

<b>Subject:</b>	<b>Stanmer Park Restoration Project Update</b>		
<b>Date of Meeting:</b>	<b>25 June 2019</b>		
<b>Report of:</b>	<b>Executive Director Economy, Environment &amp; Culture</b>		
<b>Contact Officer:</b>			
	<b>Name:</b>	<b>Jonathan Dall</b>	<b>Tel: 01273 295037</b>
		<b>Robert Walker</b>	<b>Tel: 01273 294349</b>
	<b>Email:</b>	<b>jonathan.dall@brighton-hove.gov.uk</b>	
		<b>robert.walker@brighton-hove.gov.uk</b>	
<b>Wards affected:</b>	<b>Hollingdean &amp; Stanmer and Portslade North</b>		

**FOR GENERAL RELEASE****1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The Policy, Resources & Growth (PRG) Committee of January 2018 granted delegated authority to the Executive Director for Economy, Environment & Culture to procure and award a contract for the Stanmer Park restoration project. This is a project jointly funded by the Heritage Lottery Fund, the council, Plumpton College and the South Downs National Park Authority.
- 1.2 The January 2018 PRG meeting also approved the relocation of the CityParks depot to Hangleton Bottom. A number of factors since then, including a significant increase in the estimated cost of the Hangleton Bottom scheme, mean that a change to the relocation plan is proposed.

**2. RECOMMENDATIONS:**

That the Environment, Transport & Sustainability Committee:

- 2.1 Notes the progress made on the Stanmer Park restoration project, as outlined in this report.
- 2.2 Grants delegated authority to the Executive Director for Economy, Environment & Culture to:
- (i) take all steps necessary to discontinue the relocation of the CityParks depot to Hangleton Bottom; and
  - (ii) procure and award a contract for the development of the CityParks depot and associated landscape works at Stanmer Park.

**3. CONTEXT/ BACKGROUND INFORMATION**Restoration project

- 3.1 The Stanmer Park restoration project will deliver improvements across key areas of the estate encompassing 20 hectares, including the 18th century parkland and

approach to Stanmer House, the walled garden and adjacent depot area. The main capital works are as follows (more project information is at Appendix 1):

#### **Landscape**

- Improvements to the main entrance at Lower Lodges.
- Car parks at Lower Lodges extended and improved.
- New visitors welcome kiosk at the main entrance.
- Repairs to the main drive, and creation of a new “green drive” for pedestrians and cyclists alongside the main drive.
- Removal of incidental car parks from main drive and from in front of Stanmer House.
- Restoration of the Frankland Monument.
- Removal of temporary buildings and storage in the area to the north of the walled garden.
- New car parks in an area to north of the walled garden.

#### **Walled garden**

- Restoration of the walled garden, including repairs to buildings and perimeter walls.
- Create a new base for Plumpton College in the walled garden including classrooms, public café, toilets, event space, working food production area and nursery sales.

3.2 The restoration project will also have a number of non-capital outcomes, including:

- Employment of a full time Estate Manager for a minimum of 2.5 years, to establish the basis for site-wide management of the park and its long term financial sustainability.
- Working with Plumpton College and community groups based at Stanmer Park, to increase and improve use of the park by the local community. Planned activities will include training and learning, physical activities and volunteering opportunities.
- Introduction of comprehensive controls on parking.

3.3 Table 1 shows the expected costs and funding for the restoration project. The total cost is similar to that reported in January 2018. In 2017, the Heritage Lottery Fund (HLF) awarded a grant of £3,786,400 which was 66% of the eligible costs of £5,706,430. Match funding of the remaining 34% (£1,920,030) was committed by the council and project partners, and included £100,000 from Plumpton College and £53,000 from the South Downs National Park Authority (SDNPA). Since then, Plumpton College has committed a further £1,550,000 for enhancement of the walled garden and improved facilities including a larger café.

Table 1: Summary of costs and funding for Stanmer Park Restoration Project

	£'000
<b>Costs:</b>	
Capital works	5,088
Professional fees	696
New staff	247
Activity plan	357
Contingency and inflation	490
Other costs	30
<b>Total Project Costs</b>	<b>6,908</b>
<b>Funding:</b>	
HLF Grant	3,786
BHCC capital receipts	1,419
Contributions from project partners	1,703
<b>Total Project Funding</b>	<b>6,908</b>

- 3.4 Since the project was last reported to ETS and PRG committees in January 2018, a main contractor (Buxton Building Contractors Ltd) has been appointed. Work is due to start on site on 24<sup>th</sup> June 2019 with completion in September 2020.

#### Relocation of CityParks depot

- 3.5 One of the approved purposes required by the HLF when the grant was awarded was: *Reduction of Council depot activities and removal of [Plumpton] College portakabins from the Patchway area.* The removal of temporary classrooms will be achieved under the main works contract. A planned move of the CityParks depot to Hangleton was approved at the January 2018 meeting of the PRG committee, and this would have contributed to a reduction of depot activities at Stanmer. A budget of £850,000 for the whole depot re-location project was approved at the January 2018 PRG committee meeting. This included: £605,000 for the construction of the Hangleton Bottom facility, £100,000 for temporary staff moves, including works to the existing workshop at Stanmer, and an allowance of £145,000 for fees and contingency.
- 3.6 A cost report in May 2018 gave estimated construction costs for the scheme as £693,000. Following the withdrawal of the proposal to accommodate the Animal Welfare facility at Hangleton Bottom in September 2018, external consultants were appointed to manage the project to build a depot for CityParks only and to conduct the key surveys which would inform an updated, detailed cost report. This report was received in December 2018 and gave estimated construction costs of £1.35m (Table 2 below). The cost increase compared with the original estimate of £605,000 was due to the refinement of the specification based on detailed requirements, as well as CityParks being responsible for all site infrastructure costs (previously shared with the Animal Welfare scheme).

Table 2: Hangleton Bottom depot estimated costs and funding at December 2018

	£'000
<b>Costs:</b>	
Estimated construction cost at Hangleton Bottom	1,350
Actual spend on temporary moves and fees	180
<b>Total Project Costs</b>	<b>1,530</b>
<b>Funding:</b>	
Proceeds from sale of assets per Feb 2016*	450
Corporate funding agreed in 2018/19 Budget Report	400
<b>Total Project Funding</b>	<b>850</b>
<b>SHORTFALL</b>	<b>680</b>

\* i) Hollingbury Barn; ii) Easthill Park former stable; iii) Easthill Park piggeries

- 3.7 Following the December 2018 cost report, a full set of alternative options were compiled (see Depot options appraisal at Appendix 2) and appraised to ascertain whether a scheme could be developed within the available budget. This resulted in a preferred option (option no. 4 in the appraisal): to make use of existing areas and facilities at Stanmer Park, outside the area of the HLF funded restoration project. This option enables CityParks to obtain the maximum benefit from the investment already made in the Stanmer Workshop (initially intended as temporary decant space). In addition, this option addresses an issue identified during staff consultation: Hangleton Bottom is difficult to access by those wishing to use sustainable transport. The HLF project objective to reduce council depot activities remains a requirement, and CityParks have proposed projects to modernise their service which will considerably reduce the vehicle activity within the park. The high level cost estimate of a permanent depot at Stanmer Park is £525,000 (Table 3 below). This would be achievable within the budget allocated.

Table 3: Stanmer Park depot estimated costs and funding

	£'000
<b>Costs:</b>	
Estimated construction and associated costs at Stanmer	525
Actual spend on temporary moves and fees	180
<b>Total Project Costs</b>	<b>705</b>
<b>Funding:</b>	
Proceeds from sale of assets per Feb 2016*	305
Corporate funding agreed in 2018/19 Budget Report	400
<b>Total Project Funding</b>	<b>705</b>

\* Hollingbury Barn (sold in August 2018)

- 3.8 As part of the Stanmer Park restoration, CityClean and BHCC Highways have already removed equipment and resources which had been stored in the park. The HLF Grants Officer has been alerted to the possibility that the depot could remain at Stanmer and that the location of the main yard would then be moved further away from public areas and new ways of working would mean a reduction of the impact of depot activities on the park. The Grants Officer commented that, if the depot cannot move from the park to the extent originally envisaged, there

must still be some appreciable reduction in impact as far as park visitors are concerned. This includes visual impact, numbers of vehicle movements, size of vehicles and keeping large vehicles away from pedestrian routes. If the CityParks depot does remain at Stanmer Park, landscaping improvements will be carried out to minimise any impact on the restoration project and details of mitigating measures will be provided to the HLF for approval. The contractual requirement to achieve the approved purposes of the HLF grant is unchanged by this proposal.

- 3.9 CityParks would also review the operational strategy and property requirements for Easthill Park and work with the Estates Team to identify surplus assets and provide a depot fit for purpose.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 As described in paragraph 3.7 above, a number of options were considered of which CityParks depot facilities could be provided at which location. The Depot options appraisal at Appendix 2 sets these out in some detail. Option no. 4 was preferred because it delivered the most benefits, with fewest risks, of those options which could be delivered within the available funding.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

##### Restoration project

- 5.1 The restoration project was subject to wide community consultation in its development, and the subsequent planning application was also subject to statutory consultation by the South Downs National Park Authority (SDNPA).

##### Relocation of CityParks depot

- 5.2 A process of engagement with Trade Unions and staff took place in 2018, on the proposal to move the CityParks depot to Hangleton Bottom. Staff and Trade Unions have been informed that there are budgetary issues with the proposed scheme for a new depot for CityParks at Hangleton Bottom and that alternative options were being considered.
- 5.3 Development proposals for the improved CityParks depot facilities at Stanmer will require planning approval from the SDNPA. Any planning application will be subject to statutory consultation.
- 5.4 The HLF Grants Officer has been consulted and has agreed the wording of this report.

#### **6. CONCLUSION**

- 6.1 The original scheme to relocate the CityParks depot can no longer be delivered within the approved budget. The preferred option is to develop improved depot facilities for CityParks at Stanmer Park. Provided that the £400,000 of corporate funding and £305,000 from the sale of Hollingbury barn (both previously allocated to the Hangleton scheme) are redirected to Stanmer Park, this option can be delivered within the total funding available.

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 Policy Resources and Growth Committee (PRG), at its meeting of the 25 January 2018 approved a funding allocation for the relocation of Stanmer Park Depot of £0.850m comprising £0.450m from the sale of related assets and £0.400m allocation from corporate capital resources. If option 4 is approved the overall funding requirement will be reduced to £0.705m as set out in paragraph 3.7 of this report and the capital programme will be amended through the Month 2 Targeted Budget Management report to PRG in July 2019.
- 7.2 The scheme no longer relies on the sale proceeds from Easthill Park stables and piggeries however option 4 does highlight the need for investment in the Easthill Park depot and therefore further work is required to ensure the most efficient use of the site and investment requirements. This work does not affect progressing option 4.

*Finance Officer Consulted: James Hengeveld*

*Date: 28/05/19*

### Legal Implications:

- 7.3 The Environment, Transport & Sustainability Committee is the appropriate decision making body with respect to the recommendations set out in paragraph 2 above in accordance with Part 4 of the council's constitution. In addition, in order to comply with Contract Standing Order 3.1, authority to enter into contracts in excess of £500,000 must be obtained from the relevant Committee.
- 7.4 The procurement of the contract must comply with all relevant public procurement legislation and the council's Contract Standing Orders.

*Lawyer Consulted: Wendy McRae-Smith*

*Date: 28/05/2019*

### Equalities Implications:

#### Restoration project

- 7.4 In preparing the Masterplan for Stanmer Park, a significant number of stakeholders were consulted. The project's Activity Plan sets out a wide range of activities including provision of activities, volunteering and learning opportunities within the themes of horticulture, heritage and fitness. Target audiences will include local communities, schools, young and older people, BAME groups and those with disabilities.

#### Relocation of CityParks depot

- 7.5 Standard council HR procedures will be followed to ensure reasonable steps are taken to accommodate any staff members' concerns.

## Sustainability Implications:

### HLF Project

- 7.6 Saving Energy: Conversion of buildings within the project area will be carried out to ensure energy use is kept to a minimum.
- 7.7 Reducing Waste: A waste reduction plan will be produced as part of the process to develop and restore the site.
- 7.8 Sustainable Transport: An outline Sustainable Travel Plan was produced as part of the application to the HLF. This plan will be developed further during the project, to encourage users to consider all means of transport when accessing the park.
- 7.9 Sustainable Materials: Wherever possible construction materials and methods will be sourced with low embodied energy and sourced locally.
- 7.10 Local and Sustainable Food: One of the aims of the project is to develop a food growing operation as part of the ongoing legacy.
- 7.11 Sustainable Water: The project will aim to manage surface water within the estate using sustainable methods of drainage, and will illustrate the importance of water collection in the history of the estate through interpretation of the historic water catcher and the underground Victorian cistern in the walled garden.
- 7.12 Land Use and Wildlife: The wider project has produced a Conservation Plan looking at ecological, archaeological and heritage significances across the estate.
- 7.13 Culture & Community: The project aims to nurture a culture of sustainability, community and a sense of place which builds on local heritage, physical and cultural, by engaging with a range of audiences and developing interest in Stanmer, particularly in groups of people under represented on site at present.
- 7.14 Equity & Local Economy: New employment will be developed as part of the project both in the core project and through partner organisations on site.
- 7.15 Health & Happiness: The project and associated activity plan will encourage active, sociable, meaningful engagement and promote good health and well-being.

### Relocation of CityParks depot

- 7.16 Saving Energy: The preferred option would mean that Stanmer workshop would continue to be used for offices, following the renovation works which were carried out during 2018. Before renovation, the building had an Energy Performance Certificate with a rating of F (poor) and this changed to B (very good) on completion of the works. This was predominately as a result of installing additional insulation to walls and ceiling, double glazed windows, and energy-efficient services.

- 7.17 Reducing Waste: A local contractor specialising in re-use was engaged to manage surplus furniture and equipment created from the CityParks relocation from the buildings in the Stanmer walled garden. This ensured that the majority of items were redirected from landfill towards charities, local businesses and the community.
- 7.18 Sustainable Transport: Shower facilities have been installed in the Stanmer workshop offices to encourage travel to work via sustainable means.
- 7.19 Sustainable Materials: For the workshop renovation works, a local supply chain was procured which included SMEs (small and medium-sized enterprises) from the local area, reducing travel time for operatives and materials. Selection of materials was undertaken with a view to ensuring durable, long-lasting service life to minimise lifecycle carbon-replacement costs. Timber was procured in line with BHCC policy (from independently verifiable legal and sustainable sources, or recycled timber or wood-derived products)

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Stanmer restoration project information pack
2. CityParks depot location options

### **Background Documents:**

1. None