programme.
14. It should be noted that the London Marathon Trust has awarded Tessa Sanderson Foundation £100,000 specifically to address renovation of tennis courts at West Ham Park, and this grant money is to be used to resurface the three most needy courts. Further sums are identified to address a large proportion of the remaining 9 tennis courts, which will help the City to continue to provide first class affordable local facilities, and meet the wider corporate objectives for the management of its property assets.
15. It is intended that Open Spaces, City Gardens & West Ham Park benefit from the provisional 2014/15 additional works budget, in the order of £245k;

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| • West Ham Park | £127,300 | 52% |
| • City Gardens/ Open Spaces | £117,500 | 48% |
| Total | £244,800 | |

16. The works include various repair and replacement to major elements as classified beneath.

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| • Heritage works | £116,000 | 47% |
| • WHP tennis facilities | £111,000 | 45% |
| • General | £17,800 | 7% |

Strategic Implications

17. The proposals contained within the attached annexe lists support the theme “Protects, promotes and enhances our environment” within the City Together Strategy.

Consultees

18. The Superintendent of West Ham Park & City Gardens, Corporate Property Officer and the Chamberlain have been consulted and their comments are included in this report.

Conclusion

19. The attached provisional lists of work for 2014/15 present another opportunity to maintain the impetus of cyclical repairs and maintenance of the Open Spaces, City gardens and West Ham Park.

Background Papers:

- Appendix A Provisional additional works programme 2014/15

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