



Lambeth

Parks Capital Investment Plan

2020-25





Foreword

Lambeth manages 90 parks and open spaces, which represent an invaluable and treasured resource for our borough. 17 of our parks have now achieved national Green Flag accreditation and in 2020 we achieved 22 London in Bloom medals, our highest ever total. Our 2020 Residents Survey identified that our parks are the third most important factor for our residents in making Lambeth a great place to live. As such it is crucial that they receive a commensurate level of investment to maintain facilities at an appropriate standard.

The benefits of our parks in terms of health and wellbeing for our residents; and their wider environmental value cannot be overstated. Recent reports from bodies such as Public Health England, the National Trust and the Greater London Authority emphasise the importance of having access to good quality green space – the outcomes of which include reducing stress, depression, anxiety and fatigue, improving emotional wellbeing; and leading to a wide range of health benefits such as lowering levels of cardiovascular disease, boosting the immune system and improving obesity-related health outcomes. In London, green spaces save £950m per year in avoided health costs and have been estimated to store 5.5m tonnes of carbon annually, valued at £340m; as well as providing a crucial refuge for wildlife, which is in general decline nationally.

Our parks and open spaces have been experiencing a renaissance in recent years. We have seen our many active Friends and other stakeholder groups rise to become champions of our green spaces, significantly increasing their involvement in maintaining parks, boosting volunteering, activities and fundraising. The success of our parks and open spaces is very much a result of a positive partnership with our local communities.

In 2014 Cabinet approved Lambeth's first investment plan for parks, and since then we have overseen almost £10m of improvements across 40 open spaces. However, there is much more to do, and I recognise that our parks have suffered from a lack of investment in the past. I am proud that we have committed another significant sum to further improve our wonderful open spaces between 2020 and 2025.

Lambeth's new Parks Capital Investment Plan recognises the difficult financial situation we are currently experiencing. There are no proposals for large new facilities, instead it focuses on improving the core elements that make our parks an enjoyable experience for users, such as play areas, paths, landscaping, toilets and sports facilities. We want all our parks to be welcoming, attractive and safe, with a wide range of quality facilities on offer. I greatly welcome this new plan and the benefits it will bring for all our residents.

Cllr Sonia Winifred
Cabinet Member for Equalities and Culture

Introduction

Lambeth has the largest geographic area of any inner London borough at 10 square miles; and with a population predicted to increase to just over 350,000 by 2025. Largely residential, it is one of the most densely populated places in the country, with an average population density more than twice the London average. We are fortunate to benefit from a wealth of open spaces of different types, ranging from parks, gardens, green corridors, nature reserves and playing fields, and acknowledge that our growing population needs to be served by a sufficient amount of accessible and high-quality public open space.

Our parks and open spaces are an integral part of daily life. From taking a walk in your local park with the benefits of fresh air, to playing sports in one of the facilities in the park, engaging in a family trip to the playground, or a picnic with old friends – our parks offer something for everyone. They provide a cost-effective means of promoting health and wellbeing; create a mechanism for increasing community and resident involvement in volunteering and service delivery; offer a huge range of environmental benefits; and provide an excellent social return on investment, all making Lambeth a more attractive place to visit, live and work.

This second five-year Parks Capital Investment Plan follows on from the original plan ratified by Cabinet in January 2015. Through its new five-year capital programme, the Council has committed to invest an additional £12.6m of capital funding for parks. Of this, £2.6m is ring-fenced as match-funding for the National Lottery Heritage Fund Brockwell Hall restoration project. The corporate programme was approved by Cabinet in July 2020 and is secured funding which will be made up from developer contributions, capital receipts and borrowing. However, this new Parks Capital Investment Plan has a total estimated cost of over £28m, creating a significant funding gap. To help address this we will continue to employ a Fundraising Officer to apply for external funding and to support our stakeholder groups in obtaining grants. In addition, we will proactively seek out all possible opportunities to close the remaining funding gap. Any projects which cannot be afforded from available resources will be carried forward into any subsequent plan. Although the gap seems large, external funding commitments worth several million pounds have already been definitely or provisionally secured.

This plan is based on a thorough assessment of each park's investment needs, gained through a Masterplan wherever possible. The proposed elements within this plan are not set in stone and requirements are likely to change over the five years. In addition, it does not preclude stakeholder groups or other organisations independently applying for external funding for specific projects outside the scope of this plan; this document is only a framework for council managed or administered funding.

Delivery of all the projects listed within the plan cannot be guaranteed. Implementation will broadly follow the site-by-site prioritisation listing set out further on in the document and if sufficient funding cannot be identified, or if there are unavoidable overspends, it may not be possible to deliver works at lower priority sites. However, funding opportunities may arise which are restricted to a specific location and so delivery won't slavishly follow the site prioritisation list. For example, s106 covenants (developer contributions) are sometimes ring-fenced to an individual site, or a commercial sponsor may wish to fund an upgrade of a specific sports facility.

Principles for Capital Investment

The following section sets out the key principles which we use to determine what we will invest in within parks and open spaces. Lambeth has a relatively small sum of capital to invest and faces an ever more challenging financial situation. So, it is important that we focus resources on essential requirements, or schemes which generate an income stream and will provide a net financial benefit to Lambeth in the future. We can only justify works which will benefit a significant proportion of users. However, we will retain the flexibility to consider capital schemes involving the development of new facilities where there is an overriding business case, or where it will be funded from external sources.

Lambeth Ownership and Management

This investment plan only covers public open space owned by Lambeth where the responsibility for management sits with the Parks and Leisure Services team. Open spaces managed by Housing fall under a separate development planning process. There are a small number of public open spaces across the borough under private ownership or where the management sits wholly with a third party under leasing conditions. The main examples are Jubilee Gardens, Bernie Spain Gardens, Peabody Hill Open Space and Waterloo Millennium Green. Generally, these sites have separate investment plans in place or under development.

Replacing Core Infrastructure

A key priority will always be to replace core infrastructure where it has reached the end of its serviceable life or presents unacceptable health and safety risks. This includes internal roads and paths, walls, railings, fencing, gates, signage, bins, benches and landscaping.

Upgrading Play Facilities

Parks are renowned settings for play and exploration, both of which are essential means of education and connecting with the natural environment in a free and accessible setting. The consultation undertaken for the 2014-19 Capital Plan identified children's play areas as the greatest need for investment by the highest proportion of respondents. Our 2019 user survey identified that playgrounds are the facility most used by park visitors, with play being the sixth highest reason for visiting our parks. However, only 17% of those surveyed felt that our play facilities were Excellent.

We know that play areas provide opportunities for free and accessible play interaction, which is particularly important where families are on low incomes. It is essential that play equipment is well-maintained and risks to users are minimised. Older play equipment is normally made of metal and is robust, but with limited play value. Unfortunately, much of the equipment installed in recent years has used materials with a relatively short lifespan and this is putting a greater pressure on the need

for replacing equipment. A rolling replacement programme is required, and our aim is to try and ensure we now install equipment using materials which combine a relatively long lifespan, high play value and low maintenance needs.

If this five-year plan is fully implemented, it will mean that all park-based play areas will have had significant investment between 2015 and 2025.

Improving Opportunities for Sport and Physical Activity

Lambeth has a manifesto commitment to implement Health Parks across the borough and in order to help our residents improve their health and wellbeing, it is essential to provide a wide range of well-maintained facilities for physical activity. Encouraging increased sport and physical activity also forms a key part of our public health approach to tackling serious youth violence.

Our priority is to improve and upgrade existing facilities, for example converting older Redgra gravel pitches to 3G facilities, resurfacing courts and installing measures that improve the management and maintenance of facilities, for example new floodlighting and electronic access gates. In addition, we will look to diversify opportunities for physical activity through small-scale investment, for example through outdoor table-tennis tables and calisthenics gyms. There are no definite plans to create additional hard-surfaced sports facilities within parks.

Upgrading Toilets

Although local authorities have been steadily reducing public toilet facilities, we recognise their importance in supporting longer park-based sessions, particularly for several protected characteristics under equalities legislation. The huge increase in park usage as a result of the Covid-19 pandemic highlighted the inadequate provision of toilets and their inability to cope with significant use.

The 2019 user survey revealed toilets as the only area of significant concern for park visitors. Only 26% of users considered toilet facilities to be Good or Excellent, and 48% considered them Poor or Very Poor. So, a key principle within this Plan is the upgrading of all toilet facilities and we will be mindful of their frequent use for anti-social behaviour in aiming to design easy to clean and maintain facilities. The need for improved hygiene highlighted through the pandemic will also influence design.

As part of this five-year plan our aim is to provide new public toilets in two additional parks (Larkhall and Vauxhall), where the opportunity has arisen to use existing buildings for this purpose and because both projects have ring-fenced funding. Once completed, this will mean toilets are provided in all of our 14 largest open spaces, with the exception of Rush Common.

Protecting Listed buildings and structures

As a borough, Lambeth is fortunate to benefit from a range of historic buildings and sites that have the ability to retell our heritage and inject life into the built environment. Our parks are no different, in that they have an element of historic association through monuments or buildings that tell the stories of local communities. There are a range of such heritage features in the Brixton and Herne Hill area, which imbue the local area with a distinctive charm and are worth reviving. Brixton Windmill or the Portico in Ruskin Park for example, are two such heritage features that increase sense of pride in a local area and enhance the reputation of the borough.

Our aim is to ensure that all Listed buildings and structures within our open spaces are removed from the Heritage at Risk Register, appropriately restored if necessary and adequately maintained.

Improvements to buildings and related assets in parks

A key principle of this Plan is to bring as many buildings as possible within our parks and open spaces into productive use. All buildings have inherent value, either as facilities for park users or in terms of generating revenue for the wider parks service. Conversion of redundant buildings is expensive, and a range of methods will be explored to bring buildings back into use. In very limited circumstances we propose new buildings, where there is a strong business case, and the investment will be financially and socially beneficial to the borough in the long-term. New buildings will not normally be considered for soft landscaped areas which the public currently have open access to.

For all new and refurbished buildings, a key priority will be the sustainability of their design and operation. Depending on funding, operational and locational practicalities we will always aim to create buildings which are net zero carbon emitters or as close to it as possible.

Enhanced biodiversity

Many studies have revealed the benefits to health and wellbeing arising from access to nature. Enhancing biodiversity is also crucial in terms of supporting national and regional objectives to help pollinators and protect and increase threatened habitats and species. In general, changing management to better support wildlife is a revenue maintenance issue, however we will pursue some larger-scale schemes which require capital investment. This is an area which often has external funding available and that will always be our first option for sourcing funding.

Lambeth's Parks Capital Investment Plan (2014-20)

This section explores the achievements under Lambeth's first Parks Capital Investment Plan, and extends the period evaluated from April 2014 up to the end of March 2020. The analysis covers all capital works undertaken across Lambeth owned and managed parks and open spaces. It does not document achievement against all of the projects proposed within the original plan, partly because priorities changed shortly after the plan was published and partly because it was always intended as a live and flexible document rather than an absolute fixed list of projects to be achieved. To date, most projects have been funded from S106 funding (a type of development gain), and often the associated covenants are quite specific as to where and how the funding can be spent. These criteria are not set by the team receiving the funding and so officers had to make spending decisions reactively after covenants were banked. However, the original Investment Plan did propose 15 priority projects and delivery against these is documented below after the main table.

All projects are listed in the table below in alphabetical order by site for ease of reference. Some costs have had to be estimated and these are in italics.

Projects delivered between April 2014 and March 2020

Site	Project	Total spend	Lambeth funding	Other funding	Project completed
Agnes Riley Gardens	Upgrade of 3G football pitch	£11,000	£11,000	£0	2018
Agnes Riley Gardens	Partial upgrade of play area	£51,000	£51,000	£0	Mar 2020
Archbishop's Park	Creation of new sports facility (conversion of redundant Redgra pitches to 3G pitches with floodlighting; new changing rooms; resurfacing of tennis and netball courts; upgrading of outdoor gym equipment; table tennis table provision)	£1.256m	£1.256m	£0	Oct 2015
Archbishop's Park	Installation of The Tuckshop Tanner sculpture	£16,000	£16,000	£0	Jun 2017
Brockwell Park	Conversion of changing room base into multi-use, informal sports platform	<i>£10,000</i>	<i>£10,000</i>	£0	Mar 2017
Brockwell Park	Resurfacing of internal roads and paths	£663,000	£663,000	£0	Feb 2020
Brockwell Park	Conversion of degraded Redgra pitch into a species-rich wildflower meadow	£12,250	£2,250	£10,000	Mar 2020
Brockwell Park	Refurbishment of all tennis courts, including resurfacing and new fencing	<i>£120,000</i>	<i>£120,000</i>	£0	Mar 2019
Brockwell Park	Refurbishment of basketball court, including resurfacing, new fencing,	£34,000	£0	£34,000	Apr 2017

Site	Project	Total spend	Lambeth funding	Other funding	Project completed
	new accessible entrance and new hoops				
Clapham Common	Outdoor fitness equipment installation across Common	£97,300	£27,300	£70,000	Oct 2014
Clapham Common	Installation of new recycled plastic fishing platforms on Eagle Pond, with associated landscaping to improve access and safety	£5,200	£300	£4,900	Mar 2017
Clapham Common	Installation of new floating islands on Eagle and Mount Ponds to improve biodiversity and fish protection	£10,000	£400	£9,600	Mar 2018
Clapham Common	Upgrading of Rookery Road sports facility, including new floodlighting	£213,000	£78,000	£135,000	Apr 2018
Clapham Common	Refurbishment of existing changing rooms	£68,000	£0	£68,000	Oct 2018
Clapham Common	Demolition of unsafe toilets on The Polygon and creation of new landscaping scheme	£229,000	£229,000	£0	Mar 2019
Clapham Common	Landscaping enhancements to 'The Mounds' near Clapham Common tube	£10,000	£0	£10,000	Apr 2019
Clapham Common	Installation of new floating aerator in Eagle Pond, and physical improvements to water supply for all ponds	£17,000	£17,000	£0	Mar 2020
Clapham Common	Resurfacing of tennis courts	£80,000	£80,000	£0	Apr 2019
Clapham Common	Removal of disused Universal Superloo and associated paths and restoration to grass	£2,000	£0	£2,000	Jul 2020
Coldharbour Lane Open Space	Installation of 'Twins' art sculpture and associated signage	£22,500	£15,500	£7,000	Nov 2016
Eardley Road Sidings	Improved access and paths; surface water management and biodiversity enhancements	£100,000	£0	£100,000	Mar 2017
Grafton Square	Boundary railings repainted; new noticeboard; new gate closers and benches restored	£16,000	£16,000	£0	Mar 2020
Hatfields Green	Whole park redevelopment project to improve the open space, including pathways, seating, water installation	£275,000	£175,000	£100,000	Mar 2015
Holmewood Gardens	Replace four lamp columns, new bridge net, playboat and springer for play area, four new litter bins	£8,197	£7,252	£945	Jan 2020
Kennington Park	Restoration of Flower Garden	£507,000	£82,000	£425,000	Mar 2016
Kennington Park	Installation of new outdoor gym	£35,000	£35,000	£0	May 2015
Kennington Park	Resurfacing of all tennis courts	£68,000	£68,000	£0	2019
Kennington Park	Masterplan refresh and preliminary capital works	£5,800	£5,800	£0	Jan 2018
Larkhall Park	Modernised and upgraded Under 5s play area	£40,000	£40,000	£0	Sep 2014

Site	Project	Total spend	Lambeth funding	Other funding	Project completed
Larkhall Park	Improved landscaping and provision of park furniture and equipment, including gym equipment and benches	£31,000	£31,000	£0	Mar 2016
Larkhall Park	Resurface basketball court	£18,000	£0	£18,000	April 2017
Larkhall Park	Table-tennis table; upgrading of toddler playground; entrance design works; improvements to café terrace and tree works	£51,000	£51,000	£0	2015-2016
Larkhall Park	Repainting the tennis courts	£30,000	£30,000	£0	Apr 2019
Larkhall Park	Replacing burnt-out boundary fence; stabilising dangerous section of boundary wall; landscaping enhancements; improvements to play area; new lighting; tree survey	£90,000	£90,000	£0	Mar 2020
Milkwood Road Open Space	Improvements to core infrastructure and play equipment	£64,000	£64,000	£0	May 2019
Myatt's Fields Park	Improvements to 3G pitch	£123,000	£123,000	£0	2013/2016
Myatt's Fields Park	Complete refurbishment of existing 3G football pitch	£60,000	£0	£60,000	Sep 2019
Norwood Park	Improved biodiversity, including pond improvement works and provision of a wildflower meadow	£12,000	£12,000	£0	Mar 2015
Norwood Park	Resurfacing the multi-use sports court	£70,000	£70,000	£0	Apr 2019
Norwood Park	Tree and hedge-planting scheme	£15,000	£0	£15,000	Feb 2020
Oval Triangle	Complete re-landscaping of site as part of TfL regeneration project	£200,000	£0	£200,000	Nov 2017
Palace Road Nature Garden	Restoration of site to improve biodiversity and public access to nature	£114,000	£23,000	£91,000	Mar 2020
Ruskin Park	Restoration of the Portico, a Grade II listed structure, removing it from the UK's 'Heritage at Risk' Register	£127,000	£20,000	£107,000	Mar 2019
Ruskin Park	Resurfacing of all tennis courts and new fencing	£120,000	£120,000	£0	Apr 2019
Ruskin Park	Installation of new Calisthenics gym	£40,000	£0	£40,000	Sep 2019
St John's Churchyard	Restoration of two gates	£10,795	£9,121	£1,674	Jul 2018
St Matthew's Church Gardens	Restoration of fountain	£21,233	£0	£21,233	Mar 2020
St Matthew's Church Gardens	Repairs to damaged railings	£5,000	£5,000	£0	June 2018
Slade Gardens	Implementation of Masterplan (including new central paved area, improvements to Ingleborough street, new paths and internal fencing, outdoor gym)	£431,000	£431,000	£0	Sep 2019
Stockwell Memorial Gardens	Full redevelopment as part of gyratory realignment project (reflected in total cost)	£600,000	£26,000	£574,000	Mar 2017
Streatham Common	Complete replacement of play area and upgrade of lower toilets	£800,000	£800,000	£0	Dec 2017

Site	Project	Total spend	Lambeth funding	Other funding	Project completed
Streatham Common	Creation of new refreshment kiosk within lower depot	£96,000	£96,000	£0	Jan 2019
Streatham Memorial Gardens	Improvements to core infrastructure including paths, boundary wall and benches	£35,000	£35,000	£0	2018
Streatham Vale Park	Landscaping enhancements	£30,000	£30,000	£0	Nov 2018
The Rookery	Full restoration of The Cascades	£148,000	£30,000	£118,000	Mar 2020
Tivoli Park	Drainage works	£10,000	£10,000	£0	Dec 2019
Tivoli Park	New gates installed at Knight's Hill entrance; replacement railings and gates on play area	£9,355	£0	£9,355	Mar 2020
Tivoli Road	Creation of a new community garden	£15,000	£15,000	£0	Feb 2020
Ufford Street Gardens	Landscaping improvements and new water supply	£6,000	£0	£6,000	Feb 2020
Unigate Wood	Comprehensive package of works to paths, steps, fencing and landscaping	£101,000	£101,000	£0	Aug 2019
Valley Road Open Space	New path, removal of dilapidated chain-link fencing	£40,000	£40,000	£0	Dec 2019
Vauxhall Pleasure Gardens	Art installation onto entrance pillars	£50,000	£50,000	£0	Sep 2015
Vauxhall Pleasure Gardens	Reduction in height of mounds, landscaping works	£300,000	£300,000	£0	2016
Vauxhall Pleasure Gardens	Path resurfacing works	£71,000	£71,000	£0	Jun 2019
Vauxhall Pleasure Gardens	Full refurbishment of MUGA	£44,000	£0	£44,000	May 2017
Vauxhall Pleasure Gardens	Re-landscaping around Cabinet Gallery including integrating former hammerhead into the park	£31,000	£31,000	£0	2017
Waterloo Millennium Green	Landscaping enhancements	£317,000	£317,000	£0	2015
West Norwood Health and Leisure Centre	Upgrading play area	£36,000	£36,000	£0	Nov 2019
Windmill Gardens	Improvements to the Windmill	£71,000	£71,000	£0	Aug 2019
Windmill Gardens	New Education Centre	£1.109m	£1.109m	£0	Mar 2020
Windrush Square	Re-turf grass areas, landscaping enhancements, paint core infrastructure	£61,000	£61,000	£0	Jun 2018
Wyck Gardens	Re-landscaping Loughborough Road entrance	£120,000	£0	£120,000	Mar 2018
Wyck Gardens	Replacement of dilapidated fencing with new railings and gates along Millbrook Road and Barrington Road	£18,800	£18,800	£0	May 2019
Totals		£9.734m	£7.333m	£2.402m	6 years

Lambeth's first Parks Capital Investment Plan (April 2014 to March 2020) included 15 priority projects across the borough, and delivery against these is detailed in the table below.

Site	Project	Notes on delivery
Agnes Riley Gardens	<i>Refurbish depot building</i>	A number of complications have been encountered in trying to progress redevelopment of the former depot building and this is still a live project. Part of the building is occupied, and the Council's Legal Services and Property Services teams are working to deal with this issue. Once that is resolved then a feasibility study will be completed. The building failed its EPC test, so straightforward marketing is not possible
Clapham Common	<i>Redevelopment of changing facilities and associated toilets</i>	The original project proposed a £1m new facility, which did not prove financially realistic, and a similar proposal was previously refused planning permission. Instead, the changing rooms were refurbished, largely with external sports sector funding. Working with the Clapham Common Management Advisory Committee, capital projects have been re-assessed and this project is not considered a top priority for the common. The Council is progressing with attempting to market the derelict toilet block adjacent to the changing rooms. The issue of changing rooms may be revisited as part of the proposed 3G pitch
Hillside Gardens Park	<i>Conversion of the public toilet block to provide a community building</i>	As part of the current capital project, this was not considered affordable within the funding, or a viable undertaking. In-house maintenance staff have created a small community room within the former depot
Kennington Park	<i>Outdoor fitness equipment</i>	Completed early on in the programme
Myatt's Fields Park	<i>Convert building depot to support wider use and community management</i>	This project has been delayed due to funding and design issues, but is a live scheme, with planning permission granted. Lambeth's Capital Studio is managing the works
Norwood Park	<i>Upgrading sports and fitness facilities</i>	A conversion of the fenced sports court to a 3G facility was proposed, but was not acceptable locally, as the external funders would have created an almost private facility. However, the court was fully resurfaced in 2018/19
Rosendale Road Sports Ground	<i>Replace perimeter fencing around site, including secure gates</i>	This project was started, with funding secured, but ran into a number of planning issues and stalled due to uncertainty over long-term management of the facility. It has recently been revived following transfer of the site to Parks and Leisure Services and is progressing well in close liaison with Dulwich estate, the landowner
Rush Common	<i>Provision of play facilities</i>	Funding for an expanded play project on Rush Common was secured in 2020 and implementation commenced in November
Ruskin Park	<i>Conversion of the stable block</i>	Discussions were being held with a prospective tenant however these fell through. The property is in the process of being re-marketed. Funding is not yet secured for restoration and may be subject to an external funding bid

Site	Project	Notes on delivery
Streatham Common	<i>Regenerate the play area and adjacent building</i>	The new play area has been delivered, along with improvements to the adjacent building to upgrade the toilets and create a new refreshment kiosk
Streatham Green	<i>Regeneration of park, including improved entrances, access and furniture</i>	This project has not been delivered to date, due to a lack of available funding. His project is included within the new Capital Investment Plan, with £25,000 allocated from the corporate funding
Tivoli Park	<i>Improved and more varied play facilities for children</i>	This project is underway, with funding secured. However, significant drainage issues elsewhere within the park need to be dealt with first and this is proving more complex than initially envisaged. This forms part of the new Investment Plan
Vauxhall Park	<i>Modernised play area provision</i>	This was completed in autumn 2020 as part of a full regeneration of the park
Vauxhall Pleasure Gardens	<i>Improved pathway infrastructure and landscaping</i>	An initial phase of improvements has been delivered. Additional works are needed, particularly to address ponding of water on paths. Funding is in place, but a revised Masterplan is being agreed first
Windmill Gardens	<i>Explore new building to support education programme delivery</i>	This project was completed in spring 2020

Site Prioritisation

In 2017 a joint exercise was undertaken between the Parks and Regeneration teams to create a site-by-site priority list for capital investment in our parks and open spaces. This took account of a wide range of issues including existing pressure of use, the locations of new residential development/population growth, health and safety issues and the condition of existing key infrastructure. This exercise has not been repeated, so some sites which have come under the management of Parks and Leisure Services since 2017 were not included within the prioritisation matrix. These additional sites are included in the list below simply prioritised by size, with the ranking in italics. This prioritisation matrix will be used as a key determining factor in funding decisions as part of the new Investment Plan.

Priority	Site	Priority	Site
1	Emma Cons Gardens	37	Milkwood Road Open Space
2	St John's Church Garden	38	Slade Gardens
3	Vauxhall Park	39	Cleaver Square
4	Clapham Common	40	Myatt's Fields Park
5	Kennington Park	41	Streatham Green
6	Brockwell Park	42	St. Paul's Churchyard
7	Hillside Gardens Park	43	St. Matthew's Church Gardens
8	Windmill Gardens	44	The Rookery
9	Ruskin Park	45	Eardley Road Sidings
10	Norwood Park	46	Palace Road Nature Garden
11	Vauxhall Pleasure Gardens	47	St. Mary's Church Garden
12	Elam Street Open Space	48	Sherwood Avenue
13	Larkhall Park	(49)	<i>(Dan Leno Gardens, now managed by Regenter)</i>
14	Agnes Riley Gardens	50	Hatfields Green
15	Rush Common	51	Lansdowne Gardens
16	Unigate Wood	52	Stockwell Memorial Gardens
17	Streatham Memorial Gardens	53	Albert Embankment
18	Streatham Common	54	Becondale Road Open Space
19	Pedlar's Park	55	Coldharbour Lane
20	Windrush Square	56	Dumbarton Court Gardens
21	Old Paradise Gardens	57	Kennington Green
22	Archbishop's Park	58	Kirkstall Gardens
23	Lambeth Walk Open Space	59	Oval Triangle
24	Loughborough Park	60	Rosendale Road Sports Ground
25	Wyck Gardens	61	West Norwood Health and Leisure Centre
26	St. Mark's Churchyard	62	St Leonard's Churchyard
27	Ufford Street Open Space	63	Stockwell Skate Park
28	Max Roach Park	64	Claylands Green
29	Tivoli Park	65	Sunnyhill Nature Garden
30	Streatham Vale Park	66	Van Gogh Walk
31	Valley Road Open Space	67	Harleyford Road Community Garden
32	Knight's Hill Wood	68	Thorparch Road Pocket Park
33	St. Luke's Church Gardens	69	Vale Street MUGA
34	Grafton Square	70	Tivoli Road Community Garden
35	Holmewood Gardens	71	Edible Bus Stop
36	Trinity Gardens	72	Doodlebug Garden

Investment Plan 2020-2025

This section of the report sets out all capital works required over the period April 2020 to March 2025. The plan only includes parks and open spaces for which management responsibility sits with Lambeth's Parks and Leisure Services team. The sites are listed in alphabetical order within a single table for ease of reference. The plan details our intended outcome at this point in time, covers all required capital works that we are currently aware of; and will be implemented broadly in line with the site priorities set out earlier in the document and dependent on available funding. It is intended to commission Lambeth's Capital Studio to initiate the higher value projects from 2021/22 onwards, however this does not mean that works on the ground will commence during that year.

Implementation will need to be phased and will depend on the level of staff resources available and available funding, external funding issues and how complicated individual project elements are. At this stage it is not possible to detail spend on a year-by-year basis. Works at larger parks may be spread over the life of this plan and beyond, depending on a range of factors. Larger or more complex projects will be managed through steering groups comprised of stakeholders, Parks officers, councillors and the Project Manager. Projects in the region of £100,000 or less will be delivered directly by the Parks Development team. The new Head of Environment & Streetscene Client Side Capital Management will have a key role to play in overseeing the overall capital programme and brings additional delivery capacity to the service. The indicative value is given simply as a forecast of what officers feel the maximum spend should be; or shows the final spend for completed projects.

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
Agnes Riley Gardens	Complete play area upgrade, install new outdoor gym and other enhancements to core infrastructure	£220,000	✓	✓		✓		2021
Agnes Riley Gardens	Convert former depot/changing room block so that it can be leased/brought back into productive use, with upgraded public toilets. Funding will initially be sought from a private tenant	£250,000	✓	✓	✓			Subject to lease
Archbishop's Park	Install Clubspark access gates to tennis courts (plus solar panels)	£10,000		✓	✓	✓		2020
Archbishop's Park	Enhance landscaping at Carlisle Lane entrance	£16,000		✓			✓	2021
Archbishop's Park	Convert former toilets to cafe	£180,000		✓	✓			2022
Archbishop's Park	Play area upgrade	£100,000	✓	✓				2022
Becondale Road Open Space	Work to protect the site from vehicle damage; natural play items	£5,000	✓	✓				2022

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
Brockwell Park	Enhance landscaping around performance area and convert disused roadway to meadow	£19,000		✓			✓	2020-2021
Brockwell Park	Upgrade the play area toilets and minor improvements to play area	£30,000	✓	✓				2020
Brockwell Park	Restoration of Brockwell Hall and stable block; and creation of alternative parks depot behind Norwood Hall (arising from successful NLHF grant application)	£6.85m	✓	✓	✓			2020-2023
Brockwell Park	Create new 3G football facility. This project will also resolve future use of the Redgra gravel pitch	£700,000	✓	✓	✓	✓		2021
Brockwell Park	Install Clubspark access gates to tennis courts	£10,000		✓	✓	✓		2021
Brockwell Park	Enabling works to help create new refreshment kiosk in play area	£10,000	✓	✓	✓			2021
Brockwell Park	Major works to main pond to enhance biodiversity and create and environmental education facility	£100,000		✓			✓	2022
Brockwell Park	Creation of new volleyball pitch	£80,000		✓	✓			2022-2023
Clapham Common	Fully restore grassed events area	£200,000	✓	✓	✓	✓		2020-2021
Clapham Common	Fully refurbish Windmill Drive play area and refurbish children's toilets	£350,000	✓	✓	✓			2020-2021
Clapham Common	Create new refreshment kiosk within main play area	£50,000		✓	✓			2022
Clapham Common	Project at Battersea Rise and Nursery Woods, to improve biodiversity, access and safety	£32,000		✓			✓	2020-2021
Clapham Common	Replace floodlights at tennis courts	£30,000	✓		✓	✓		2021
Clapham Common	Install Clubspark access gates to tennis courts	£10,000		✓	✓	✓		2021
Clapham Common	Convert dump area into surfaced yard with storage bays, secure storage and improved landscaping	£100,000	✓	✓			✓	2021
Clapham Common	Create new full-size 3G football pitch	£1.2m	✓	✓	✓	✓		2021-2022
Clapham Common	Finish implementation of the 2007 Masterplan, based on 2018 update of Action Plan. Includes works to site furniture, resurfacing paths, play facilities, gateway areas and buildings. The other funding shown would be from events/highways income, if secured	£3m	✓	✓	✓	✓	✓	2021-2025
Claylands Green	Restore historic boundary railings and enhance landscaping	£35,000		✓			✓	2021

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
Cleaver Square	Improve street furniture, drainage works and resurface site, incorporating purpose designed Petanque pitches	£100,000	✓	✓		✓		2022
Coldharbour Lane Open Space	Works to prevent vehicles parking on the site, repairs to boundary walls, resurface paths and refresh landscaping	£30,000	✓					2022
Cowley Road Open Space	Implement new landscaping scheme	£5,000		✓			✓	2022
Elam Street Open Space	Complete new landscaping scheme for central decked area	£29,000	✓	✓			✓	2020
Elam Street Open Space	Re-paint fencing and gates; refurbish play and gym equipment; repair wetpour surfacing; remove redundant lighting and pagoda and install noticeboards	£40,000	✓					2021
Emma Cons Garden	Interim works to improve surfacing, landscaping and drainage	£30,000	✓					2021
Emma Cons Garden	Public arts installation and new interpretation	£27,000		✓				2021-2022
Emma Cons Garden	Completely redevelop site to create high quality public realm	£500,000	✓	✓	✓		✓	2023-2024
Grafton Square	Play area upgrade; install drop kerb and double-yellow lines at vehicle entrance; drainage works to reduce ponding; repairs to paths and play surfacing; replace some of the benches	£100,000	✓					2020-2021
Harleyford Road Community Garden	Improve core infrastructure and play facilities	£30,000	✓	✓				2021
Hatfields Green	Enhance landscaping	£25,000		✓				2021
Hillside Gardens Park	Improvements to paths, toilets, the play area and landscaping	£494,000	✓	✓	✓	✓		2020-2021
Hillside Gardens Park	New community art mural to improve existing walls and reduce graffiti or vandalism	£13,500		✓				2021
Hillside Gardens Park	Improve sports facilities	£200,000		✓	✓	✓		2021-2023
Holmewood Gardens	Upgrade play area and replace elements of core infrastructure	£80,000	✓					2021
Kennington Park	Bolton Crescent improvement scheme	£35,000		✓				2019-2021
Kennington Park	Install Clubspark access gates to tennis courts	£10,000		✓	✓	✓		2020
Kennington Park	Resurface the all-weather pitch	£260,000	✓		✓	✓		2021
Kennington Park	Implement revised Masterplan, to include resurfacing and repairing paths, repairing drains, new drinking	£1.3m	✓	✓	✓	✓	✓	2021-2022

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
	fountains, updating signage, replacing existing play equipment and expanding the play area, new teen zone, replacing public toilets, refurbishing or replacing the skate bowl, improving key entrances and landscaping works							
Kirkstall Gardens	Repaint railings and gates; minor repairs to fencing	£2,000	✓					2021
Knight's Hill Wood	Replace fencing on Knight's Hill boundary	£15,000	✓					2021
Lambeth Walk Open Space	Enhance core infrastructure and landscaping; upgrade and expand existing play facilities; create new play area for over 5s	£162,000	✓	✓				2020-2021
Larkhall Park	Install Clubspark access gates to tennis courts	£10,000		✓	✓	✓		2020
Larkhall Park	Repair dangerous boundary wall section	£15,000	✓					2020
Larkhall Park	Upgrade changing block and create public toilets	£130,000	✓	✓	✓	✓		2020-2021
Larkhall Park	Re-landscape Southville Road entrance	£43,000	✓	✓			✓	2021
Larkhall Park	Resurface 3G pitch	£75,000	✓		✓	✓		2021
Larkhall Park	Expand main play area	£100,000		✓				2021
Larkhall Park	Implement new Masterplan (to be developed)	£150,000	✓	✓	✓	✓	✓	2022-2023
Loughborough Park	Resurface paths, upgrade play area, re-integrate former adventure play area back into the park	£140,000	✓	✓	✓		✓	2020-2021
Loughborough Park	Redevelop existing MUGA	£40,000				✓		2021
Max Roach Park	Improve core infrastructure, including play and gym facilities, paths and boundaries	£300,000	✓			✓		2022
Myatt's Field Park	Convert depot into community and income-generating facility for MFPP	£500,000		✓	✓			2021
Myatt's Roundabout	Remove hardstanding and convert whole site to wildflower meadow; install bollards to prevent over-running	£15,000		✓			✓	2022
Norwood Park	Upgrade toilets	£10,000	✓					2021
Norwood Park	Improve children's play area	£250,000	✓					2022
Norwood Park	Upgrade drainage	£100,000	✓					2022
Norwood Park	Resurface paths	£80,000	✓					2022
Norwood Park	Improve refreshment kiosk and surrounding area	£20,000	✓					2022
Old Paradise Gardens	Repair gate pillars, install new heritage style gate, repairs to boundary walls, improve play facilities and hedge planting	£110,000	✓	✓				2020-2021
Pedlar's Park	Enhance core infrastructure and landscaping; improve play facilities and	£350,000	✓	✓			✓	2020-2021

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
	re-define boundary of play area; connect both sections of the park by closing the dividing road							
Rosendale Road Sports Ground	Replace perimeter fencing; and gates along Rosendale Road	£83,000	✓		✓	✓		2021
Rosendale Road Sports Ground	Repairs/enhancements to changing block	£20,000	✓		✓	✓		2021
Rosendale Road Sports Ground	Upgrade/resurface hard courts	£150,000	✓		✓	✓		2022
Rush Common	Play area upgrade and greening project	£86,949	✓	✓			✓	2020-2021
Rush Common	Resurface paths and repair boundary walls	£150,000	✓					2022
Ruskin Park	Install Clubspark access gates to tennis courts	£10,000		✓	✓	✓		2021
Ruskin Park	Create 3G football pitch on part of old Redgra site (7x7)	£350,000	✓	✓	✓	✓		2021-2022
Ruskin Park	Implement 2020 Masterplan, including re-developing and expanding the play area, new teen play zone, new basketball court, dedicated events space, refurbished toilets, new café, improved landscaping, refurbished community building, path resurfacing, new dog-free areas, biodiversity enhancements, new furniture, improved entrances and new signage	£2m	✓	✓	✓	✓	✓	2021-2025
Ruskin Park	Restore Stable Block to create a building which can be commercially leased	£660,000						Depends on whether subject to funding bid
Sherwood Avenue	Small-scale measures to enhance landscaping and create barriers to vehicles	£2,000		✓			✓	2022
St John's Church Gardens	Repair Listed boundary walls	£50,000	✓					2021
St Leonard's Churchyard	Improve vehicle access	£10,000		✓				2021
St Leonard's Churchyard	Restore Listed memorials	£50,000	✓					2021-2022
St Luke's Church Gardens	Resurface main path due to tree root damage	£15,000	✓					2021
St Luke's Church Gardens	Install new handrail and repair steps	£10,000	✓					2021

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
St Matthew's Church Gardens	Upgrade paths and landscaping	£30,000	✓					2022
St Mark's Churchyard	Path and railing repairs	£45,000	✓					2020-2021
St Mark's Churchyard	Restore slide and add some additional play equipment; replace fence around play area	£25,000	✓	✓				2021
Stockwell Skate Park	Re-design and reconstruct whole site	£490,000	✓	✓		✓		2021
Streatham Common	Upgrade main toilet block	£10,000	✓					2021
Streatham Common	Improve upper toilet block	£5,000	✓					2022
Streatham Common	Resurface paths and improve drainage	£200,000	✓					2022
Streatham Common	Install trim trail and calisthenics course	£50,000		✓		✓		2022
Streatham Common	Convert at least part of the closed road section to soft landscaping to provide a green connection between both parts of the common	£50,000		✓			✓	2022
Streatham Common	Restore and expand the acid grassland area on upper Common, to protect and improve this priority UK Biodiversity Action Plan habitat	£50,000	✓	✓			✓	2022-2023
Streatham Common	Upgrade tennis court	£40,000	✓					2023
Streatham Green	Replace the brick paving with lower maintenance surfacing; replace seating; new signage	£50,000	✓	✓	✓			2022
Streatham Memorial Gardens	Improvement works to the steps, retaining wall and top path, including new benches	£40,000	✓					2022
Streatham Vale Park	Play area upgrade	£40,000	✓					2023
Sunnyhill Nature Garden	Works to make the site safe and accessible and to increase biodiversity; including a path, signage and fencing	£40,000	✓	✓			✓	2021
The Rookery	Replace sections of boundary fencing	£30,000	✓					2021
The Rookery	Replace roof on office building	£5,000	✓					2021
The Rookery	Path replacement	£60,000	✓					2022
The Rookery	Connect site to the sewers and remove cesspit	£75,000	✓	✓				2022-2023
Tivoli Park	New railings on top of Knights Hill boundary wall to replace mesh and barbed wire fencing	£2,000	✓					2020
Tivoli Park	Relocate gym equipment from Holderness Estate	£12,000		✓		✓		2021

Site	Project	Indicative value of works	Renew	Enhance	Income	Sports/Leisure	Biodiversity	Project timescales (initiation to completion)
Tivoli Park	Improved and more varied play facilities within existing play area	£95,000	✓					2021
Tivoli Park	Resurface boundary path and widen in places; drainage works and re-design entrance off Tivoli Road to make it fully accessible	£350,000	✓	✓				2022-2024
Trinity Gardens	Resurface the site and increase the area of soft landscaping	£40,000	✓				✓	2023
Ufford Street Gardens	Improvements to play area	£30,000	✓					2022
Unigate Wood	Path works	£10,000	✓					2022
Vale Street MUGA	Resurface, replace fencing and install new adjustable netting over the top	£40,000	✓			✓		2022
Valley Road Open Space	Improve grass football pitch and enhance landscaping	£60,000	✓			✓	✓	2022
Vauxhall Park	Complete redevelopment of park	£2.185m	✓	✓	✓	✓	✓	2019-2020
Vauxhall Park	Works to central building to create public toilets, upgrade facilities and bring back into productive use	£300,000	✓	✓	✓			2022
Vauxhall Park	Create new U5s play area	£50,000		✓				2022
Vauxhall Pleasure Gardens	Implement new Masterplan, to include improvements to paths, boundary works, landscaping, new drinking fountain and address drainage issues. Potentially convert some areas of adjacent highway to park	£250,000	✓	✓				2022-2023
Verges across borough	Convert to wildflower meadows	£100,000		✓			✓	2021-2023
Windmill Gardens	Play area upgrade; improve core infrastructure; new lighting	£120,000	✓					2021-2022
Windrush Square	Works to utilities room which contains equipment to operate the fountain	£40,000	✓					2021-2022
Windrush Square	Improve former public toilets if required to assist with commercial leasing	£100,000		✓	✓			Depends on lease
Wyck Gardens	Upgrade play area and enhance landscaping	£120,000	✓	✓				2020-2021
Borough-wide	Operational contingency for bulk bins, litter bins, equipment, water pumps, depot security etc.	£183,125	✓					2020-2025
Borough-wide	Accessibility improvements not covered elsewhere within the plan	£100,000	✓	✓				2022-2025
TOTALS		£28,681,574						