



Leicester  
City Council

**WARDS AFFECTED: NORTH BRAUNSTONE  
ROWLEY FIELDS**

**Cabinet**

**25<sup>th</sup> March 2002**

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## **BRAUNSTONE PARK REGENERATION PROJECT**

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### **Report of the Acting Director of Arts and Leisure**

#### **1. Purpose of Report**

This report updates members on the Braunstone Park Regeneration Project and the joint working relationship between Leicester City Council and Braunstone Community Association (BCA). The report seeks agreement to support Braunstone Community Association in the appointment of a Landscape Consultant for the Braunstone Park Regeneration Project and also to agreement in principle to consider options for establishing joint management arrangements for Braunstone Park. The establishment of joint management arrangements is a condition of BCA funding of £2million to the project.

#### **2. Summary**

Braunstone Park is the second largest public park in Leicester.

The importance of the Park to the local community and potential for the park to significantly contribute to the social, economic and environmental regeneration of Braunstone is recognised by New Deal who have allocated £2 million to the redevelopment of the park. This has potential to act as leverage for lottery funding and other forms of grant aid, making a possible total investment into the park of £4-5 million

A joint working group of officers from Leicester City Council Arts and Leisure Department and Braunstone Community Association (BCA) was established in early summer 2001 to explore the potential of the project. It is proposed that a working relationship between the two organisations be established to further the project for the benefit of the local community and city in general.

Because of the potential scale and complexity of the project it is proposed that a Landscape Consultant be commissioned on behalf of BCA in order to carry out feasibility studies, prepare a funding strategy and produce outline project proposals. After an exhaustive evaluation of 28 expressions of interest, 3 landscape consultants were shortlisted and a final recommendation for this appointment made by the evaluation panel.

In September 2001 a BCA project appraisal panel recommended that BCA funded the commissioning of a Landscape Consultant for the Braunstone Park regeneration project. However, this is conditional on Leicester City Council accepting, in principle, that the future management and maintenance of the park will be subject to an appropriate form of joint management arrangement.

### **3. Recommendations**

Cabinet :

1. Note the partnership established between the Council and the BCA on the Park Project and to support the continuation of this shared approach to derive maximum benefit to Braunstone and the City. (Appendix 1)
2. Approve that Leicester City Council act as agent for BCA in the appointment of a Landscape Consultant to develop all aspects of the Park Project for the reasons outlined in the report.
3. Agree for the consultants brief to include:-
  - a) The preparation of outline project proposals and a feasibility study on the Park improvement plans ensuring value for money and maximum use benefit for Braunstone and the City. (Appendix 2)
  - b) The preparation of a funding strategy to ensure maximum leverage of BCA commitment of £2m to the redevelopment of the Park.
4. It is further recommended that the appointed Landscape Architects role be extended to undertake, on behalf of the City Council, an objective evaluation of alternative management options for Braunstone Park (to be funded from existing Parks budgets) to include the long term influence and benefit of the Braunstone Community.
5. Subject to recommendations 2 and 4, to approve appointment of Plincke Landscapes Ltd. as Landscape Consultant for the Braunstone Park Regeneration Project.
6. Receive further reports at appropriate stages in the development of the project including completion of outline proposals and the study of alternative management options.

### **4. Financial, Legal and Other Implications**

The Braunstone Park regeneration project could bring some £4-5 million of investment into Braunstone Park. There are no immediate financial implications to the City Council in the appointment of a Landscape Consultant, however long term financial implications and opportunities for the future management of Braunstone Park would be examined as part of the Landscape Consultant's Brief. Proposals affecting long term maintenance of Braunstone Park will need to carefully consider existing resources.

It is proposed that the Arts and Leisure Department commission the appointed Landscape Consultant to undertake an objective evaluation of alternative management options for Braunstone Park. Associated costs will be contained within existing budgets.

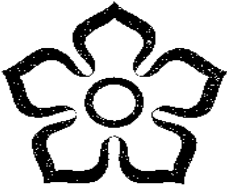
The Council's Taxation Officer confirms that Customs and Excise are aware of the proposed project and that the scheme will work from a VAT perspective. In principle BCA will donate a sum to the Council, the monies are then utilised to fund refurbishment works at Braunstone Park, recovering the VAT incurred separately

from Customs and Excise. The Council's Taxation Officer is happy with the conditions imposed by Customs and Excise.

Subject to approval of recommendation 2, Terms of Reference between Leicester City Council and BCA need to be established prior to the appointment of the Landscape Consultant.

## **5. Report Author**

Richard Welburn  
Head of Parks and Environmental Services  
Ext: 7389



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**BRAUNSTONE PARK REGENERATION PROJECT**

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**Report of the Director of Arts and Leisure**

**SUPPORTING INFORMATION**

**1. Report**

**(a) Background**

Braunstone Park is the second largest public park in Leicester extending over an area of 70 ha. Whilst the park constitutes an intrinsically valuable area of green space for the City the park is in need of a major overhaul.

Under the Government's New Deal for Communities initiative Braunstone Community Association has been allocated £49.5 million for the regeneration of Braunstone Estate, including environmental improvements. North Braunstone is an area of significant social disadvantage in European terms. The importance of the Park to the local community and potential for the Park to significantly contribute to the social, economic and environmental regeneration of Braunstone is recognised by New Deal who have allocated £2 million to the redevelopment of the Park.

In the early summer of 2001 a joint working group of Leicester City Council Arts and Leisure Officers and BCA Officers was established to explore the potential of this project. Officers were keen to explore New Deal funded regeneration of the Park because it is unlikely that such an opportunity to systematically resolve infrastructure and social issues connected with the Park will arise again. It is also evident that £2 million from BCA could act as leverage for Lottery funding and other forms of grant aid, possibly making a total investment into Braunstone Park of £4-5 million.

A working relationship based on partnership between BCA and Leicester City Council is proposed if the regeneration of Braunstone Park is to proceed for the benefit of the Braunstone Community and wider City community. BCA will benefit from the co-operation of Leicester City Council as Landowner and Manager together with the professional skills of Leicester City Council Officers, whilst Leicester City Council will benefit from resources targeted at resolving infrastructure and social issues connected with the Park on an appropriate scale and working with representatives of the local community. It is intended that the Braunstone Park Regeneration Project will be managed in compliance with Leicester City Council Project Management Standards.

## **(b) Proposed appointment of a Landscape Consultant**

Because of the potential scale and complexity of this project it is recommended by Officers that a Landscape Consultant is commissioned by the BCA to carry out feasibility studies, prepare a funding strategy, and produce outline project proposals. Officers have assisted in a tendering and evaluation process to identify a suitable Landscape Consultant on behalf of BCA. This process has proceeded quickly during the Summer of 2001 because of BCA's need to spend this financial year and the importance with which the local community view improvements to the Park. This feasibility study would not have placed any obligations on Leicester City Council at this stage.

Expressions of interest were received from 28 Landscape Practices and following objective evaluation using City Council procedures six candidates were interviewed in early August 2001. Following interview three Landscape Consultants were asked to provide a fee quote against a project brief (see Appendix 2). A fee quote was only sought at this stage because it was important to identify consultants capable of carrying out a commission of this size and complexity, and with an appropriate knowledge of funding, business planning and working with disadvantaged communities.

The three finalists for the Commission were Landscape Design Associates, (Peterborough), Ferguson McIlveen (Belfast and Chester) and Plincke (Winchester and Leamington). Site visits were made by Officers from the City Council and BCA in order to determine the quality of the consultant's work on the ground, ask further questions, and meet members of the local community involved in the projects with the consultants. Fee quotes from all three consultants were received by the closing date of Monday 17<sup>th</sup> September. Subsequent to a detailed consideration of the three consultant's submissions, Plincke Landscape Ltd. have been recommended by the evaluation panel for this commission.

It would be financially prudent if Leicester City Council acted as an agent for this Commission on behalf of BCA. Not only can Leicester City Council provide the professional skills necessary to manage the appointment, which BCA cannot, but the Consultant's fees will not be subject to VAT, which would be the case if BCA made a direct appointment. Formal terms of reference would ensure that all fees would be recovered from BCA by Leicester City Council as a matter of course.

## **(c) BCA's wish to establish joint management arrangements for Braunstone Park**

On Friday 14<sup>th</sup> September 2001 a BCA Project Appraisal Panel recommended that BCA fund the commissioning of a Landscape Consultant for the Braunstone Park Regeneration Project. (Appendix 3) The arrangement involves the City Council accepting the principle of joint future management arrangements for the Park. Officers of Leicester City Council have subsequently prepared a supplementary Landscape Consultant's brief to explore the full range of options for management of the park. This supplementary commission will be funded by the Arts and Leisure Department from existing revenue budgets (Appendix 4).

## **2 Financial, Legal and Other Implications**

### **(a) Financial Implications.**

The Braunstone Park regeneration project could bring some £4-5 million of investment into Braunstone Park. There are no immediate financial implications to the City Council in the appointment of a Landscape Consultant, however long term financial implications and opportunities for the future management of Braunstone Park will be identified within the commission.

Subject to Member approval of Recommendation 3 it is proposed that the Arts and Leisure Department commission the appointed Landscape Consultant to undertake an objective evaluation of joint management options for Braunstone Park. Associated costs will be contained within existing budgets

The potential value of the investment into Braunstone Park and the aspirations of the local community suggest widespread improvements to the Park may be possible. In the case of any new or re-instated facilities the long-term economic sustainability of these features needs to be examined by the consultant and measures taken to ensure that such facilities are financially self-supporting.

The Council's Taxation Officer confirms that Customs and Excise are aware of the proposed project and the scheme will work from a VAT perspective. In principle BCA will donate a sum to the Council, the monies are then utilised to fund refurbishment works at Braunstone Park, recovering the VAT incurred separately from Customs and Excise. The Council's Taxation Officer is happy with the conditions imposed by Customs and Excise.

In the case of the options for future management arrangements of Braunstone Park, detailed legal advice will be necessary at the appropriate time.

### **(b) Legal Implications**

Leicester City Council is able to provide services to BCA as a Community Association under the provisions of the Local Government Act.

Subject to the approval of recommendation (2) formal terms of reference between Leicester City Council and BCA need to be established prior to the appointment of the Landscape Consultant. Letters of appointment and Heads of Terms are currently under consideration by legal advisors to both Parties.

### (c) Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph References Within report
Equal Opportunities	NO	
Policy	YES	Project contributes to Corporate aims of social justice, environmental Quality and economic prosperity. 1(a) Background.
Sustainable and Environmental	YES	1(a) Background
Crime and Disorder	YES	Part of broader social regeneration objectives. 1(a) Background.
Human Rights Act	NO	
Older People / People on low income	NO	

### 5. Consultation

Braunstone Community Association

Commercial Services Department City Consultants Team

Senior Accountant, Arts and Leisure Department

Town Clerk's and Corporate Resources Department Legal Services Division

Taxation Officer, Town Clerk's and Corporate Resources

### 6. Report Author

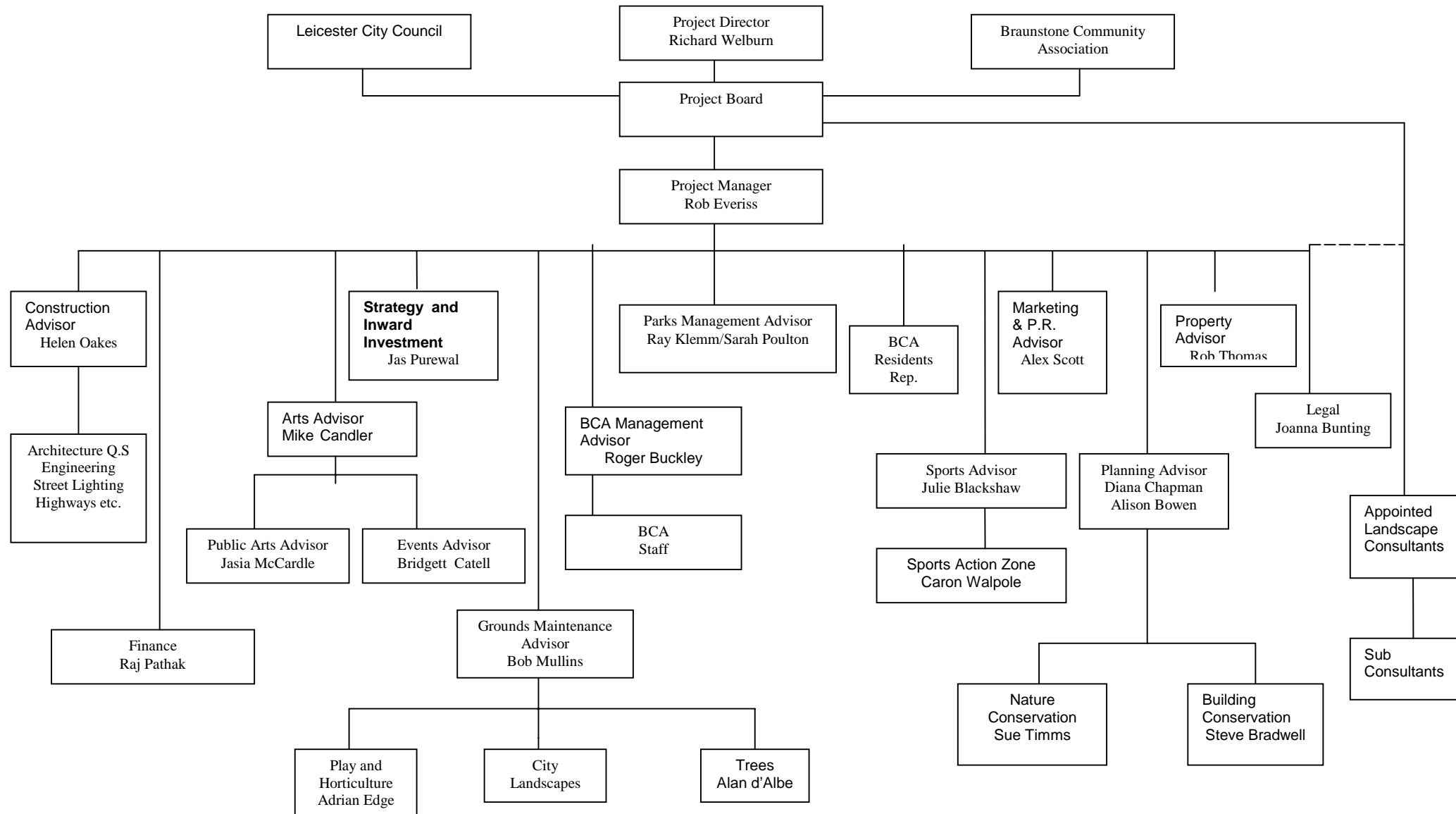
Richard Welburn  
Head of Parks and Environmental Services  
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# APPENDIX 1

## PROPOSED BRAUNSTONE PARK REGENERATION PROJECT MANAGEMENT TEAM





## **APPENDIX 2**

### **BRAUNSTONE PARK DEVELOPMENT BRIEF**

#### **A. BACKGROUND**

- Background to New Deal –  
Under the Government's New Deal for Communities Initiative, Braunstone has been allocated £49.5 million for the regeneration of the estate, including environmental improvement.
- One of the core community projects within this initiative will involve the enhancement and improvement of Braunstone Park, which extends to some 70 hectares and, as such, is the second largest park in Leicester. Whilst, in essence, the Park constitutes a basically valuable area of serviceable green space, both Leicester City Council, who own and manage the asset, and the Braunstone Community Association, the main funders of this project, agree that the park is now in need of a major overhaul.
- Braunstone Community Association has allocated £2 million to this initiative.
- The client will be a partnership between Leicester City Council and the Braunstone Community Association.
- Preliminary community consultation has been carried out by the BCA and Leicester City Council, as part of a Planning for Real exercise.
- The history of the park dates back to (and possibly before) the construction of Braunstone Hall, a Georgian building. The 76 ha park contains a walled garden, lake and is undulating in topography. Originally, the walls were planted with choice fruit trees, and there were considerable hot houses and a fish lake, and has been subject to several planting additions.
- Local office space and admin support will be provided by BCA throughout this project.

#### **B. THE PROJECT**

##### **OBJECTIVES**

- Carry out a landscape assessment of the park, including Land Survey
- Refine the brief in the context of the Landscape Assessment as appropriate
- Develop a vision and philosophy for the park, and clarify the level of its role (local, regional, national for various functions)
- Incorporate the requirements of the Community Association, as attached list and through further liaison
- Liaison with other organisations that are producing proposals for associated areas, as listed in section D, to ensure outline proposals are co-ordinated and complimentary
- Produce information for LCC cabinet meetings, B.C.A board meetings and public consultation
- Produce outline presentation and display information, for viewing by the Local Authority and Community Association
- Produce outline budget costs and indicative revenue implications
- Investigate sources of complementary funding

- Produce outline business plan and funding strategy
- Produce implementation programme and cost analysis
- Identify a limited number of preliminary works which could be completed this financial year without compromise to the overall scheme
- Develop appropriate methodology for consultation

## **C. LANDSCAPE CONSULTANT'S APPOINTMENT AND FEES**

### **1. APPOINTMENT**

The agreement between the BCA/Leicester City Council Partnership and the chosen consultant will be based upon the Landscape Consultants Appointment May 1998;

Preliminary and Basic Services will be as follows:

- a) Work Stage A, to include further development of the brief throughout the subsequent stages
- b) Work Stage B
- c) Work Stage C

Other Services will be as follows:

#### 2.2 Surveys and investigations.

- Make a full measured base survey of the site, suitable for later detailed design work;
- Undertake necessary site investigations, eg land drainage and silt depths;
- Attend Client led meetings/meetings with other Consultants (see D). Assume 5 x 1/2 day meetings per month;
- Prepare material for consultation purposes and attend necessary meetings to implement consultation methodology.

It is likely that a subsequent commission will be sought competitively for progressing the scheme through from stages D to L ( sketch scheme designs to implementation on site), following completion of this appointment.

### **2. FEES**

Consultants to quote on hourly rate for each project team member for Work Stages A, B and Other Services and an estimate of the hours required by each team member. An estimate of the total number of hours involved and a final lump sum based upon this is to be provided. A separate lump sum quote will be required for stage C.

Fee quotes will assume a minimum project value of £2-3 million, rising to £4-5 million dependant on external funding. These figures include all fees.

The commission is anticipated to commence in October 2001, and complete by the end of March 2002.

Payments will be in 2 stages, the first after 3 months, and the second on completion of the work (work stage C).

## **D. LIAISON WITH ADJACENT/LINKING PROJECTS**

### **1. WYCLIFFE LEISURE CENTRE**

A competition will soon be launched for this site. Consultant to liaise with the appointed Architects over the links between the two sites.

### **2. MASTER PLANNING EXERCISE FOR BRAUNSTONE**

An appointment is currently being progressed for the above, which will include how the park links with the whole community. Consultants to liaise with those appointed;

### **3. BRAUNSTONE HALL**

An appointment will be progressed for the above.

The re-development of this grade II listed building is a critical element of the park redesign, and the Consultant will be required to liaise strongly with the appointed Architect;

### **4. LEICESTER CITY COUNCIL CLIENT OFFICER**

Leicester City Council will appoint a Project Manager who will represent the partnership between Leicester City Council and the BCA.

Liaison will be required with the LCC Officers producing a Landscape Management plan for the Park.

## **E. AVAILABLE SITE INFORMATION**

Nature Conservation Value report 1999

Utilities information (from June 2001)

Grounds Maintenance Plans and Schedules

Results of Planning for Real exercise

LCC Environmental Purchasing Guide

Draft LCC Parks and Open Space Strategy

Draft LCC Cultural Plan

LCC Community Plan

City of Leicester Local Plan

Demographic and Social Statistics

Arboricultural Survey of Braunstone Park indicating tree condition and location

Standardised structure for LCC Parks and Open Spaces Management Plans

Site Description Sections of Draft Management Plan

Local History Information

LCC Ecological Site Alert Map

Miscellaneous information supporting Management Plan

O.S. Base Plan of Site

## **LIST OF REQUIREMENTS FOR BRAUNSTONE PARK BASED UPON VARIOUS PUBLIC CONSULTATION EXERCISES**

### **NOT IN PRIORITY ORDER**

1. Upgrading existing toilet facilities at the Hall;
2. Consideration of ease of management and crime prevention/robust design in all elements;
3. Increase quality of lighting (8 existing down lighters); New down lighters on all other existing and new paths;
4. Perimeter railings with plinth wall – with a community design/artist involvement element. Include gates for pedestrians and vehicular entrances;
5. Improvements to drainage to cover areas near the Lodge and the four existing football pitches;
6. CCTV cameras all areas;
7. New seats/picnic tables (allocate picnic areas)/litter bins – 2 x existing number, say 10 No dog mess bins;
8. Fitness trail/trim trail in circular route;
9. Resurface all existing footpaths. Construct new – 2 x existing area. New cycle route as existing layout from lodge diagonally across park via Hall (3m wide shared surface); A boulevard network of footpaths to include links between lakes and Hall;
10. Wildlife/nature trail. Use of sensory planting;
11. Location signs – finger posts? Assume 10;
12. Dredge/clean lakes and redevelop edge over, say, 1/2 of perimeter;
13. 1 outdoor bowling green, possibly inside walled garden;
14. Over 14 yr olds adventure playground – improve existing close to Lodge?
15. Toddlers play area plus 6-14 yr olds playground – some improvements to existing;
16. Include area for community events e.g. bonfire. Consideration of reinforcement of area;
17. New ball court with fencing and multi-sport markings (to include tennis);
18. Cricket pitch;
19. Thinning/management of existing wooded areas;
20. New planting areas – only to define new features;
21. Resurrection of paddling pool with filtration/drainage system;
22. Four changing-room blocks with showers. To be located close to car park adjacent to lakes;
23. Site to be allocated for Street sports (skating/skateboard etc) area close to the aforementioned car park;
24. Additional football pitches – assume new grass and markings. To be close to existing;
25. Prepare areas for 3 No vandal proof phone boxes;
26. Pitch and putt course. No associated buildings;
27. 1 Astro-turf football pitch with floodlighting;
28. Pets Corner



# Braunstone Community Association

A National New Deal for Communities Pathfinder  
Units 3&4 • Forest Business Park • Oswin Rd • Leicester • LE3 1HR

Tel: 0116 225 2465 • Fax: 0116 225 2479

Braunstone Community Association

## APPENDIX 3

### Project Appraisal Report

Name of Project... Landscape Consultants for Braunstone Park.....

Name of Organisation/Group... Environment PMG.....

Name(s) of proposer(s) interviewed... Roger Buckley, Ray Motley.....

Names of Appraisers ... Maureen Loweth, Clive Baker, Jane Riley, Ann Glover (Chair)

Date ..... 14<sup>th</sup> September 2001

#### Recommendation of Appraisal Panel

It is recommended that this project is (tick one box)

- (1) Recommend to BCA Board for rejection
- (2) Refer for further development
- (3) Recommend to BCA Board for approval

Supporting reasons for the recommendation (say briefly and clearly why the recommendation above has been made)

Recommended conditions ( say briefly and clearly any conditions to the recommendation)

Leicester City Council acknowledges the proposed improvements and general enhancement the the Braunstone Community association is proposing to implement at Braunstone Park. In recognition of this and in the spirit of partnership between the two organisations, the Council, in principle, accepts that the future management and maintenance of the Park will be undertaken on the basis of a joint trust arrangement, the details of which are yet to be determined, between the Council and the BCA.

In giving this undertaking, whilst it is recognised that the Council may well wish to consider other options for the future management of the Park, the Council's priority will be to enter into a joint trust with the BCA, as indicated above, subject to the agreement of satisfactory terms to both parties

Signatures of appraisers... *Maureen Loweth* *J. Riley* *Clive Baker*

*Ann Glover* chair

**Leicester City Council**

**Arts and Leisure Department**

**REVIEW OF ALTERNATIVE MANAGEMENT OPTIONS FOR  
BRAUNSTONE PARK: CONSULTANT'S BRIEF.**

**1. Purpose of the Commission**

- (a) To produce a study of management options for consideration by Leicester City Council's Director's Board and Elected Members, which enables a decision to be taken on how Braunstone Park should be managed in the future.
- b) The consultant will need to conduct a thorough appraisal of a range of options that are cognisant with Local Government Modernisation and the National Strategy Action Plan for Neighbourhood Renewal.
- c) The options put forward will need to demonstrate that consideration has been given to securing the long term influence and benefit of the Braunstone community.
- d) To explore the mechanisms by which the management options may operate and draw on examples of best practice in parks management elsewhere in the country.
- e) To consider the potential benefits or otherwise, of a composite or integrated management approach to different facilities on the park, as well as a single park management regime.
- f) To consider the customer, political, legal, community development, contractual and financial issues. In addition the potential to source external funding directly, in partnership with other agencies and via the public sector.
- g) To compliment the existing Braunstone Park Regeneration Project Commission, but to examine appropriate parts of the brief in more depth and act as a stand-alone study.

**2. Methodology**

- a) Take account of the Leicester City Council Community Plan, Cultural Strategy, Parks and Open Space Strategy and EMAS commitments.
- b) Consult with senior managers in Arts and Leisure, appropriate elected members and officers of Braunstone Community Association ( B.C.A.)
- c) Carry out a scoping exercise, including the extent of the parkland and facilities at Braunstone Park which will require management and the alternative management methods available.
- d) Provide and apply an up-to date knowledge and awareness of the issues relating to alternative management arrangements for local authority parks and critically analyse these methods.



- e) Review the experience of other Councils who have delivered parks management in alternative ways and identify best practice
- f) Review the economic implications of the alternative management methods, including grant aid, taxation and income generation.
- g) Prepare a strategic case as outlined below, including a set of short listed options and recommendations.

### **3. Strategic Case**

- (a) Overview:
  - Initial Scoping
- (b) Strategic case:
  - Strategic context, including fit with wider policy imperatives, relevant strategies, related projects.
  - Need and drivers of change. What is wrong with the status quo?
  - How the different options will enable the desired service to be achieved.
  - Constraints
- (c) Economic case
  - Wide range of park management options, including merits and demerits of the “do nothing option “
  - Criteria for assessing the options
  - High level benefit appraisal. Financial and non-financial
  - SWOT Analysis
  - High level / broad order of magnitude appraisal of costs.
  - Strategic risks. Could include qualitative assessment of risks as low, medium or high.
  - Short list of options for detailed consideration by members and officers.
- (d) Project Management Case.
  - Key critical success factors and management arrangements.
  - High level risk assessment and risk management strategy.
- (e) Recommendations:
  - What action is required by whom and by when ?
  - What further work is needed, including resource requirements?
  - What are the next steps?

### **4. Reporting.**

- a) An Interim Report will be provided to the Braunstone Park regeneration project management team.
- b) A final report will be presented to the Department’s Management Team and to a further meeting involving elected members.
- c) The range of Departmental contacts for this work will be:

Paul Edwards – Acting Assistant Director Parks and Sports

Jennifer Tillotson – Acting Assistant Director Resources

Richard Welburn – Head of Parks and Environmental Services

Ray Tunks – Parks Development Services Manager

Rob Everiss – Acting Braunstone Park Project Manager

d) Confidentiality is to be maintained at all times

#### **5. Basis of Retention**

- a) An estimate of the number of days consultancy required to complete the project in accordance with the brief.
- b) Provision of a lump sum fee quote for the consultancy based on the above brief.
- c) The deadline for completion of the report will be concurrent with that of the commission to develop the Braunstone Park regeneration project to Workstage C of the Landscape Architects appointment