

The Executive**21 March 2006**Report title: **Reclaiming Lordship Recreation Ground**Report of: **Director of Environmental Services**

Ward(s) affected:

*West Green, St. Ann's, Noel Park, Harringay, Woodside, White Hart Lane, Bruce Grove, Tottenham Hale, Tottenham Green.***Report for:**

Key Decision

1. Purpose

- 1.1 To seek Member endorsement of the direction, content and proposed investment packages for the regeneration project for Lordship Recreation Ground.

2. Introduction by Executive Member

- 2.1 This report outlines the proposed direction, content and investment packages for the continued regeneration of Lordship Recreation Ground. This exciting project came about as the result of a study seeking the views of local residents, community organisations and other agencies. The key issue emerging from the study was that a fear of crime and concerns over personal safety were the most important issues preventing local people from using Lordship Recreation Ground.
- 2.2 The proposals set out in this report demonstrate how the proposed investments will address the issue of the fear of crime. They also meet several other Council aims, for example: creating a cleaner, greener, safer environment; improving services and creating safer and confident communities. This project also demonstrates that the Council is able to work effectively with residents, local community groups and other agencies to deliver improved services that meet the needs and aspirations of local people.

3. Recommendations

- 3.1 That Members approve the direction, content and proposed investment packages for the regeneration project for Lordship Recreation Ground, subject to confirmation of external funding.

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4. Executive Summary

4.1 This report summarises the work currently being developed at Lordship Recreation Ground, its potential contribution to Community Strategy and Government objectives and the overall proposed funding plan for the project. The project offers a range of cross cutting initiatives and opportunities for inter service and inter agency working.

4.2 “Creating a cleaner, greener environment with better transport and leisure opportunities” is one of the key themes of the Haringey Community Strategy.

The other key themes are:

- To improve services;
- To narrow the gap between less affluent and more affluent parts of Haringey;
- To create safer and confident communities;
- To raise achievement in Education and create opportunities for life long learning.

4.3 The Lordship Project can contribute to providing an enhanced quality of service which will contribute to all of these themes.

Specific examples of this include:

- That the project is leading to new, improved ways of involving the community in improving service delivery;
- The project is located in the less affluent eastern part of the Borough where it can potentially offer a service to the majority of wards in this area;
- A key objective of the project is to create a safer, more secure environment for park users;
- That an enhanced service can be offered to local community members of all ages to learn about the natural environment.

4.4 The Project will also enhance the Council’s future prospects in the Comprehensive Performance Assessment process by providing evidence of:

- Effective use of financial resources through the generation of external funding;
- Partnership working with the community;
- Environmental sustainability;
- Joined up working in the provision of cultural services.

4.5 The project offers strong potential to be a key and leading edge scheme in the HSP’s Better Places Partnership work programme.

4.6 The project will also make a substantial contribution towards all of the strategic objectives of the Haringey Open Space Strategy, adopted by the Council in November 2005.

4.7 To date, approximately £540,000 external capital and revenue funding has been secured for the project with this potentially rising to over £4.5m over the life of the scheme.

5. Reasons for any change in policy or for new policy development (if applicable)

5.1 None applicable.

6. Local Government (Access to Information) Act 1985

Background papers

The following background documents have been used in the preparation of the project and this report:

- Towards an Urban Renaissance – Urban Task Force.
- North London River Restoration Strategy – Environment Agency.
- Bringing your rivers back to life : A guide to restoring rivers in North London – Environment Agency.
- Scoping report for the ‘River Moselle restoration Lordship Recreation Ground – River Restoration Centre’.
- Haringey Open Space and Sports Assessment – Atkins 2003
- Strategy for Lordship Recreation Ground.
- Creating Successful Masterplans – CABE Space.
- Haringey Open Space Strategy
- Haringey Sport and Physical Activity Strategy
- Lordship Rec Users Forum (LRUF) Document. – ‘Our Vision for Lordship Recreation Ground’.

7. Background

- 7.1 Lordship Recreation Ground is located in West Green ward though its catchment, as a district park, is up to 1.2 kilometres. Within this catchment area, it potentially should be offering facilities to the majority of wards in the east of the Borough including St. Anns, Noel Park, Harringay, Woodside, White Hart Lane, Bruce Grove, Tottenham Hale and Tottenham Green.
- 7.2 First opened in 1936, Lordship has enhanced the quality of life and evokes fond memories for generations of Tottenham residents.
- 7.3 However, the quality of facilities provided deteriorated significantly during the 1980s and 1990s as overall reductions in the availability of funding for local government led to a lack of investment in Lordship.
- 7.4 In 2003, Neighbourhood Management, through the West Green Learning Neighbourhood SRB5 programme, commissioned a study into local people’s views on how Lordship could be improved. This study, as well as identifying a range of projects that could be undertaken, provided a catalyst for local residents, community organisations and statutory agencies to join together in planning for the future of Lordship through the formation of the Lordship Rec Users Forum (LRUF) which has continued to the present day and is now centrally involved in guiding future development.

- 7.5 The key issue to emerge from the study was that concerns over personal safety and security were the most important issue preventing local people from using Lordship. Taking appropriate action to address this issue has been the central focus of all subsequent work. Funding was provided by Neighbourhood Management to install lighting in the Rec in early 2004.
- 7.6 In June 2004, the Council was awarded £400,000 capital funding from the Active England initiative, a one off fund designed to develop innovative ways of promoting increased participation in sport and physical activity. This award further included revenue funding of £79,000 to enable managed activity to be developed at the new facilities.
- 7.7 External capital funding has been confirmed to date from:
- | | |
|------------------------------------|----------|
| ▪ Sport England | £400,000 |
| ▪ London Marathon Charitable Trust | £ 40,000 |
| ▪ Living Spaces | £ 25,000 |
| ▪ The Environment Agency | £ 5,000 |
- 7.8 As match funding for the above and to enable further funding applications to be developed, Recreation Services were allocated £620,000 of capital funding from the Council's resources over the 2 financial years, 2005/06 and 2006/07.

The major areas of improvement targeted with this funding are:

- Improvements to sports facilities particularly for football.
- Improvements to play facilities.
- Refurbishment of the existing Mother and Toddler building.
- Works to the lake and river Moselle to improve its ecology and amenity value.

8. Report

8.1 Landscaping Design Masterplan

An essential element of the project currently being pursued is an overall design master plan which is being undertaken by Chris Blandford Associates and will be completed in March 2006. The master plan will join the various project elements into a single coherent design approach which will be essential in assisting the Council to obtain external funding.

8.2 Youth Adventurous Play

This project was completed and launched in September 2005 at a total cost of £460,000, and comprised the following elements:

- Multi use games area.
- Skateboard park.
- Adventurous play facility.

8.2.1 The key objective of the project was to provide a safe and secure environment for young people to participate in physical activity.

8.2.2 The project also attracted revenue funding of £79,000 over a 2 year period to develop programmes of activity, provide daily safety checks for the new facilities and offer a presence in the Rec to contribute to all users' overall sense of safety and security.

8.2.3 In the development stage of the project, it was originally envisaged that these services could be provided through staff from the Broadwater Community Centre who were already in daily contact with young people from the locality. However, at a critical stage in the project it became apparent that the Broadwater Centre was experiencing financial difficulties which could impact on its ability to provide the services. In response to this, and in order to ensure no loss of service for young people, a new charitable organisation, Sporting and Education Solutions, was established and this organisation is now providing day to day delivery of the Active England project and is viewed as a key partner in future sporting developments on the site.

8.3 River Moselle

Subsequent to the award of Council capital funding, the Council was approached by the Environment Agency who wished to jointly investigate the potential to deculvert the River Moselle which runs through the centre of Lordship Rec.

8.3.1 This project, which has been identified in the Environment Agency's North London River Restoration Strategy as a major priority, would become a central feature of the site and provide new ecology and biodiversity as well as a major new facility and visitor attraction.

It would also serve as a natural flood defence system for the Rec which is designated in the Borough Unitary Development Plan as a flood plain.

8.3.2 The Environment Agency have contributed £5,000 towards the costs of a pre feasibility study and notified the Council that they will contribute up to a further £600,000 towards the overall capital costs which are estimated to be in the region of £1,600,000. In addition they have indicated that they will provide assistance towards the generation of further external funding and have identified a number of potential sources including the Heritage Lottery Fund and LDA.

8.3.3 A further key element of this project, which will be explored in the feasibility stage, is the potential to act as an 'outdoor classroom', offering young people and adults the opportunity to learn about the natural environment, sustainable development and the impact of climate change.

A copy of an outline sketch drawing showing a possible course for the re-opened river, which was produced by the initial scoping report, is appended to this report.

8.4 Eco Education and Play Centre

The existing Mother and Toddler building, though well used both by the Mother and Toddler group and by the community for a range of activity, is in poor condition. Studies have indicated that the cost of a basic refurbishment of the existing building would be approximately £120,000.

8.4.1 Officers have taken the view that this solution would not be particularly satisfactory, both because the existing building is not of a high quality original construction and that the range of services the refurbished building could offer would continue to be limited.

8.4.2 As an alternative, the potential for a new build 'carbon neutral' building is being explored which could serve as an Eco Education and Play Centre. This would offer formal and informal environmental education services for schools and community groups as well as continuing to provide services for under 5s which would complement the range of services offered by the recently opened Broadwater Farm Children's Centre.

8.4.3 Capital and revenue funding sources are currently being investigated as part of the business planning process. Following discussions with Children's Services officers, £50,000 has been potentially earmarked from the Children's Capital fund in 2006/07 towards the capital costs with additional capital funding potentially available from London Renewables, the London Energy Partnership and the Heritage Lottery Fund.

8.4.4 The business planning process is also investigating the potential to process the waste from tree surgery activity in Haringey as biomass carbon neutral wood chip fuel as part of a green energy policy.

8.5 Play Facilities

Replacement of the existing built play equipment is programmed for 2006/07. Consultation with young people was undertaken by Haringey Play Association in the summer of 2005 as preparation for a planned application to the Big Lottery Fund for play. This is scheduled for submission, as part of an overall application for investment in play by the Council, in July 2006. Additional external funding of £40,000 has been secured from the London Marathon Charitable Trust in December 2005.

8.6 Sports and Physical Activity Provision

8.6.1 The Haringey Open Space and Sports assessment, produced for the Council by Atkins in 2003, identified a need to develop additional football pitches in the Borough in order to meet unmet demand and recommended Lordship Recreation Ground as a potential site to meet this demand.

8.6.2 A study is currently being undertaken to determine whether the focus of this element of the project should prioritise the development of new grass pitches or an artificial surface. Whichever option is identified, it is proposed that the ancillary changing accommodation should ideally be located within the Broadwater Centre.

8.6.3 The recently adopted Haringey Sports and Physical Activity Strategy recognises the key role that parks and open spaces can play in providing opportunities for everyday activities such as walking and cycling. Developing Lordship Recreation Ground to promote this type of activity will also be developed as part of the masterplan.

8.6.4 An additional element of this project would be a refurbishment of the space at the back of the Shell Theatre to provide office space and a permanent presence within the park for Sporting and Education Solutions.

8.7 Landscaping works

With the emergence of the River Moselle Project which will make a major change to the overall design of the Rec, it has become necessary to examine the overall design of the park in order to present a coherent vision to funds.

Additional landscaping works could include the Model Traffic Area, park entrances, lighting, furniture and pathways. An allowance for these works has been made within the project cost estimates.

8.8 Partnership Working

The Lordship Rec Users Forum (LRUF) has developed from 2003 to become a very robust, community led body taking a key role in shaping both the direction of the project and community and stakeholder involvement.

There has been strong partnership working between this group and officers from the Council which is being used to inform partnership working elsewhere in the Borough by Recreation Services.

LRUF have taken the lead on the Living Spaces funded project for the restoration of the lake which has been undertaken in 2005/06.

8.9 Broadwater Community Centre

The Broadwater Centre, which has a large indoor sports hall and outdoor grass football pitches as well as ancillary facilities, is viewed as a key potential partner in providing complementary service provision, long term sustainability and management support to the developments taking place within the Recreation Ground.

8.10 Community Engagement and Consultation

Extensive consultation has previously been undertaken in developing the project including consultations specifically undertaken for:

- The Neighbourhood Management Study in 2003
- The Active England application in 2004
- With young people concerning their play needs in 2005.

8.10.1 The LRUF has also provided a channel for ongoing community and stakeholder involvement through its monthly meetings.

8.10.2 Further extensive consultation will be undertaken as part of the current masterplanning exercise with events planned for February and March.

8.11 Programming

Priority work elements within the next 12-15 months are the following:

- Completion of works for the Eco Education and Play building
- Completion of works for the new play facilities
- Completion of the feasibility study for the River Moselle project.

8.11.1 The lead in time for the River Moselle project, including the generation of matching funding, will mean that the overall regeneration works are now likely to complete in 2008/09.

8.11.2 The element to improve the sports pitches will be affected by the outcome of the feasibility study for the River Moselle Project which will influence

both the location and the drainage requirements of pitches. This element is currently scheduled to complete in 2007/8.

9. Financial Implications

- 9.1 The capital costs, inclusive of fees, projected against the major elements are set out below. The exception to this is the Active England element which is now completed.
- 9.2 The Project funding plan has identified confirmed, pending, or potential funding sources for the various project elements.
- 9.3 In respect of the revenue implications arising from the regeneration project, the original assumption was that overall revenue expenditure for the site would slightly reduce as a result of a reduction in costs associated with repairing vandalised/ and or damaged facilities.

With the more recent introduction of the River Moselle and Eco Education and Play Centre elements, further work will now be required to fully assess the revenue cost implications associated with these potential developments.

However, officers have taken the view that these elements should be revenue neutral in their implications as the starting point for the current feasibility study work. The potential to use community/voluntary labour in the longer term management and maintenance of the site is also being explored.

- 9.4 The estimated total cost for the project is approximately £4.6m which is broken down as follows:

Youth Adventure Play	460,000
River Moselle	1,600,000
Eco Education and Play	500,000
Play	300,000
Sports/ Physical Activity improvements	1,100,000
Other landscape works	665,000
Total	4,625,000

- 9.5 Funding Sources have been investigated to fund the 6 project elements. The masterplan will be completed in March following which it may be necessary to revise the funding strategy and key milestone dates. At this stage, an indication of key milestones for each of the major project elements is provided within each table.

9.5.1 Youth Adventurous Play

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
Sport England/New Opportunities Fund	400,000	Confirmed
Haringey Council	60,000	Confirmed
Total	460,000	
Works completed September 2005		

9.5.2 Play

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
London Marathon Charitable Trust	40,000	Confirmed
Big Lottery Fund	80,000	Potential
Heritage Lottery Fund **	110,000	Potential
Haringey Council	70,000	Confirmed
Total	300,000	
Funding secured by November 2006 Works completed by March 2007		
** May be used as part of a contract package with landscape works		

9.5.3 Eco Education and Play Centre

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
London Renewables	75,000	Potential
Bio Energy Capital Grants	35,000	Potential
Carbon Trust Innovation Programme	50,000	Potential
Heritage Lottery Fund	290,000	Potential
Children's Capital Fund	50,000	Pending
Total	500,000	
Funding secured by January 2007 Works completed by June 2007		

9.5.4 Sports /Physical Activity Improvements

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
Football Foundation	715,000	Potential
Haringey Council	285,000	Confirmed
Heritage Lottery Fund	100,000	Potential
Total	1,100,000	
Funding secured by January 2007 Works completed by October 2007		

9.5.5 River Moselle

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
Heritage Lottery Fund	650,000	Potential
Environment Agency	600,000	Pending
London Development Agency	250,000	Potential
Haringey Council	100,000	Confirmed
Total	1,600,000	
Funding secured by March 2007 Works complete by March 2009		

9.5.6 Other Landscape Works

<i>Funder</i>	<i>Amount</i>	<i>Status</i>
Heritage Lottery Fund	505,000	Potential
Transport for London	30,000	Potential

Living Spaces	25,000	Confirmed
Haringey Council	105,000	Confirmed
Total	665,000	
<i>Funding secured by March 2007 Works completed by March 2009</i>		

- 9.6 It is likely that the Council and external funders could secure best value by tendering all the works as a single contract package. However, the Council's ability to achieve this will be largely driven by the requirements of funders who may either need expenditure to be achieved by a specific date or alternatively, have very stringent requirements that may delay confirmation of their funding.

The masterplan and business planning studies currently being undertaken will identify the extent to which funding sources can be aligned.

Each of the major project elements is a major capital works scheme in its own right which will require further consideration and approval by the relevant Council decision making body in accordance with Council procedures. Significant expenditure will not be committed until external funding has been fully confirmed by the relevant agency. Where appropriate, contractors on the Council's framework agreement would be used.

10 Comments of the Head of Finance

- 10.1 The report outlines the type of schemes either taking place or proposed for Lordship Rec and the indicative investment levels to support these proposals. Total potential investment amounts to £4.625m for the four year period 2005/06 to 2008/09. This includes match funding from the Council of £620k, phased £300k in 2005/06 and £320k for 2006/07. A further bid of £400k for 2007/08 is currently rejected pending detailed information being provided on the revenue implications of some of the proposals, particularly the River Moselle and Eco Education and Play Centre. The bid may be re-submitted for 2007/08 budget process once the position around the revenue implications has been satisfactorily clarified.
- 10.2 The programme involves leveraging in a substantial amount of external funding, about £4m, the vast majority of which is subject to various bidding processes and confirmation by approving bodies. Expenditure must not be committed to any project until the full funding to meet the estimated cost has been clearly approved in writing by the appropriate funding body(ies).

11 Comments of the Head of Legal Services

- 11.1 The Head of Legal Services has been consulted on this report and any comments have been incorporated into the report.

12 Comments of the Sustainable Development Manager

- 12.1 Access to good quality open space is a key component of a sustainable community. This project is an excellent example of how projects can be

sustainable. It provides a resource to raise awareness of environmental matters, promotes active lifestyles in more secure surroundings and seeks to do this in a manner that supports low carbon technologies and environmentally beneficial construction practices.

- 12.2 Evaluating the potential of using biomass energy from tree surgery activities is an interesting idea, which should be given a thorough appraisal, reviewed in line with a reduction in waste disposal costs, providing energy in a volatile and escalating energy market and potentially mitigating fuel poverty.
- 12.3 The aspect of lifting the River Moselle to improve local amenity, whilst improving flood defences is again a good example of sustainable outcomes and should be useful in demonstrating the council's ability to tackle climate change as per CPA assessment criteria.

13. Comments of the Head of Procurement

- 13.1 This report represents an excellent example of full consideration of the major procurement elements – funding, financial allocations, project impact and whole life value, and, importantly, the procurement route likely to deliver the best outcomes.
- 13.2 The report correctly identifies that the procurement route most likely to deliver best value for money would be the letting of the package as a whole.
- 13.3 Recognising that this may be difficult given the range of funding sources, and the staggered project timeframes, Corporate Procurement would hope and expect to be fully involved in the project procurement, and in trying to ensure that whole life value for money is achieved in the most appropriate way..
- 13.4 There are several framework agreements now in place for consultancy and construction activities - including conservation and environmental specialist – and this project needs to give full consideration to their use before considering a full tender exercise.
- 13.5 In summary, the Head of Procurement fully supports the direction and planning outlined herein.

14. Equalities Implications

- 14.1 The project is seeking to improve the facilities and management of Lordship Recreation Ground for the benefit of the whole community within the identified catchment area. However, particular emphasis is being given to the needs of young people in all areas of the project as successful integration of young people with other park users is viewed as the key task to improve all users' perception of safety and security.
- 14.2 Recreation Services Officers have previously, in 2004/05, worked with the Council's Equalities Unit to undertake an equalities impact assessment of the project.

Appendices

1. Site location map.
2. Site plan indicating major areas earmarked for works.
3. Sketch drawing of the possible path for the opened up River Moselle.