

Hermitage Park Update

1.0 EXECUTIVE SUMMARY

- 1.0.1 This report provides an update on the current delivery phase of Hermitage Park.
- 1.0.2 Hermitage Park in Helensburgh is an important heritage asset and includes the town's 'A' Listed war memorial. The Hermitage Park project aims to create a sustainable park for residents and visitors to the area and a resource for the local community. It aims to deliver outcomes related to the economy, health and wellbeing, culture and heritage, and enjoys widespread local support.
- 1.0.3 The park was successful in its stage two funding application to the Heritage Lottery Fund Parks for People (HLF) for £2,333,247. The Council approved the HLF Terms of Grant for the conservation, development and reconfiguration of the recreational facilities of Hermitage Park in Helensburgh on 21st January 2016 and permission to start was granted by HLF on 4th May 2016.
- 1.0.4 The Hermitage Park project stage two cost is £3,658,081 and includes funding from a range of sources, including a council commitment of £280,000 agreed in February 2013, plus a further £100,000 of earmarked funds agreed in June 2017. All match funding is in place and is subject to funding conditions being met.
- 1.0.5 Gillespies were reappointed in April 2016 as lead consultants together with the design team. After a successful tender process Lot one Pavilion and Lot two Landscape and Conservation were awarded, with the Pavilion being offered as a Passivhaus build.
- 1.0.6 The capital project is due to be complete in autumn 2018, a formal launch is being planned. The five year Activity Plan started in March 2016 and ends in March 2021, and the ten year Management and Maintenance Plan and associated budget will commence in April 2021 and end in April 2031.

1.1 RECOMMENDATIONS

- 1.1.1 The Helensburgh and Lomond Area Committee considers the content of this report.

- 1.1.2 The Helensburgh and Lomond Area Committee are invited to agree in principle that the lease for the pavilion is progressed and advertised, and that the responsibility to award is delegated to the Executive Director of Customer Services.
- 1.1.3 The Helensburgh and Lomond Area Committee note the launch date of Hermitage Park, autumn 2018, subject to capital works completing, and are invited to provide comments.

Hermitage Park Update

2.INTRODUCTION

- 2.1 The main purpose of the report is to provide an update of the delivery stage of the Hermitage Park project, the leasing of the pavilion and the proposed project launch.
- 2.2 Hermitage Park in Helensburgh is an important heritage asset and includes the town's 'A' Listed war memorial. The Hermitage Park project aims to create a sustainable park for residents and visitors to the area and a resource for the local community. It aims to deliver outcomes related to the economy, health and wellbeing, culture and heritage, and enjoys widespread local support.
- 2.3 The park was successful in its stage two funding application to HLF for £2,333,247. The Council approved the HLF Terms of Grant for the conservation, development and reconfiguration of the recreational facilities of Hermitage Park in Helensburgh on 21st January 2016 and permission to start was granted by HLF on 4th May 2016.
- 2.4 The Hermitage Park project stage two cost is £3,658,081 and includes funding from a range of sources, including a council commitment of £280,000 agreed in February 2013. Value engineering, cost saving measures and removal of certain items were undertaken to meet the stage two budget for Lot 1, new pavilion. Subsequent to this, additional funding has been secured to reinstate and ensure the quality of elements of the project including £100,000 of earmarked reserves agreed on 29th June 2017. All match funding is in place and is subject to funding conditions being met.
- 2.5 The Hermitage Park project capital delivery phase is well underway with both tendered lots, for the building of a new pavilion and for the landscaping and conservation works, expected to be complete in autumn this year.

3. RECOMMENDATIONS

- 3.1 The Helensburgh and Lomond Area Committee considers the content of this report.
- 3.2 The Helensburgh and Lomond Area Committee are invited to agree in principle that the lease for the pavilion is progressed and advertised, and that the responsibility to award is delegated to the Executive Director of Customer Services.

3.3 The Helensburgh and Lomond Area Committee note the launch date of Hermitage Park, autumn 2018, subject to capital works completing, and are invited to provide comments.

4. DETAIL

4.1 Following a number of area committee and business day reports, the HLF Board met on the 16th December 2015 and the Hermitage Park stage two award for £2,333,247 was awarded to the Hermitage Park project. Subsequently on 21st January 2016 the full council approved the HLF Terms of Grant for the grant awarded for the conservation, development and reconfiguration of the recreational facilities of Hermitage Park in Helensburgh. Permission to start the project was granted by the HLF on 4th May 2016. Since then, officers have been successful in obtaining funding to reinstate and ensure the quality of elements of the project which were removed in order to fit with the stage two budget.

4.2 Funding for the Hermitage Park project is in place and is detailed below.

HLF STAGE TWO - Delivery Phase 2016 - 2021	Amount	Reinstated/additional elements	Amount
HLF STAGE TWO - Delivery Phase 2016 - 2021	Amount	Additional Funding	Amount
HLF	£2,333,247	ABC (earmarked reserves)	£100,000
ABC (earmarked reserves)	£280,000	ABC	£5,000
War Memorial Trust	£60,000	Section 75	£75,000
FoHPA	£20,000	War Memorial Trust	£20,000
MOD Covenant	£253,000	TESCO	£5,000
Sustrans	£15,409	Sustrans	£319,913
Volunteers (in kind)	£102,090	Helensburgh Playpark Association	£6,400
M&M	£47,200	Donations various	£15,822
Total HLF project	£3,110,946	Total reinstated/additional	£547,135
GRAND TOTAL	£3,658,081		

4.3 The Hermitage Park Steering Group continues to meet monthly and includes representatives from Transformation Projects and Regeneration, The Friends of Hermitage Park Association, Schools and Youth, Ministry of Defence, Leisure Services and Helensburgh Community Council. The group is chaired by the Amenity Services Manager, when they are unable to attend the Senior Development Officer chairs the meeting and a senior Amenity Officer attends. In addition, regular meetings are held with colleagues in Amenity and all key decisions are discussed with Amenity and signed off by the Amenity Services Manager. The Group are governed by a partnership agreement, which was updated following the start of the delivery stage of the project.

4.4 Community Involvement

The project continues to have a wide community backing and involvement, driven in part from the ground up by the Friends of Hermitage Park Association, who have recently submitted an asset transfer request and commercial bid for the Hermitage Park Depot site. The five year Activity Plan for the park aims to continue to encourage and engage further with the community through a variety of activities with visitors and volunteers, including training and development opportunities. To date over 563 days of volunteering activities have been completed since 4th May 2016, which is valued at £28,161.

- 4.5 The HLF second stage (delivery) works include the following;
- Park Manager/Delivery Officer post for five years, 2016-2021
 - Development of capital elements, which includes the A Listed war memorial and gardens, hermitage wishing well, mill archaeological remains, pavilion, redesign of recreational elements, drainage, paths, bridges and interpretation,
 - Improvements to the natural heritage,
 - Opportunities for reducing carbon emissions, guided by the Hermitage Park Environmental Assessment,
 - Activities with visitors and volunteers, skills and training etc., as set out within the Activity Plan.
- 4.6 Gillespies were re-appointed as lead consultants on 4th April 2016 for the delivery phase, alongside the design team. The project is now at RIBA work stage 5 (construction) and continues to be subject to HLF approval. Full planning permission and listed building consent has been granted subject to certain conditions for the delivery of the project.
- 4.7 The project is now in the middle phase of capital delivery. After a successful tender process two lots were let as follows:
- Lot one awarded to Stewart and Shields, work started on 20th November 2017 – New build of the pavilion which is thought to be the first Passivhaus public building in Scotland. This will help to reduce running costs and the carbon footprint of the building. Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany, and can be certified through an exacting quality assurance process.
 - Lot two awarded to Hawthorn Heights, works started on 13th February 2017 – Landscaping and conservation works which includes all other works as described in 4.5 above.
- 4.8 Completed and outstanding works include the following;

Works	Completed	Outstanding
Lot 1 Pavilion	Work has started on the foundation	Erection of building and fitting out of pavilion Reinstatement of Bowling Green edge
Car Park	Site cleared	Car Park and drainage installed
Lot 2 Landscape and		

conservation works		
Tree felling and works	Complete	
Fountain plaza and recreational space including paving around the pavilion	Clearance complete, work to perimeter access and base ongoing	Installation of the fountain plaza and works to the new access and paving surrounding the pavilion
Hermits Well	Main works complete New gate is being made	Connection of the water supply to the memorial pool Fitting of the new gate
Sundial and flower garden	The sundial and surrounding benches are complete	The planting of the flower garden will be complete as part of the Activity Plan programme
Memorial garden	North and east wall, main memorial, main and side gates, footpaths and reflective pool all complete	Final connection works and tanking of the memorial pool Planting will be complete as part of the Activity Plan programme
Demonstration Garden	Drainage, path and base works complete.	Fencing and gate installation to be completed
Mill remains	Restoration works complete.	
Roads. Paths and drainage including SUDs	Drainage works complete including installation of SUDs.	Path and road works ongoing Final landscaping and connections of SUDs pool.
Park furniture	All furniture on site ready to be installed including lighting columns Power duct complete	Completion of installation of park furniture
Play Area	All equipment on site and installation started	Completion of installation
Riverbank protection	Complete	
Interpretation	Interpretation panels complete and locations agreed. Panels being made off site	Completion of installation
Band stand	Design agreed	Funding may reduce this feature to a simple power point at this phase of the project
Events Loop	Ducting installed	Electrics and pillars to be installed
Wildlife pool	Removal of former toilet block complete.	Installation of pool and dipping platform

		Planting will be complete as part of the Activity Plan programme
Activity Plan	Activities started 4 th May 2016 to date 507 hours of activity/volunteer hours complete.	Completion of Activity Plan April 2021

4.9 **Pavilion**

The pavilion has a community room, public toilets, café and kiosk and has been designed to be financially and environmentally sustainable. A plan demonstrating this was submitted as part of the HLF application and agreed by full council, and will be further enhanced by the Passivhaus design which is projected to reduce running costs and contribute to carbon reduction. The plan includes the rental of the community room, café and kiosk area and management of the toilets. The lease will be worked up in more detail considering the best option for the council. This lease needs to be advertised in early April in order to identify a suitable tenant and allow time for opening later this year. Estates will manage the lease process and selection of the tenant delegated to the Executive Director of Customer Services in line with Council constitution.

4.10 **Launch**

Provided all works are completed on time, a launch is proposed for autumn 2018. The launch will be community focussed in line with our vision of 'Growing Our Park Together', and will also include funders of the project. Elected members are invited to provide comments on the proposed launch to be considered as part of the launch planning.

4.11 To ensure the ongoing maintenance and management of the improved assets a ten year management and maintenance plan is in place as required by HLF and as agreed by council on 21st January 2016. The reduction will be achieved through changes to the former high maintenance Victorian style bedding and planting to more modern low maintenance schemes.

4.12 As part of the project the risk register was prepared and is updated by Gillespies, our lead designer for the project. This is a requirement of HLF funding, and will continue to be monitored and updated throughout the life of the project. In order to submit the HLF stage two application, HLF require a commitment from the council to adopt the ten year Management and Maintenance Plan, integrate it into their existing policies for management and care, and ensure financial resources, both staff and maintenance budget, are secured to implement the plan for ten years after project completion. The management and maintenance plan must meet and achieve Green Flag Standards and retain this for a minimum of ten years in line with HLF criteria for the HLF stage two application.

4.13 **Timeline**

The remaining timeline agreed between HLF and council officers is as follows:

4.13.1 Activity plan - December 2016 to March 2021

4.13.2 Works complete - autumn 2018

4.13.3 Project completes (revenue/interpretation/training/activities) – March 2021.

4.13.4 Ten year Management and Maintenance Plan – commencing April 2021 and complete April 2031. Greenflag award to be awarded and maintained over the ten year period of the management and maintenance plan, as part of HLF grant condition.

4.14 Should members wish to see progress of the works a site visit can be arranged.

5. CONCLUSION

5.1 The Hermitage Park project was awarded an HLF grant that has released circa £3,658,081 of funding and support for a Council investment of £380,000. The funding award and demonstrable community support provides an opportunity to create a sustainable park for residents and visitors alike and fits well with strategies for the area. The project is in the middle of its capital delivery phase and is programmed to launch in autumn 2018, whilst the Activity Plan will continue to April 2021. The project will conserve and interpret the heritage within the park and encourage visitors to learn about it; reconfigure part of the recreational facilities and provide a dynamic hub through the development of a new pavilion and engage with people through working in partnership to 'Grow Our Park Together'.

6. IMPLICATIONS

6.1 Policy None.

6.2 Financial £280,000 was allocated from ear marked reserves for 2015/16 onwards. An additional £100,000 was allocated in June 2017. All other match funding has been secured, subject to conditions being met. The provision of additional car parking and the associated budget is out with the scope of the HLF bid and budget for this was identified from Section 75 monies. £75,000 was approved for this purpose.

Ten year commitment to Management and Maintenance Plan to ensure resources, both staff and maintenance budget, are secured to implement the plan for ten years after project completion. The management and maintenance plan must meet and achieve Green Flag Standards and retain this for a minimum of ten years in line with HLF criteria for the HLF stage two application.

6.3 Legal Bound by HLF terms of grant approved by Council 21st Jan 2016. Bound by terms of grant from a range of funders.

6.4 HR None.

6.5 Equalities None but proposed improvements increase accessibility of the park to those with mobility

problems and visitors with pushchairs through improved paths and design.

- 6.6 Risk A risk register is available on request.
- 6.7 Customer Services None.

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APPENDICES

Appendix 1 Hermitage Park Pavilion internal and external views