



**Barham Park Trust Committee**  
5 September 2023

**Report from the Director of  
Environment and Leisure**

## **General Update Report**

<b>Wards Affected:</b>	Wembley Central
<b>Key or Non-Key Decision:</b>	Non-key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>No. of Appendices:</b>	None
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Chris Whyte, Director of Environment and Leisure 020 8937 chris.whyte@brent.gov.uk  Leslie Williams, Project Officer, Parks Service, Environmental Services, Regeneration and Environment 020 8937 5628 <a href="mailto:Leslie.Williams@Brent.gov.uk">Leslie.Williams@Brent.gov.uk</a>

### **1.0 Purpose of the Report**

- 1.1 To update Members on operational issues at Barham Park and on current progress on projects.

### **2.0 Recommendation(s)**

That the Barham Park Trust Committee RESOLVES:

- 2.1 To note the issues set out in this report.

### **3.0 Detail**

- 3.1 Tenant activities resumed following reduced activities during the Covid pandemic. Council officers on behalf of the Trust usually have an annual meeting with the occupiers to review matters associated with the building and

the park. Council officers from Property Services and Parks Services met with representatives of tenant organisations on 23<sup>rd</sup> February 2023.

3.2 Fun fairs: Irvin's Fun Fair were at Barham Park: Operating between 26th May to 4th June (10 days); and onsite from 20th May 2023. Operating days between 18 Aug to 3rd September (17 days); and onsite from 7th August 2023.

3.3 Events: Barham Community Library: Hosts a range of regular and other events including the Community Library itself, Yoga, Pilates, activities for people with dementia; and Story Telling & Rhyme for the under-5s. Details from the Community Library.

Walking for Health: Tuesday's 10.30-11.30am. Organised by Brent Council's Public Health Team.

Wellness Wonder Walks held in February – March 2023.

Let's Grow Brent organised by the Young Brent Foundation.

Religious and cultural festivals.

3.4 Security: The Barham Park estate has been experiencing a number of incidents of crime, nuisance and disorder from various sources that are causing disturbance and harassment to occupiers and to park users. One such example is of individuals climbing onto the flat roof of the Barham Park building. Officers have previously reduced the trees adjacent to the wall to deter such incidents from taking place.

Litter continues to require significant resources to clear. There have been reports of motorbike riding within the park. There was an incident of graffiti which was then cleaned by the Council's grounds maintenance team. In June to early August 2023 there were several incidents that resulted in Police making arrests on two occasions in response to break-ins to the building and other incidents. To effectively combat nuisance, harassment and anti-social behaviour at the estate will require involvement by tenants, the police, and officers who will do whatever they can to help.

3.5 Public Space Protection Orders: Public Space Protection Orders (PSPO) were introduced to Brent's parks and open spaces in September 2019 and a revised PSPO including a prohibition for nuisance vehicles was introduced from 20<sup>th</sup> April 2023. Explanatory signage is being updated to reflect the new PSPO.

3.6 Persons sleeping rough: Brent Council works with the charities StreetLink and St Mungo's to reduce rough sleeping. Help is provided to people sleeping rough to find accommodation and help appropriate to their needs. During the year there were several occasions when one or more people were sleeping rough within Barham Park. The east side recessed porch area of the Barham Park building was frequently used by one or more persons sleeping rough, but now has gated access which restricts the use of that space to its intended uses of access to and egress from the building.

- 3.7 Thames Water works in Barham Park: There were some follow-up works related to the public surface water system in the vicinity of the railway line.

### **Operational works**

- 3.8 Works: Operational grounds maintenance at Barham Park continued to be conducted by the contractor, Veolia to 31<sup>st</sup> July 2023; with a new contract commencing with Continental Landscapes Ltd from 1<sup>st</sup> August 2023.
- 3.9 Grass and meadows: The mix of grasslands at Barham Park includes mown amenity grassland and the meadow area of longer grass and flowers. The meadow grassland also supports a range of invertebrate species including bees. The meadow grasslands will be cut in September.
- 3.10 Minor repairs: Both the Parks service for the park and Property Services for the building have attended to a range of minor repairs during the year.

### **Works – restricted funding**

- 3.11 The Barham Park Trust Committee previously agreed and sought the consent of the Charity Commission to spend some of the capital comprising the permanent endowment of the Trust's restricted funds under section 282 of the Charities Act 2011. The Charity Commission gave its concurrence for the Trust to use its restricted funds in respect of £167,000 on 24/01/2019 following the decision of the Trust Committee on 14 January 2019 and subsequently in respect of an additional sum of £10,000 on 17/09/2019 towards the events field drainage survey and design following the decision of the Trust Committee on 3 September 2019; and in respect of £258,000 towards part of the exterior renovation of the Barham Park building on 19/10/2021 following the decision of the Trust on 1 September 2021.
- 3.12 The table below sets out the agreed expenditure and the expenditure to date from the Trust's restricted funds, with a summary of progress in the paragraphs that follow. The cumulative expenditure column is of committed purchase orders.

<b>Item of expenditure</b>	<b>Expenditure in GBP (£) approved by Trust Committee and Charity Commission</b>	<b>Cumulative expenditure to date to 12/08/2023</b>
Barham Park Tree Works	62,000	45,285
Schedule of works in respect of all of the existing windows, doors, frames and similar structures of the Barham Park building	10,000	9,713
Events Field Drainage Survey and Design	15,000	10,979

Events Field Drainage Works	90,000	
Towards part of the exterior renovation of the Barham Park building	258,000	2,205
<b>Total</b>	<b>435,000</b>	<b>68,182</b>

- 3.13 Tree works: Tree surgery on a number of trees at Barham Park were completed in 2020. Subsequently there have been some follow-up and additional works, including some during 2022/23 and in 2023-24 to date.
- 3.14 Windows and exterior of the Barham Park building: Planning permission was sought for a revised mix of wood window frames on the key public-facing elevations with UPVC frames to be used elsewhere. That would be expected to achieve energy and carbon-emissions saving, at a lower total cost. Planning Permission was consented. The procurement details are in preparation.
- 3.15 Events Field drainage: The Barham Park events field hosts usually two fairs a year and is available at other times for informal recreation and potentially for other events. The low-lying situation of the field on London Clay soils means that drainage can be an issue. Verti-draining, a maintenance technique that introduces aeration, relieves compaction and can provide near to the surface drainage, has been introduced following the fairs in autumn 2022 and spring 2023, while a longer-term solution is sought.

#### **Works – other funding**

- 3.16 Queen Elizabeth II Silver Jubilee Garden: (the open courtyard on the Sudbury Town / west side of the Barham Park building. Following the completion of the hard- landscaping of this garden in early 2022, soft-landscaping (plants) were supplied and planted during the winter of 2022/23. There has been variable success to date with some plants continuing to establish and based on that, some further planting is planned for the winter of 2023/24. The Community Library have planted the central 'Well' feature. There were further renovation works to the low wall of the same series extending to the north-west of the garden. This is funded with a Neighbourhood Community Infrastructure Levy grant.
- 3.17 Wooden pergola: The wooden pergola was completely rebuilt during the summer of 2023, with new materials. The pergola is on the north side of the Rose Garden and connects several paths linking areas with Barham Park including a path to the Walled Garden. As part of that work the one, remaining climbing plant was transferred to the support of the new pergola. Over-hanging tree branches will be reduced, to increase light to the pergola and additional climbing plants will be planted during autumn / winter 2023/24.
- 3.18 Barham Park Walled Garden Pond: Following the earlier restoration of the two ponds in the Walled Garden, renovation continued on the shallow and seasonal pond on the north side of the wall of the north wall of the Walled Garden. Works included shade reduction and seeding. This is funded with a Neighbourhood Community Infrastructure Levy grant.

3.19 Trees and open woodland: Twenty standard trees were planted during the winter of 2022/23 in the open woodland in the south-east of Barham Park fronting the Harrow Road. There was some watering of the trees during a dry period of the summer of 2023. Planting of bulbs extended along some of the hedges and in the Old Greenhouse, which should be more evident in future spring seasons. There will be some additional bulb and other planting during the winter of 2023/24. Barham Park has received funding from an earlier round of the Neighbourhood Community Infrastructure Levy for the planting in Barham Park.

#### **4.0 Financial Considerations**

4.1 The financial considerations are set out in the main body of the report.

#### **5.0 Legal Considerations**

5.1 The land (including the building) known as Barham Park was given by George Titus Barham on trust to the Council in 1938. The terms of the Trust are “*to preserve the same for the recreation of the public in such manner and subject to such regulations in all respects as the Council may from time to time think proper*”.

5.2 This report satisfies the requirement to undertake an annual review of how the Trust is carrying out its charitable purpose, in accordance with the Barham Park Trust Committee, Terms of reference as set out in Table 4, Part 3 of the London Borough of Brent Constitution.

5.3 The remaining legal considerations are set out in the main body of the report.

#### **6.0 Equality, Diversity and Inclusion Considerations**

6.1 The proposed projects and events mentioned in this report will be subject to a screening for equalities impacts and where the potential for adverse impacts is identified, a full equalities impact assessment will be carried out and any requisite mitigating action taken.

#### **7.0 Consultation with Ward Members and Stakeholders**

7.1 Officers meet regularly with Ward Members.

#### **8.0 Human Resources/Property and other Considerations (if appropriate)**

8.1 Nothing specific other than noted in this report.

Related documents for reference:

- (i) General Update Report to the Barham Park Trust Committee dated 1 September 2021;
- (ii) Strategic Matters relating to Barham Park, 660 Harrow Road, Wembley HA0 2HB to the Barham Park Trust Committee dated 27 January 2022.

**Report sign off:**

**Chris Whyte**

Director for Environment and  
Leisure