



Barham Park Trust Committee

4 September 2018

Report from the Strategic Director of Regeneration & Environment

General Update Report

Wards Affected:	Sudbury
Key or Non-Key Decision:	Non-key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
No. of Appendices:	None
Background Papers:	None
Contact Officer(s): (Name, Title, Contact Details)	Leslie Williams, Barham Park Project Officer, Highways Improvements, Regeneration and Environment. E-mail: Leslie.Williams@Brent.gov.uk Tel: 0208 937 5628

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)

- 2.1 That the Barham Park Trust Committee note the issues set out in this report.

3.0 Detail

- 3.1 The Barham Park Project Officer took up the temporary post, on internal secondment from another service, from 1st February 2018.
- 3.2 The broad work plan envisaged that the officer would focus on both operational issues and on the longer-term works both for the building and for the park. In particular, both the building and the park required restoration and improvement works, while the Trust's reserves have a cash balance that would fund a proportion of the works. The preparation of specifications and contracts could enable some of the higher priority needs to be addressed. There was also a need for consultation and the investigation of possible grant funding sources.

Operational issues are briefly covered in the following paragraphs; and the longer-term projects in section 4.0.

3.3 Operational update.

The installation of a new Play Area in Barham Park has been completed and is now in use. A new boiler, serving two of the larger units of Barham Park was completed towards the end of the previous reporting period. A fire alarm system was installed across the whole building and tenants have received briefing of its use and of procedures in the event of an alarm or reported fire. A competitive exercise for the letting of Unit 7 (former mess room and store room) is currently being evaluated and will be reported to the Trust for a decision.

3.4 The cleanliness of the park remains an issue with the public and monitoring continues. Drain gullies around the building have been cleaned. An order has been placed also to clean the drain gullies along hard-standing paths in the park.

3.5 The Annual Report of the Barham Park Trust and accounts for 2017-2018 are outlined in a separate report.

4.0 **Current Progress**

4.1 Building.

The Barham Park building requires considerable work to the exterior. Replacement of the windows and their frames, doors, and skylights/canopies is needed with varying priorities over the next five years, and up to ten years. Works are also required to effect some repairs to the exterior fabric; and minor works to the roof, rainwater goods and other features. This is particularly so for the east facing side of the building, though some other areas have only single-glazed windows.

4.2 As Barham Park is a Locally Listed building, works affecting the external appearance of the building require Planning Permission. Brent Planning have indicated that only powder coated metal (or wooden) frames would be permissible (except where windows are not visible externally in which case PVC frames may be used). All frames and windows etc will be expected to conform to Building Regulations in all respects. A professionally prepared Windows Schedule including all of the other external works will be required for the Planning Application. This will consider the building as a whole, though subsequent works could be packaged to reflect the priority. Brent Procurement are advising on the procedure for appointing a professional for the survey up to Planning Permission.

4.3 The colour of the frames; and of the building exterior, will also need to be covered by the Planning Application. Historical records are intermittent and at best extend only back to the late 19th century, whereas the building appears to date from 1760-1790. The earlier photographs appear to suggest that the colour was of the materials used. Pastel colours were evident over part of the building in the 1970s. Informal discussions with users suggest that black on a white background, similar to the last painting of the east face of the building, has some support.

- 4.4 Park and gardens.
Barham Park includes a range of park features and garden styles. Restoration and improvement needs are considered in this section.
- 4.5 Queen Elizabeth II Silver Jubilee Garden.
The Garden in the open, west courtyard of the Barham Park building is in need of restoration and also of design improvements to improve accessibility. A design has been outlined and following a grant application, has recently (August 2018) been awarded Brent Neighbourhood Community Infrastructure Levy funding to deliver the project.
- 4.6 War Memorial.
The hard-standing area in front of the Borough War Memorial requires re-surfacing. Officers are investigating the repair.
- 4.7 Events Field drainage.
The Events Field requires improved drainage. The key issues are a drainage scheme sufficient to drain the field, and possible on-site mitigation to hold the flow of water at peak times. Thames Water Connection Consent that will be required prior to works commencing, as the connection will be to the public surface water system.
- 4.8 Trees.
Officers are working on a specification for tree works, with the intention that the works would be undertaken during the autumn of 2018. In addition to the trees of the park, it is considered necessary to remove some trees immediately alongside the building. Plans for planting of new trees will be considered as part of the plans for the park and garden.
- 4.9 Park and gardens.
While discussions have indicated that a 'whole park' grant application to restore the park is unlikely to be feasible, discussions have been initiated for approaches to restore or enhance particular areas of the park and gardens. Currently, these have involved a small number of the public investigating the potential for a grant from a national grant provider.
- 4.10 Grasslands.
During the spring and summer; and in common with other parks in Brent, the grounds maintenance specification for the grassland areas was amended to allow for some longer 'meadow' type areas of grassland. Maintenance mowing continued at the Events Field, some other areas of the west of the park, around the War Memorial, and in strips alongside paths. The areas of longer grass are mainly in the east of the park, around the higher ground there and amongst the open woodland fronting the Harrow Road, west of the Barham Park buildings. These areas will be cut in the autumn. These areas of longer grass save on the energy of cutting while benefiting the wildlife of Barham Park.
- 4.11 Public consultation on possible approaches to restoring and enhancing Barham Park are in preparation for the early autumn of 2018. These will also highlight some of the opportunities and also constraints on what is practical. There will

also be an invitation for those with an interest to be involved on an on-going basis.

5.0 Indicative need for reserve expenditure

- 5.1 Projects identified above are making various progress and if they are to be implemented will need to draw upon Trust reserves. The annual accounts of the Trust for the year 2017-2018 are presented in another report to the Committee. For 2017-2018, income and expenditure were in approximate balance. By way of indicating the potential calls on the Trust's reserves, the table below indicates the timescale and approximate expenditure that may be required from the Trust's reserve (unrestricted funds) if projects were to be implemented or commence during 2018-19 and 2019-2020. Note that other items may become apparent. The largest potential item of expenditure is for works to renovate and enhance the windows and exterior fabric of the building. This item could require the majority or more of the Trust's reserves. Two other large items are for the drainage of the Events field and for tree work. .

Improvement	Potential cost	Notes
War Memorial – hard-standing area fronting Memorial	Less than £10,000	Early autumn 2018.
Windows, doors, frames and exterior of building	To be confirmed. Currently, fees of a professional to prepare the Windows Schedule.	While the current costs are limited to the fees of a professional to prepare the Windows Schedule etc and to obtain Planning Permission, decisions will be taken after the Planning Permission stage as to the priority of works. The windows etc and the exterior of the building were collectively the largest item of works required on the building, as identified by RLB (Rider Levett Bucknall) reported to this committee in February 2017. Exterior works costs for the whole building were estimated as £271,725 in years 1-5 and £288,575 in years 6-10. Practically, works would be packaged to reflect priorities and to optimize on the costs of scaffolding.
Trees	c.£60,000	Tree works. As one programme of works, 2018-19.
Events Field drainage	Design work and Consent application.	Thames Water Connection Consent required before works. The whole project is estimated as costing between £55,000 to £95,000.
Range of these items	£397,000 - £725,000	Based on estimates only at this stage. The upper figure includes works on the exterior of the building that could be held for 5-10 years.
Other	To be confirmed	

6.0 Financial Implications

- 6.1 Financial implications have been highlighted in the report.

7.0 Legal Implications

7.1 There are no other legal implications.

8.0 Equality Implications

8.1 The proposed projects mentioned in this report will be subject to 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.

AMAR DAVE

Strategic Director of Regeneration &
Environment
