

REQUEST FOR DIRECTOR DECISION – DD1330

Title: Crystal Palace Consultancy Services – Regeneration and urban design study

Executive Summary:

Approval is sought to extend the spend on consultancy services approved in ADD169 to total £55,000. This is due to extra dissemination costs, and falls within 10% variance of the procured amount.

Approval was granted by ADD169 for the release and expenditure of up to £50,000 of funding to provide consultancy services to carry out a regeneration and urban design study that explores future opportunities for the Crystal Palace and its surrounding town centres in light of the potential new designation of Crystal Palace as a Strategic Outer London Development centre with a strategic function around leisure/ tourism/ arts/ culture/ sports and the emerging development proposals within the park boundary.

Decision:

The Executive Director approves the expenditure of an additional £5,000 on consultancy services on the regeneration of Crystal Palace.

AUTHORISING DIRECTOR

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.
It has my approval.

Name: Fiona Fletcher-Smith

Position: Executive Director

Signature:



Date: 14 MAY 2015

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction & Background

- a. This decision is related to the extension of an already approved and delivered commission for a study into the Crystal Palace Area, that was approved under ADD169, and has been completed. This extra spend on this project is required to allow for wider dissemination of the project (in the form of printed materials and meetings), and falls under 10% of the total project cost, and is delivered under the same contract.
- b. The reason why this requires an additional Directors Decision is that this additional cost (under 10% of the original) sets the total project cost over the sign off threshold for an Assistant Director Decision.
- c. Crystal Palace Park lies in the London Borough of Bromley (LBB) and is bounded by the London Boroughs of Lambeth, Lewisham, Southwark and Croydon. The park covers around 80 Hectares. It is located between the town centres of Upper Norwood to the east and Penge to the south and is served primarily by mainline public transport at Crystal Palace railway station by both London Overground and Southern Rail, as well as the bus terminus. The park was established primarily as a Victorian pleasure garden and over its history has been used for many cultural, patriotic and sporting events. It was home to the Crystal Palace, originally erected to house the Great Exhibition of 1851 and relocated there from Hyde Park in 1854. The palace was destroyed by fire in 1936. The park is English Heritage Grade II* listed. The park is owned by Bromley Council who took control in 1986 from the Greater London Council.
- d. The park requires significant investment to its infrastructure to ensure that it can continue to be enjoyed for generations to come. Much of the character and underlying richness of the site is eroded or obscured. The landscape of the park is fragmented in part by the National Sports Centre (NSC). The hard and soft landscaping are of poor quality and the potential ecological value of the site is not being fully realised. Nevertheless, the site is well used for a wide variety of recreational and sporting activities.
- e. In 2007 London Development Agency commissioned Latz + Partner to create a masterplan for the park which enhanced the landscape and gave the National Sports Centre facilities a stronger future. The vision was to rejuvenate Crystal Palace Park as a metropolitan park, heritage asset, cultural, leisure, educational and recreational resource to meet the needs of the local people, sports people whether elite or amateur, and the public at large. The masterplan included controversial proposals for housing on the eastern boundary of the park to generate funds towards the delivery of the rest of the masterplan.
- f. The masterplan was granted planning permission by the Secretary of State in 2010 and was subsequently challenged in the High Court by a local group, the Crystal Palace Community Association. The plans were upheld by the Court in early 2013 and work is currently in progress to begin the implementation. The cost of delivering the masterplan was estimated to be £67.5m in 2007 and this did not include works to the NSC. Funding the necessary improvements has always been a challenge.
- g. The park houses the National Sports Centre (NSC) complex, built in 1964. In 2005, the Mayor of London and the London Development Agency (LDA) took control of the NSC from Sport England as part of London's bid for the 2012 Olympics and Paralympics. The National Sports Centre (NSC) includes a 50m swimming pool, an international standard athletics track, a gym and an outdoor beach sports facility. The NSC is leased by LBB to the GLA and operated by Greenwich Leisure Limited (GLL).

- h. ADD169 approved the commissioning of a study to undertake an assessment of the regeneration potential of the Crystal Palace area and develop a high level strategy and action plan for possible interventions (the “Study”).

2. Objectives and expected outcomes

- a. The principal objective of the Study is to undertake an assessment of the regeneration potential of the Crystal Palace area and develop a high level strategy and action plan for possible interventions. It will also identify any current impediments which may result from the existing planning policies for the area. The study will be used to inform decision making in respect of the future planning policy context and to prioritise future areas of activity.
- b. The study considers implications and opportunities for town centre intensification, public realm improvements and the regeneration of the area and to be flexible enough to be relevant given a range of scenarios regarding the nature of the redevelopment of Crystal Palace Park and the facilities located there.
- c. The procurement of consultants for the Study was via GLA/TfL approved processes for a tender to invited bidders (given the specialist nature of the commission) and officers liaised with TfL procurement in this regard. The assessment was made by officers from Strategic Projects & Property and Regeneration.

3. Equality comments

All projects will be developed and delivered in compliance with relevant Codes of Practice and in line with the public sector equality duty to ensure that the following issues have been considered. All design proposals will be assessed in terms of accessibility to ensure we minimise disadvantages suffered by people who share a protected characteristic. age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation.

4. Other considerations

- a. The regeneration of Crystal Palace Park has been established as an important priority for London and the scale of the proposed Palace redevelopment requires that individual issues are dealt with in an integrated way.
- b. It is important that this work is progressed in a timely manner in order that a strategic position on the future of the NSC can be integrated within the wider Crystal Palace Park objectives and reflected in the proposals to redevelop the Palace so that global benefits can be realised.
- c. In view of the extensive activity currently taking place, co-ordination is a key requirement, especially in relation to any public consultation undertaken.
- d. The core Study area includes the whole of Crystal Palace Park as well as the Park’s immediate environs. The park is located within LBB and shares boundaries with the London Boroughs of Croydon, Lambeth, Southwark and Lewisham. As such the study area covers multiple boroughs.

Impact assessments and Consultation – The GLA has been active in engaging the necessary Boroughs and other stakeholders in this work. . These discussions will be ongoing and engagement has ensured that the draft study produced has broad support.

Risk – There is reputational risk associated with this work. The regeneration of Crystal Palace Park has been established as an important priority for London. It is imperative that:

- the Mayor and Mayoral bodies are seen to develop coordinated responses addressing detailed and strategic issues.
- Mayoral bodies are not perceived to be impeding progress.

It is important that this work is progressed in a timely manner in order that a strategic position on the future of Crystal Palace Park is reviewed and re-established and opportunities to benefit from the proposed Palace redevelopment can be maximised. The outputs from the Study need to be sufficiently disseminated in the area, which is the purpose of the extra funding.

5. Financial comments

- 5.1 ADD169 approved revenue expenditure of up to £50,000 to deliver a regeneration and urban design study to assess future opportunities for Crystal Palace and its surrounding town centres.
- 5.2 Approval is now sought for an additional £5,000 revenue expenditure in relation to the same project.
- 5.3 It is expected the commission will continue until 31 May 2015.
- 5.4 The revenue cost of £5,000 will be funded from the 2014/15 Crystal Palace budget.
- 5.5 A carry forward request will need to be submitted for approval as part of the year end closure of accounts process for any expenditure of the 2014/15 budget to be incurred in 2015/16. All budget carry forward requests are subject to approval.
- 5.6 If the carry forward budget request is unsuccessful, the scale and scope of the work will be reduced accordingly.
- 5.7 All requisite budget adjustments will be made.
- 5.8 As this decision relates to a contract, officers have to ensure that the requirements of the Authority's Contracts and Funding Code are adhered to.
- 5.9 As this contract is consultancy based, officers also have to ensure that the requirements relating to consultancy services within the Authority's Financial Regulations and Expenses & Benefits Framework are adhered to.
- 5.10 Any changes to this proposal must be subject to further approval via the Authority's decision-making process.
- 5.11 The Regeneration Team within the Development, Enterprise & Environment Directorate will be responsible for managing this project.

6. Legal comments

6.1 Sections 1 – 4 of this report indicate that:

- 6.1.1 the decisions requested of the Executive Director (in accordance with the GLA's Contracts and Funding Code) fall within the GLA's statutory powers to do such things considered to further or which are facilitative of, conducive or incidental to the promotion economic development and wealth creation and social development in Greater London; and
- 6.1.2 in formulating the proposals in respect of which a decision is sought officers have complied with the GLA's related statutory duties to:
 - pay due regard to the principle that there should be equality of opportunity for all people (further details on equalities are set out in section 3 above) and to the duty under section 149 of the 2010 Act to have due regard to the need to eliminate unlawful discrimination, harassment and victimisation as well as to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not¹;
 - consider how the proposals will promote the improvement of health of persons, health inequalities between persons and to contribute towards the achievement of sustainable development in the United Kingdom; and
 - consult with appropriate bodies.

6.2 Officers should ensure that the additional spend and scope of work is recorded appropriately in accordance with the contract.

7. Planned delivery approach and next steps

The procurement of consultants was via GLA/TfL prescribed processes and officers will liaise with TfL procurement to progress this. The services spent to date totals £49,530.

The extension of this commission by £5,000 from £50,000 is to increase the wider dissemination of the report. This increased commission falls below the maximum 10% overrun allowed as a variance to the original contract.

It is intended that consultants will complete this work by May 2015.

Appendices and supporting papers: None

¹ The protected characteristics and groups are: age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation and marriage/ civil partnership status.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

Note: This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

If YES, for what reason:

Until what date: (a date is required if deferring)

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form – NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

Matthew Turner has drafted this report in accordance with GLA procedures and confirms that:

✓

Assistant Director/Head of Service:

Debbie Jackson has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Financial and Legal advice:

The Finance and Legal teams have commented on this proposal, and this decision reflects their comments.

✓

EXECUTIVE DIRECTOR, RESOURCES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature

M. D. Allen

Date

13.5.15