

# Decision Pathway – Report



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 13 July 2021

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| <b>TITLE</b>   | <b>National Heritage Lottery Project Prioritisation - Stoke Park and Temple Church and gardens</b> |  |  |
| <b>Ward(s)</b>   | Lockleaze  |  |  |
| <b>Author:</b> Kit Beaumont  | <b>Job title:</b> Heritage and Estates Officer   |  |  |
| <b>Cabinet lead:</b> Cllr Asher Craig  | <b>Executive Director lead:</b> Stephen Peacock, Executive Director Growth and Regeneration        |  |  |
| <b>Proposal origin:</b> <i>BCC Staff</i>   |  |  |  |
| <b>Decision maker:</b> Cabinet Member<br><b>Decision forum:</b> <i>Cabinet</i>   |  |  |  |
| <b>Purpose of Report:</b>  |  |  |  |
| <ol style="list-style-type: none"> <li>To approve the submission of an Expression of Interest for a future National Lottery Heritage Fund grant in order to fund restoration work in Stoke Park.</li> <li>To approve support for Temple Church and Gardens project also being submitted to National Heritage Lottery Fund</li> </ol>   |  |  |  |
| <b>Evidence Base:</b>  |  |  |  |
| <ol style="list-style-type: none"> <li>Stoke Park Estate (grade II landscape) has been in council ownership since 2012. There is a dowry attached to the park which we plan to use to generate match funding for a park restoration works.</li> <li>The landscape and Scheduled Monument (WWII Anti-aircraft gun battery, Purdown Percy) within the park are both on the Heritage at Risk Register.</li> <li>Stoke Park is a priority BCC site for restoration following a Heritage Evaluation framework assessment (criteria: Deliverability, Heritage Significance, Audience Development, Community Benefit, Strategic Fit, Environmental Impact and Economics). Restoration options have been explored via a business case approach recommending 'Full' restoration, including removal of the park from the at-risk register, provision of facilities, community engagement and options to generate income to address operating costs.</li> <li>In 2016 Historic England part funded a Conservation Management Plan (CMP) for the site. This highlights many of the factors impacting on the park, identifies opportunities for development and sets out a clear way to remove both the registered park and the scheduled monument from the heritage at Risk register.</li> <li>In 2017 the council made a grant application to HLF (now NLHF) which was unsuccessful.</li> <li>Following feedback from NLHF we have strengthened our bid by engaging more widely with park users and the Lockleaze community to cultivate support for the project and ensure their views are included in our plans for the park. Following this, Stoke Park Partnership group has formed comprising key local figures, elected members and the council. They are galvanising support for the project and helping guide decision making to ensure that local needs are represented. This group has secured £115k s106 for further park improvements which will be delivered summer 2021.</li> <li>We have started to achieve some of the aims set out in the CMP by securing additional funding from countryside stewardship (complete) and a joint project with highways to install an accessible route (due summer 2021).</li> <li>NLHF closed their books for grant submissions during the pandemic and reopened them in March 2021. To apply for grants over £250k we have to first submit an Expression of Interest which is what we are now seeking support to do.</li> </ol> |  |  |  |

**Specifically, our project will:**

- Deliver the priorities set out in the Conservation Management Plan;
- Promote community priorities and enjoyment;
- Fund 1.5 fte rangers dedicated to supporting the management of the landscape and community action;
- Restore the C18th woodland walks and significantly improve access around the site;
- Bring the site alive through interpretation and improved signage;
- Save the scheduled monument and other heritage features from further deterioration through restoration that will preserve them and find new ways to bring their important stories alive. This will provide greater access to heritage and learning opportunities;
- Provide visitor facilities appropriate to usage and heritage status including toilets and café;
- In keeping with BCC Inclusive Growth Strategy and Building Back Better we will develop links with social enterprises and commercial partnerships that share our ambition for generating income while delivering positive social & environmental change;
- Work with local organisations to create a range of opportunities and engagement tools that encourage under-represented groups to use the park including a significantly increased and diverse volunteer programme;
- Develop a wide range of events and activities for nature connection, health & wellbeing and green social prescribing;
- Provide skills training for staff, volunteers, students, and community groups to provide a sustainable future;
- Empower the local community to feel a sense of ownership and pride in their local green space;
- Bring the woodlands back into management with coppicing and thinning;
- Identify opportunities to receive investment through the biodiversity net gains in response to Bristol's Ecological Emergency;
- Restore hedgerows and historic field boundaries, and
- Manage scrubland through grazing and volunteering, seeking an approach that conserves both the ecological and the aesthetic values of the landscape and prevents any further loss of species rich grassland.

9. Subject to NLHF supporting our EOI, we would be invited to submit a 'Development' phase grant application and subsequently a 'Delivery' phase application. We anticipate that the Development phase would be around 18-months and the Delivery phase would be up to 4-years. We anticipate submitting a 'Development' grant application by the 29<sup>th</sup> November 2021, to receive a decision by the end of March 2022.

10. Overall cost including a breakdown of key items:

Costs are based on figures provided by NPP consultants (who wrote the CMP) and estimates provided by QS, BCC colleagues and other professionals. We have reviewed the costs in order to inform this application.

For the purpose of the EOI we have erred on the side of caution and have used the higher end of cost estimates. The development phase of the project will give us the opportunity to get more precise costs.

**Projected costs:**

| <b>Total Development phase costs</b> |                 | <b>Total Delivery phase costs</b> |                    |
|--------------------------------------|-----------------|-----------------------------------|--------------------|
| Surveys and capital works            | £123,715        | Surveys and capital works         | £2,534,425         |
| Staff and volunteer                  | £217,765        | Staff and volunteer               | £870,047           |
| Fees                                 | £27,175         | Fees                              | £507,257           |
| Contingency                          | £37,165         | Contingency & Inflation           | £476,626           |
| Evaluation                           | £10,000.00      | Evaluation                        | £62,000            |
| <b>Sub-total</b>                     | <b>£418,820</b> | <b>Sub-total</b>                  | <b>£ 4,450,355</b> |
| <b>Total Project cost</b>            |                 |                                   | <b>£ 4,869,175</b> |
| BCC Stoke Park Dowry contribution    |                 |                                   | <b>£ 743,283</b>   |
| Other fundraising                    |                 |                                   | <b>£100,000</b>    |
| NLHF grant (83%)                     |                 |                                   | <b>£ 4,041,416</b> |

**Temple Church:**

English Heritage and The Architect Centre are developing a project for Temple Church which is seeking National Heritage Lottery Funding for work to Temple Church and Gardens in the centre of Bristol. We wish to bring this project to the attention of Cabinet as the council has been approached to support this project, which includes a request for financial support towards Temple Gardens which is owned by Bristol City Council.

**The project will:**

- Create a new garden within the walls of the church, offering a welcoming and open space, managed by volunteers;
- Design the garden as a flexible space for interpretation, creative programming, performance and community events;
- Convert the vestry for use as an office, volunteer room and potentially EH shop;
- Install a contemporary roof covering to allow extended use of the space as a cultural venue;
- Regenerate the park through improved planting, design, play and the creation of a new 'piazza' space, making BTCG a green pulse on the thoroughfare between the city and Temple Meads station.

**The need:**

- The secluded site attracts rough sleeping and drug misuse. The local area, Central Ward, has the highest levels of crime in Bristol.
- Central Ward's population is rapidly growing, particularly amongst young adults living in small, rented accommodation. The area, whilst undergoing exciting development including a new university campus and revamped rail station, has less than BCC's minimum required green space. Our research indicates residents are unsatisfied with their access to outdoor space.
- The church is closed to the public because of safety concerns and contains unused spaces. EH is undertaking critical repairs to the church starting in 2021. However, BTCG needs a new future, or risks slipping into neglect.

**Potential benefits:**

- Central Ward's population is the most ethnically diverse in Bristol, with 30.1% identifying as BAME and 32.8% born outside the UK. We have developed partnerships to reach people underrepresented in culture and heritage including neighbouring schools (in top 10% of multiple deprivation in the UK), St Mungo's, NHS Trust and Avon Fire Service.
- In 2020/21 we conducted street interviews, workshops and focus groups to consult local communities, businesses and young people about the project. 200+ community stakeholders are keen to engage further.

**Costs**

The total value of the project is circa £3.5 million with the value of the project which relates to Temple Church Gardens (BCC owned) exceeding £500,000. The match funding required for Temple Gardens is around £100,000. The project requires match funding, a source of which has not been identified.

**Cabinet Member / Officer Recommendations:**

That Cabinet:

1. Approves the submission of an Expression of Interest as the first stage in a grant application to National Lottery Heritage Fund for the restoration of Stoke Park as detailed in the report.
2. Notes that, if successful, a further report will be brought back to Cabinet in November 2021 to approve the submission of a 'Development Phase' grant application on or before the 29th November 2021.
3. Approve, if successful, the use of approximately £741k match funding from the Stoke Park dowry (inc. post implementation ranger costs).
4. Approve the decision to support the Temple Church project without any commitment to funding.

**Corporate Strategy alignment:**

1. Will enable people to better support their community through volunteer opportunities
2. Will help develop a balanced community by attracting a wider and more diverse range of users to the park
3. Improve access to green spaces
4. Improve physical & mental health and wellbeing for a wide range of Bristol citizens
5. Preserve important aspects of Bristol's heritage for future generations to enjoy

**City Benefits:**

1. Provide access to a high quality, nature and historically rich, green space for Bristol's citizens
2. Provide a sustainable future for the park through income generation and better landscape management
3. Promote community cohesion through a wide range of volunteer and community activities

4. Improve health and wellbeing of park users
5. Boost the local economy through the running of events and onsite concession
6. Create jobs and skills development opportunities

**Consultation Details:**

1. Significant public consultation has already taken place on the back of the 2016 conservation management and again in 2018/19 where over 600 conversations were had at public events in the park. The outcomes from these conversations are directly feeding into our plans for the park.

**Background Documents:**

[National Lottery Grants for Heritage 2021/22 Guidance](#)  
[Stoke Park Conservation Management Plan](#)  
[Purdown Heavy Artillery Gun Battery Conservation Management Plan](#)  
 HLF prioritisation summary (attached)  
 Stoke Park Business Case (attached)  
 Stoke Park Revenue Costs (attached)  
 Stoke Park Resource Plan (attached)  
 HLF prioritisation summary (attached)

|   |   |   |  |
|---|---|---|--|
| <b>Revenue Cost</b>                                     | <b>£</b>  | <b>Source of Revenue Funding</b>                |  |
| <b>Capital Cost</b>                                     | <b>£4.85m</b>   | <b>Source of Capital Funding</b>                | Grant + match funding from Stoke Park dowry                |
| <b>One off cost</b> <input checked="" type="checkbox"/> | <b>Ongoing cost</b> <input checked="" type="checkbox"/> | <b>Saving Proposal</b> <input type="checkbox"/> | <b>Income generation proposal</b> <input type="checkbox"/> |

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:** This report seeks approval to submit an Expression of Interest in two potential grant funding applications to National Lottery Heritage Fund.

Stoke Park

Current cost estimates have been based upon conservative inputs to give an indicative value of the project  
 The project requires match funding, which will be met by the Stoke Park Dowry. The Stoke Park Dowry has a value of 872k as at 31 March 2021, therefore the match funding source is available if the service consider this the most appropriate use of the reserve.

Temple Church

Current cost estimates are based upon latest available information to give indicative values for the cost of the project. The project requires match funding, a source of which has not been identified. If this project is to proceed then the match funding must either be raised by external means (English Heritage, fundraising), reprioritisation of the existing capital programme, or revenue contribution to capital.

If either EOI is successful and BCC decide to progress to bid then the cost estimates and project risks will be fully assessed as part of the preparation of the development grant application, as part of the grant bid submission process.

The EOI does not commit the council to bid, therefore the EOI does not expose the council to any financial risk.

**Finance Business Partner:** Kayode Olagundoye, Finance Business Partner, Growth and Regeneration, 17/06/21

**2. Legal Advice:** The submission of an expression of interest does not in itself raise any specific legal implications. If successful, Legal Services will advise and assist in relation to the grant agreement.

**Legal Team Leader:** Husinara Jones, Team Leader/Solicitor, 15 January 2021

**3. Implications on IT:** "At this early stage there does not appear to be any impact on IT Services"

**IT Team Leader:** Simon Oliver, IT Team Leader, 15.01.2021

**4. HR Advice:** 'There are no HR implications evident'

**HR Partner:** Celia Williams HR Business Partner – Growth and Regeneration 28.04.21

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|--|------------------|----------------------------|
| <b>EDM Sign-off</b>                                | Stephen Peacock  | 8 <sup>th</sup> June 2021  |
| <b>Cabinet Member sign-off</b>                     | Cllr Asher Craig | 17 <sup>th</sup> June 2021 |
| <b>For Key Decisions - Mayor's Office sign-off</b> | Mayor's Office   | 14 <sup>th</sup> June 2021 |

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| <b>Appendix A – Further essential background / detail on the proposal</b><br><br><b>HLF prioritisation summary</b> (attached) – provides detail on why Stoke Park was chosen for investment over other parks sites.<br><b>Stoke Park Business Case</b> (attached) – 2016 business case used to inform first HLF grant application<br><b>Stoke Park Revenue Costs</b> (attached) – 2017 revenue plan developed for the previous HLF grant application<br><b>Stoke Park Resource Plan</b> (attached) – shows current resource and how we propose to increase it to deliver project<br><b>HLF prioritisation summary</b> (attached) – prioritisation exercise carried on heritage sites within portfolio | <b>YES</b> |
| <b>Appendix B – Details of consultation carried out - internal and external</b>   | <b>YES</b> |
| <b>Appendix C – Summary of any engagement with scrutiny</b>   | <b>NO</b>  |
| <b>Appendix D – Risk assessment</b>   | <b>YES</b> |
| <b>Appendix E – Equalities screening / impact assessment of proposal</b>  | <b>YES</b> |
| <b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>   | <b>YES</b> |
| <b>Appendix G – Financial Advice</b>  | <b>NO</b>  |
| <b>Appendix H – Legal Advice</b>  | <b>NO</b>  |
| <b>Appendix I – Exempt Information</b>  | <b>NO</b>  |
| <b>Appendix J – HR advice</b>   | <b>NO</b>  |
| <b>Appendix K – ICT</b>   | <b>NO</b>  |
| <b>Appendix L – Procurement</b>   | <b>NO</b>  |