

**ABNEY PARK RESTORATION PROJECT**

**Key Decision No. NH P55**

**CABINET MEETING DATE (2019/20)**

**15 July 2019**

**CLASSIFICATION:**

**Open**

**If exempt, the reason will be listed in the main body of this report.**

**WARD(S) AFFECTED**

**Stoke Newington**

**CABINET MEMBER**

**Cllr Feryal Clark**

**Deputy Mayor and Cabinet Member for Health, Social Care, Leisure and Parks**

**KEY DECISION**

**Yes**

**REASON**

**Spending or Savings**

**GROUP DIRECTOR**

**Kim Wright, Group Director, Neighbourhoods and Housing**

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1 Hackney has one of the largest expanses of parks and green space in inner-London, with 58 sites across the borough totalling some 282 hectares - ranging from major parks and green spaces such as Hackney Marshes, Clissold Park and Abney Park to small gardens such as Hoxton Square and Church Street Gardens.
- 1.2 The Council has long recognised the impact that quality parks and green spaces can have on the achievement of its vision and objectives and has therefore placed a high priority on improving its parks and green spaces, with over £25m of investment in them since 2010.
- 1.3 The Council is committed to continuing to deliver improvement to its parks and green spaces and is therefore now seeking funds to restore Abney Park, one of the borough's most important and ecologically diverse historic parks.
- 1.4 The proposed restoration project in Abney Park will deliver significant improvements to both the landscape and historic buildings within the Park to facilitate a range of educational, employment and health benefits for the local community as well as the ability of the site to generate revenue for the Park's future maintenance.
- 1.5 To deliver this ambitious restoration project it is proposed to apply for a 'Parks for People' grant of £4.4m from the National Lottery Heritage Fund (NLHF) to help fund the improvement work. If successful, the works would be delivered over an approximate 18-month period, beginning in early 2020.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1 This report seeks endorsement for the restoration proposals for Abney Park, which will be submitted to the NLHF in 2019.
- 2.2 Given the scale of investment required, a grant from the NLHFL offers the only realistic opportunity for restoring Abney Park as the Council does not have the resources to pay for the substantial capital works required itself.
- 2.3 The restoration proposals are supported by a thorough business plan to ensure that opportunities for the Park to generate revenue are robustly evidenced. Securing improved financial sustainability and resilience for the Park has been at the heart of the proposals.
- 2.4 The report also seeks approval for the Council's match funding commitment of £710,000 which is critical in securing the HLF's grant of £4.4 million.

## **3. RECOMMENDATION(S)**

- 3.1 It is recommended that Cabinet:

- (a) Agree to the proposals for the restoration of Abney Park and delegate responsibility for the agreement of any amendments to them, following further consultation with stakeholders and the National Lottery Heritage Fund, to the Group Director, Neighbourhoods and Housing;
- (b) Agree to the submission of a planning application to the Local Planning Authority for the restoration of Abney Park;
- (c) Agree to the submission of a Stage 2 Grant Application to the National Lottery Heritage Fund for a maximum sum of £4,411,400;
- (d) Agree to the allocation of match funding of £710,000 from the Council towards the overall costs of the restoration project; and
- (e) Agree that any additional income from the operation of the restored buildings in the Park (beyond operational costs) is ring-fenced for re-investment in Abney Park.

#### **4. REASONS FOR DECISION**

- 4.1 The buildings in Abney Park are in urgent need of repair. Major investment is required in order to stop them degrading further, to fulfil their potential as community spaces and to become income generating assets which will help secure a more financially sustainable future for the Park. Although in better condition than the buildings, the Park's infrastructure is also in need of some improvement and investment.
- 4.2 Given the scale of investment required, securing external funding is the only option to deliver the full scope of the restoration project. The Council needs to provide a reasonable level of partnership funding and a commitment to re-invest additional income generated from the NLHF investment back into the Park in order to be eligible for funding.

#### **5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 5.1 The option of doing nothing was considered. This was not pursued as the buildings within the Park would continue to decline and fall into further disrepair. In addition, any potential revenue generating opportunities to make the Park more sustainable would have been lost.
- 5.2 It was determined in 2017 that a NLHF grant offered the only realistic opportunity of addressing issues of long-term decline as the Council does not have the resources to pay for the substantial capital works required.

#### **6. BACKGROUND**

##### **6.1 Introduction**

##### **6.1.1 Abney Park**

Abney Park Cemetery is one of Hackney's finest green spaces and is listed as a Grade II Park on the Historic England Register of Parks and Gardens of Historic Interest. As one of the 'Magnificent 7' cemeteries in London, it is the resting place of around 200,000 people in 60,000 graves which range from elaborate monuments to path side common grave markers. No longer a working cemetery, Abney Park is run as a Park and is a Site of Metropolitan Importance for Biodiversity. It is one of London's most central woodlands and is an important site for deadwood invertebrates and fungi.

Although Abney Park is now closed to new burials, the Council makes every effort to honour burial deeds associated with existing plots that were made when the site was an active cemetery. In practice, this equates to around four burials a year.

Abney Park covers 12.5 hectares and is located between Stoke Newington Church Street and Stoke Newington High Street. Proudly embracing its urban setting, Abney Park is a very quiet and tranquil place.

The site of Abney Park was formed in 1840 from the estates of Fleetwood House and Abney House, the latter of which had been the home of renowned non-conformist and hymn writer Isaac Watts. This association quickly made Abney Park the foremost burial ground for Dissenters – those practicing their religion outside the established church. It was founded on these principles, with a non-denominational chapel at its core, and was open to all, regardless of religious conviction.

Abney Park was managed by the Abney Park Cemetery Company until the late 1970s, when they went into administration. Abney Park then fell into disrepair and the site was eventually abandoned, allowing a uniquely wild atmosphere to develop. Whilst this wild nature has allowed the site to become an important and well-loved urban woodland environment, it has left much of the infrastructure of Abney Park in desperate need of investment and development.

As well as the memorials, Abney Park has a non-denominational funerary chapel, two Egyptian style lodges and a boundary wall, all of which are in various states of disrepair. Currently, negative perceptions of the site mean that Abney Park does not receive as many visitors as it should as the site does not allow users to fully engage with all that the Park has to offer.

There are two entrances to Abney Park; the High Street entrance and the Church St. entrance, which is only accessible to those who can climb stairs. A new ramp will be introduced at this entrance to improve its accessibility. A key aspect of the Abney Park Restoration Project will be further restoring the Chapel and re-landscaping the areas around the two entrances as well as developing a programme of activities that encourages a new audience to the Park.

Fourteen of Abney Park's 60,000 graves and memorials are listed. Other listed structures in the Park are the wall, railings and gates at the southern

end of Abney Park; a chapel and a civilian war memorial. Underneath the war memorial are catacombs, however these were concreted shut at some point in the 1980s.

The dense nature of Abney Park (both in terms of memorials and trees) means that most Park activity is confined to paths, however there are small areas to the north and south of the main entrance to the Park which are more open. One such area is currently being used as a Forest School, a workshop for a group of wood carvers and is the site for a small temporary building that is used as a classroom. All of these buildings are in various states of disrepair and will be replaced by new buildings as part of the Abney Park Restoration Project.

Abney Park has a wide variety of uses. It is a popular site for dog walkers, people seeking peace and quiet and as a cut-through between Stoke Newington Church St and Stoke Newington High St. It is used for outdoor theatre productions, filming, photo shoots and supports two local community craft groups; stone carvers and woodworkers. Abney Park also has some people who are using the site inappropriately, specifically for drinking, drug taking and cruising. The Abney Park Restoration Project seeks to combat such antisocial by increasing footfall and the variety and number of appropriate activities taking place on site.

The Abney Park Trust ran the site from 1991 to 2015. In 2015, Hackney Council took over management of the Park. The Abney Park Trust still have a close involvement in the site in an educational and community capacity.

The Abney Park Development Board was set up following the Council's resumption of the management of Abney Park. The overall aim of the Board is to identify how Abney Park can continue to be managed and developed in order to deliver a site that reflects the needs of the local community, whilst celebrating its built and cultural heritage as a historic landscape and its significant biodiversity value as a woodland.

At a meeting in January 2016, the Board recommended that Hackney Council commission the writing of a Conservation Plan (CP) for the site. This was followed by a bid to the Heritage Lottery Fund as was for development funding under the Parks for People programme in August 2017.

### **6.1.2 Vision and Objectives**

The Abney Park Development Board has recommended the following vision and set of objectives for Abney Park.

#### **VISION**

*"A unique and self - sustaining green space that conserves and celebrates its built and natural heritage and is at the heart of the local community"*

Abney Park has always celebrated diversity. It is a unique and fantastic place with a mix of built and natural beauty, and is free and open to all those who wish to enjoy it.

It is the resting place for dissenters and non-conformists and those committed to helping others – the 200,000 people buried here include William Booth and James Braidwood, founders of the Salvation Army and London Fire Brigade respectively.

As a local nature reserve and a site of metropolitan importance for biodiversity, Abney Park proudly embraces its urban setting and is a uniquely peaceful and meditative woodland with a rich flora and fauna. As a historic landscape, Abney Park has changed much since its design but the values of inclusiveness and respect for others and its role as a tranquil place for all to enjoy have remained constant.

Moving forward Abney Park will be a place that understands, respects and celebrates its biodiversity, built heritage and landscape. A safe and inclusive space, well used by locals and those visiting from further afield that caters for the wide range of interests held by Park users.

Abney Park was originally designed as a garden cemetery, complete with arboretum and rosarium. The site has learning at its heart, and acts as a vast outdoor classroom for those interested in discovering more about biodiversity, local history and built heritage. Education will remain a core value of Abney Park and its unique qualities and features should be used to proactively engage and inspire the local community.

## OBJECTIVES

Abney Park should be a place...

**... that celebrates its unique qualities and features**

Abney Park has a wonderful social history and thousands of personal stories. It is a landscape with an ecology, biodiversity and beauty that proudly embraces its urban setting. Visitors should be amazed equally by the built and natural heritage of the site and these various aspects of Abney Park will require careful management and conservation. By the end of 2021 Abney Park should have none of its listed monuments or buildings on Historic England's 'At-Risk Register' and its management as a whole will be underpinned by a conservation management plan that understands the biodiversity and designed landscape of the site.

**... which is financially stable and supported by good governance structures**

The governance of Abney Park will be accountable, transparent, responsive, inclusive, effective, efficient and participatory. By the end of 2021 Abney Park

will have developed its income generation sufficiently to cover all its costs and be operating in a self-sufficient manner for the future.

**... whose infrastructure is well cared for, is accessible and as such welcomes its users**

Welcoming and accessible entrances and a properly maintained network of paths will encourage visitors to step inside and explore Abney Park.

**... that has strong community links**

Abney Park must proactively engage all areas of the community, using its unique qualities and features to encourage local schools, community groups and residents to use the site. By 2021 a vibrant events programme will attract a total annual audience of more than 2,000. Annual volunteer hours will exceed 5,000 and local schools will have the opportunity to use the Park as part of their everyday teaching.

**... that is safe, welcoming, inclusive, well used and supported**

Abney Park users should feel safe and supported in the Park. By the end of 2021 Abney will have an annual footfall of more than 400,000; coupled with increased volunteering numbers the Park will feel better used and safer, whilst still remaining a place for peaceful relaxation.

**... with 'learning' at its heart**

By 2021 Abney Park will better cater for the range of interests held by Park users. Abney Park will feature a dedicated space for learning that can be open all year, regardless of weather.

**... with an accessible and well used Chapel**

The Chapel should be accessible so that by 2021 it is back in use and no-longer on Historic England's 'Heritage at Risk Register'.

### **6.1.3 Round 1 Submission**

In December 2017, Hackney Council applied for a Development Grant for the Abney Park Restoration Project.

The following summary gives an overview of the works that will be included in the project. The proposed designs can be found in Appendix 1.

The Abney Park Restoration Project will reverse the decline of Abney Park and build in a sustainability that will allow the site to not only be conserved, but improved for years to come. A combination of restoration to the original buildings and designed landscape and new buildings and landscaping will provide spaces that give Abney Park the ability to look after itself and for visitors to fully engage with the many facets of its heritage. Ground Source

Heat Pumps will be installed to provide a sustainable, low carbon form of heating for the new café building, reducing the site's reliance on fossil fuels.

Abney Park was originally designed as an arboretum and garden cemetery and the unique and atmospheric mix of stone and wood remains the reason why people love the site to this day. The management of the site has historically been focused on fixing problems once they occur rather than proactively managing them, however. This has meant that opportunities to improve Abney Park have been missed in the past, and the Abney Park Restoration Project will remedy this.

### **Activities and interpretation**

The Abney Park Restoration Project will allow Park users from the local community and visitors from further afield to fully engage with Abney Park's heritage. Those visiting with specific interests will be provided with tailored interpretation and those wanting a beautiful peaceful place to get away from the hustle and bustle of the city will find a well-maintained and high quality Park.

The project will build on Abney's existing volunteer programs; from gardening and event stewarding to tours, walks and talks, volunteers will be the lifeblood of the site.

In the financial year 2016/17 Abney benefited from around 1,000 volunteer days; a mix of local regular volunteers and one-off corporate groups. Due to a lack of basic infrastructure and insufficient staffing numbers, the volunteer program has reached capacity despite lots of work still needing to be done and a large and ever increasing pool of willing volunteers to draw from.

The Abney Park Restoration Project will facilitate even more volunteering by providing a new base for volunteers and employing a full time Park Manager. On top of the benefits brought to the Park and local community by these volunteers, an increased staff presence onsite will help combat the perception of Abney Park as an unsafe place.

The Abney Park Restoration Project will provide space for an on-site stone mason, who will keep the skills of memorial masonry alive, providing courses and opportunities for education whilst assisting with the restoration, repair and conservation of the 60,000 graves onsite. Likewise, the Abney Park Restoration Project will provide space and infrastructure for a green woodworking studio to allow visitors to learn the ancient skills of spoon making and bowl turning using trees from the site to create beautiful memorials of Abney Park.

New interpretation will allow visitors to learn about Abney's history as an arboretum.

### **Area around the High Street Lodges**



The buildings inside the Stoke Newington High Street entrance are currently in a poor state of repair. All educational and volunteer activities are currently run out of an old leaky portacabin that is frequently infested with mice. The stone masons are based in rooms with no ventilation and the woodcarvers work out of a shipping container. The site office located in one of the original lodges leaks and is drafty and damp. The toilets frequently block and overflow requiring portaloos to be brought in to the site as a backup. Improvement works in this area will restore the original lodges and replace the old portacabins and shipping containers with new buildings that will provide space for education, craft activities, volunteers, offices, a café and a forest school.

The new buildings and restored lodges will be fit for purpose, with modern facilities that encourage and facilitate regular use. They will be designed to not detract from the original lodges which will be restored to their former glory. The activities that take place in the buildings will be overt, allowing visitors to understand and engage with the management of the site. Visitors will see and be able to engage with a stone mason restoring a monument or wood carvers making something beautiful from an Abney tree.

The landscape around the High St. will also be improved to encourage those that have never stepped through the gates to come in and experience the site. Barriers in front of the site help inhibit access and a lack of visible activity behind the gates mean many locals have never been to Abney Park. All of the works to the area at the High St. gates will encourage and enable more people to visit and enjoy the Park. The new cafe in particular will be a significant draw for Abney Park encouraging more people through the gates.

### **The Chapel**

The Abney Park Restoration Project will complete the restoration of the Abney Park chapel – a building at the heart of Abney Park that has in recent times been a symbol of the site, abandoned and becoming a ruin. The project will enable sensitive restoration that will allow maximum different uses of the building, helping with the financial sustainability of Abney Park and keeping the building relevant. The chapel will be able to host art events, music and theatre productions, to be used by local community groups for education and health and wellbeing activities and be somewhere for people to get married and celebrate.

The project will reinstate windows, a floor and stairs in the turrets leading to tiered seating above the porch. Services will be provided to allow the building to be well-used without losing any of its charm. The immediate setting of the chapel will also be improved to provide a fitting setting for this symbolic structure, one of the only parts of the site not be covered in graves. These works will see the chapel removed from the Historic England Heritage at Risk Register.

### **The Entrance at Church St.**

The entrance at Church St. has long been a barrier to visitors, as it has a very narrow entrance with stepped access. As part of the Abney Restoration Project this area will be redesigned to become more welcoming and accessible. Gentle ramps will replace steep stairs allowing all visitors to access the Park. New interpretation and landscaping works will encourage those who have only ever peered through the gates to enter and explore the site.

### **The Wider Landscape at Abney Park**

Much of the work to the landscape of Abney Park recommended by the recent Conservation Plan has already started and is being undertaken by volunteers who have achieved a huge amount over the past two years. To complete the works recommended by the Conservation Plan and to maintain the Park going forward, however, more volunteering is needed. Although there is appetite for more volunteering at Abney, numbers are limited by infrastructure and staffing. Several corporate groups have been turned away because of a lack of supervisors.

The Abney Park Restoration Project will provide dedicated space and staff to oversee an expansion in volunteering on site thereby allowing the Park landscape to continue improving for years to come.

### **New Staff**

The Abney Park Restoration Project will implement a staffing structure that aims to be financially self-sustaining and able to deliver the wide range of activities described elsewhere in this report. This structure will be made up of three positions, a full time Manager, Head Gardener and Venues and Marketing Officer.

### **Self-Sustainability**

A key objective for the Abney Park Restoration Project is to make Abney Park financially self-sustaining. Income from a cafe, bookings in the chapel and other events will be used to pay for the maintenance of the Park.

### **Governance**

Abney Park is managed by Hackney Council, who will oversee the Restoration Project. The Abney Park Trust work in partnership with the Council to put on walks, talks and events, and will assist in the delivery of the Activity Plan.

## **6.2 Policy Context**

### **6.2.1 Mayor's priorities**

The Mayor has identified 5 priorities for the Council, one of which is “prioritising quality of life and the environment...and protecting our parks and green spaces”.

### **6.2.2 Libraries, Leisure and Green Spaces Service’s vision**

The Libraries, Leisure and Green Spaces service seeks ‘to enhance the health and wellbeing of the local community by providing excellent leisure and green spaces services.’ The restoration project will play a key role in meeting this vision.

### **6.2.3 Hackney Joint Health and Wellbeing Strategy**

By increasing accessibility to Abney Park, and increasing the number of activities for children and families, the Abney Park restoration project supports a number of the priorities of the joint Health and Wellbeing Strategy. These include ‘Improving the health of children and young people’, ‘tackling childhood obesity’ and ‘focusing on relieving depression and anxiety for working age adults’.

### **6.2.4 The restoration project supports the above strategies in the following ways**

- Establishing a volunteering programme that has proven beneficial for people experiencing mental health issues.
- Enhancing facilities to encourage nursery and school aged children to be active outdoors
- Providing opportunities for young unemployed people through volunteering to gain employment related skills and experience.

## **6.3 Equality Impact Assessment**

An Equality Impact Assessment (EIA) has been undertaken for this project. It highlights the benefit of providing a ramp at Stoke Newington Church Street to increase the accessibility of the site, of consulting widely to ensure support for the project from local communities, and the importance of the activity plan to increase the audiences who use the site. The EIA can be found in Appendix 2.

## **6.4 Sustainability**

The restoration of Abney Park will have a positive impact on the sustainability of the Park in the following areas:

- The proposed new cafe on site will have a green roof, creating a habitat for various species present on site.
- A Ground Source Heat Pump is proposed to heat the new buildings, reducing the site’s reliance on fossil fuels.
- The new café and restored chapel seek to improve the financial sustainability of the site.

- It is proposed that waste materials (e.g. fallen trees) from the Park will be reused on site (e.g. as wood chippings) wherever possible.

## 6.5 Consultations

Consultations have been a key part of the application and its development to date. The consultations which have taken place to date include:

- **Use of Hackney Parks: Hackney Matters Survey (February – May 2015)**

An online survey was completed by 395 people in early 2015 which explored the use of parks and green spaces across Hackney, and provided useful information about how people use local parks and what kind of activities and events would be popular.

The survey found that parks and green spaces across Hackney are currently widely used (99%), with most people using parks at least once a week during the spring/summer. Those using parks and green spaces less often may be drawn in by improved facilities (44% toilets / 39% seating) as well as publicised, affordable events.

There is a good appetite for events among residents, with 92% feeling that these are important in the community. Community events are most popular (72%), but there was also interest in food events (66%), market events (64%), music events (62%) and events for children (60%). 70% felt they would use parks more often if there were events they wanted to go to.

Nearly nine in ten (87%) exercise in parks and green spaces. Most take part in activities they have organised themselves, but 16% take part in Council run activities. There is some interest in more fitness classes, particularly among women (34%).

- **Initial User Survey – Abney Park (2017)**

There were 129,474 visitors to the Park in 2017. A user survey was carried out between December 2016 and January 2017 to which participants could respond on paper or online. 409 people responded, over 97% of whom had visited the Park.

More than 70% of respondents ticked more than one option as their principle reason for visiting, suggesting that the Park is used and appreciated in a number of different ways. Likewise, many respondents listed more than one theme that they like about the Park, demonstrating that the mixture of built and natural heritage is an asset. 46% of respondents visit the Park once a fortnight or more frequently.

Of the current users 44% wanted to see new facilities, and mostly mentioned toilets and a café. 76% wanted to see more events and activities in the Park – in particular events about the site itself and more of

the kind of events that already take place. This suggests a high level of satisfaction with the current events programme and an appetite for more of the same.

The profile of respondents were 64% female and 35% male, predominately white British and 90% without any disability. Most users, 67%, were aged between 35 and 65, with only 14% over 65 and 2% under 25.

- **Abney Park – Public Consultation (October – November 2018)**

Further public consultation took place at Abney's Autumn Fayre in October 2018. More than 100 visitors voted on the types of activities they would like to see in an improved Abney Park.

## 6.6 Risk Assessment

A Risk Register was established for the Restoration Project at an early stage. The key risks are outlined below with relevant mitigation measures:

- **Business Plan Targets**
  - **Risk:** Making the Park more financially sustainable has been a core focus for the project. A Business Plan is being developed and thorough research compiled on potential income generating elements of the project. However, if the assumptions made in the Business Plan do not materialise, the Park will fail to generate sufficient revenue to meet the cost uplifts.
  - **Mitigation:** A thorough business planning process has been undertaken, and due consideration has been given to a number of alternative income streams, so that the Park has a diverse range of revenue generating activities.
- **Construction Costs**
  - **Risk:** Costs exceed estimated budgets.
  - **Mitigation:** A Quantity Surveyor forms part of the Design Team, and costs have been monitored throughout the design process. Where required, value engineering will bring the project back within budget.
- **Ecology**
  - **Risk:** That protected or invasive species were found.
  - **Mitigation:** Ecological surveys have been undertaken. There will be pre-application discussions with Natural England and the completed surveys will be issued to them where required.

- **National Lottery Heritage Fund (NLHF)**

- **Risk:** Securing funding for the delivery stage of the project is subject to a successful submission to the National Lottery Heritage Fund (NLHF).
- **Mitigation:** Ensuring that the projected cost at development stage is on par with the initial costing estimate will deliver confidence to the HLF that the project is managed carefully and is likely to be delivered within budget. Ongoing discussions with the HLF provide feedback throughout the design process.

- **Planning Policy**

- **Risk:** The project does not receive planning permission
- **Mitigation:** The Council has opted for a PPA to address any potential issues in advance of a formal planning submission. In addition there is a number of meetings scheduled to review the design with Historic England (HE), Tree Officers, Conservation Officers and Natural England. A number of extra surveys (such as a bat survey in and around the Chapel) have been conducted to address any ecological concerns.

## **7. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

7.1 This report seeks approval to progress proposals for Abney Park restoration works as outlined in section 3.

7.2 The Council already has approval of a Stage 1 National Lottery Heritage Fund, grant of £314,100 to support design development work at Abney Park. This paper sets out proposals for delivery of the project, if an NLHF bid is successful.

7.3 The delivery of the project is estimated to cost approximately £5.1m. This will be funded as follows.

- NLHF grant £4,411,400
- Hackney Council funding £710,000
- External funding contribution of £80,000

7.4 A CPRP bid for £700,000 capital for the Abney Park project was endorsed by the Mayor and included in the Capital Update report for the Cabinet meeting on 23 Oct 2017.

7.5 Hackney Council will also be contributing £90,000 to the project from its reserves.

7.6 £80,000 of project costs should be raised from other external sources. This is seen as highly achievable, but Hackney Council will need to underwrite this amount in case it cannot be raised externally.

7.7 The table below sets out total financing requirements (i.e. for Stage 1&2)

Abney Park Budget Projection			
Project Phase	LBH (£)	HLF (£)	Total Budget Required (£)
Stage 1 – Design & Development	80,000	314,100	394,100
Stage 2 – Restoration Works	710,000	4,411,400	5,031,400
<b>Total Funding Required</b>	<b>790,000</b>	<b>4,725,500</b>	<b>5,425,500</b>

7.7 The outlined project seeks to establish additional revenue streams to help make Abney Park financially sustainable in the future. The café and wedding venue will bring additional income into the site, and help to pay for the additional staff and activity plan. Staff will be recruited on a fixed term basis, with match funding from the NLHF. Any new positions will only be retained if the site is able to achieve the income targets outlined in the site’s business plan.

7.8 At this juncture there are no financial risks outside the Planning decision outcome scheduled for later in 2019 and the NLHF Stage 2 application outcome. The investment proposal is fully supported and Finance will review costings once both decisions are known.

## **8. COMMENTS OF THE DIRECTOR OF LEGAL AND GOVERNANCE SERVICES**

8.1 Taking decisions on procurement exercises relating to major projects are reserved to the Mayor and Cabinet under the Mayor’s Scheme of Delegation (January 2017) so Cabinet will need to approve the recommendations in this Report.

8.2 Delegation is sought to permit the Group Director, Neighbourhoods and Housing to approve any amendments to the details of the arrangements in this Report. Paragraph 2.2 i) of the Executive Procedure Rules states that “If the Elected Mayor delegates functions to the Executive, unless s/he directs otherwise, then the Executive may delegate further to.....an officer” and therefore Cabinet is permitted to agree such delegation.

8.3 The Abney Park Restoration Project will initially require the Council to submit an application for grant funding of a maximum of £4.4m from the Heritage Lottery Fund. If successful the Council will then need to enter into a grant agreement with the Heritage Lottery Fund for such funding.

## BACKGROUND PAPERS

In accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012 publication of Background Papers used in the preparation of reports is required

### Description of document

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## 9. APPENDICES

### 9.1 Please see below for

Appendix 1 – Abney Park Restoration Project Designs  
Appendix 2 – Equality Impact Assessment (EIA)