

LEE VALLEY REGIONAL PARK AUTHORITY

AUTHORITY MEETING 20 OCTOBER 2022

Members Present: Paul Osborn (Chairman) Ross Houston
David Andrews Heather Johnson
Ken Ayling Christopher Kennedy
Susan Barker Graham McAndrew
Nicholas Bennett Gordon Nicholson
John Bevan Suzanne Rutland-Barsby
Janet Burgess Mary Sartin
Mike Garnett Terry Wheeler
David Gardner John Wyllie
Steven Heather

Apologies Received From: Nesil Caliskan, Lesley Greensmyth, Calvin Horner, Abdul Wahid, Holly Whitbread

Officers Present: Shaun Dawson - Chief Executive (Remote Attendance)
Beryl Foster - Deputy Chief Executive
Dan Buck - Corporate Director
Jon Carney - Corporate Director
Keith Kellard - Head of Finance
Paul Roper - Head of Project & Funding Delivery
Victoria Yates - Head of Human Resources
Julie Smith - Head of Legal
Marigold Wilberforce - Head of Property
Michael Sterry - Senior Accountant
Stephen Bromberg - Head of Communications
Sandra Bertschin - Committee & Members' Services Manager
Lindsey Johnson - Committee Services Officer

Also attending: James Newman – S151 Officer (London Borough of Enfield)

Part I

11 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	Prejudicial ✓
<i>Mary Sartin</i>	5	<i>Member for Epping Forest District Council and sits on the Area Planning Sub Committee West</i>	<i>Non-Pecuniary</i>
<i>Steven Heather</i>	5	<i>Member for Epping Forest District Council and sits on the Area Planning Sub Committee West</i>	<i>Non-Pecuniary</i>

AUTHORITY MEETING MINUTES 20 OCTOBER 2022

A Member queried whether the Environment Agency and Canal & River Trust Members had deputies. The Deputy Chief Executive replied stating that they do not and that their Membership was created after the initial Park Act of 1966, whereby there is not a requirement for them to attend Authority meetings but might be required for certain Committee meetings. The Chairman suggested writing to them regarding their attendance requirements.

12 MINUTES OF LAST MEETING

THAT the minutes of the meeting held on 7 July 2022 be approved and signed.

13 PUBLIC SPEAKING

No requests from the public to speak or present petitions had been received for this meeting.

14 UPDATE ON PROJECTS

Ice Centre Project Update

The Corporate Director updated Members on the Ice Centre project, key points included:

- The Ice Centre is almost complete with the copper shingle done; ponds for the ice melt dug; newly surfaced Sandy Lane; the sign is up; the entrance foyer has been tiled; 593 seats have been installed in the terrace; ground floor lockers have been installed in the theme colour of electric blue; barriers now surround both ice pads; the car park is currently being kerbed and tarmacked; pipes have been run for the oxbow lake; and the revolving door for reception has been completed.
- The plant room has been situated lower in the building which will help reduce noise.
- The Car park has been formulated differently to how it was before with 140 trees which will go around the entrance. The building will also be surrounded by trees, many of which will be mature.
- The ceiling has been created for low emission lighting and will also have the benefit of acoustic protection.
- Upcoming works include formulation of the plaza; the testing of fireproofing and airtightness, which will be done next month; solar panels; big screens; toilets and sinks; completion of the café; the ice field has been moved back to allow fit out of the disco lights and PVA first.
- Key dates to note are a handover of 23 December where GLL will take responsibility. Operational testing will take place until late January. We are still working on a launch date. Due to late handover we are following a legal process with Wrenbridge and our solicitors to consider any penalties that Buckingham will incur.

Members were all agreed that the Ice Centre project has been a huge success, were glad that the decision for a twin pad was made and thanked the Corporate Director and his team for making it happen.

A Member asked if there would be an opening event for the Ice Centre. The Head of Communications responded stating that there will initially be a couple of test sessions with GLL, then a press and stakeholder launch to maximise the impact along with marketing and finally it will open to the public. There will be a meeting tomorrow to discuss this further.

AUTHORITY MEETING MINUTES

20 OCTOBER 2022

St Paul's Field Project

The Head of Projects and Funding Delivery updated Members on St Paul's Field project, key points included:

- This is a Lee Valley Regional Park driven project with funding coming from sale of land to Lignacite.
- This is for a simple footpath scheme with biodiversity improvements.
- The designs from the Landscape Architect have been finalised with costings around £300k, which is within budget.
- Ecological assessments are in the final stage.
- Planning application will be made in early 2023, we will then appoint a contractor via the tender process with delivery between November 2023 and March 2024.

A Member queried why planning permission was required. The Head of Projects & Funding Delivery responded stating that this was because of infrastructure such as benches and the proximity of the site to the watercourse.

Waltham Abbey Gardens Project

The Head of Projects and Funding Delivery updated Members on Waltham Abbey Gardens project, key points included:

- This is a joint partnership project between Lee Valley Regional Park Authority, Epping Forest District Council and English Heritage Partnership.
- A Heritage Lottery Funding application has been made and we should have a decision soon. If the application is successful the project will be delivered in 2025. There will be match funding with English Heritage, our contribution will be £20k.
- The project has many complex elements, but our side is concerned with biodiversity improvements.

A Member asked if there will be a community event to celebrate this project once complete. The Head of Projects and Funding Delivery responded stating that it is part of the development work.

A Member stated that the monks from the Abbey had links with Newham and Waltham Forest and suggested that this could be a good way to link in with other boroughs. The Head of Projects and Funding Delivery responded that the local Historical Society are involved in the project and he would let them know.

Middlesex Filter Beds Project

The Head of Projects and Funding Delivery updated Members on Middlesex Filter Beds project, key points included:

- This is a Lee Valley Regional Park Authority driven project with funding agreed by Members. The project involves re-watering the filter beds and improving biodiversity.
- As this project has developed it has been discovered that there is a 24 inch water main under the filter beds. We are obtaining a license and permissions from Canal & River

AUTHORITY MEETING MINUTES 20 OCTOBER 2022

Trust so that consultants can do some trial pits. If the scheme is viable delivery will be between November 2023 and March 2024.

- If the current scheme proves unviable we do have a back-up scheme, but this will need re-costing.

East India Dock Basin Project

The Head of Projects and Funding Delivery updated Members on East India Dock Basin project, key points included:

- This project is in partnership with London Borough of Tower Hamlets, with funding from the Levelling Up Fund. We should hear if funding has been successful by early November and we will need to have delivered by March 2025.
- The purpose of the project is to de-silt the basin. The consultants are doing final tweaks on the designs which include how water circulation will reduce siltation.
- We are in talks with Port of London regarding allowing the silt to disperse into the Thames and have started the process for licensing and obtaining samples.
- If funding does not come through, we have a back up with Heritage Lottery Funding which would result in the project being pushed back by a year or two.

The Vice Chairman asked if we know how much silt is in the basin and how much we would be able to dispose of into the Thames. Head of Projects and Funding Delivery responded stating that he didn't know how much is in the basin, but we can dispose of 28k cubic metres.

The Vice Chairman asked if the basin had a brick bottom and if so the risk of it being in need of repair after the weight of so much silt. The Head of Projects and Funding Delivery responded stating that the bottom was unknown, but part of the funding includes looking at the structural integrity.

A Member asked if there was a plan for preventing the basin from silting back up. The Head of Projects and Funding Delivery responded stating that the water flow design and drainage channels will reduce siltation and maintain the new contours by as much as 80% and have estimated it will not need major work again until 50 years.

Area 4 – Lee Valley White Water Centre Project

The Head of Property updated Members on the Area 4 Lee Valley White Water Centre project, key points included:

- Area 4 is a 6.25 acre site adjacent to Lee Valley White Water Centre, which has been kept out of the lease arrangement with GLL.
- We have commissioned agents on a soft marketing campaign before formally going to market.
- Interest has been significant with 11 operators responding, 6 for a hotel and 5 for a leisure usage.
- The site has good transport links with Waltham Cross train station and the M25. Its synergy with the White Water Centre might mean that we can look at both a hotel and other leisure usage for the site.

AUTHORITY MEETING MINUTES 20 OCTOBER 2022

- In the next few months we will engage with formal marketing and invite expressions of interest and proposals for the site.

A Member asked if it would be freehold or leasehold. The Head of Property responded stating that it would be a long leasehold.

A Member asked what the current use of the site was and how we would combat loss of biodiversity and CO2 ambitions. The Head of Property responded stating that the house on the site is currently leased to canoe athletes, it has been used as a leisure area in the past but currently has no specific use. Porta cabins on the site are used by the Fire Brigade. Any planning application will have to take into account biodiversity issues.

The Chairman informed Members that we would be coming back to Members regarding more information as this project unfolds. He added that a hotel would be part of the Park remit and would help to increase usage of the White Water Centre.

Ramney Marsh West Project

The Head of Property updated Members on Ramney Marsh West project, key points included:

- The Lee Valley Regional Park Authority is working collaboratively with London Borough of Enfield. We have tried in the past to work with TfL, who own adjoining land, but without success. We now know that London Borough of Enfield own access onto TfL's land so we no longer need to engage with them.
- We are waiting for London Borough of Enfield to complete their Local Plan early next year where it is hoped that the Green Belt designation for the land will be removed and allow the land to be used for employment or industrial use. We will then be able to decide how to bring the land to market with transport studies and topographical studies in order to have a more informed view of what is on the land.

The Chairman reminded Members that this is a desolate site, which is difficult to access and overwhelmed by the M25.

A Member queried whether the site would be suitable for industrial uses due to lack of rail connections. The Head of Property responded stating that Brimsdown train station was located to the north of the site. The Chairman added that we are working with London Borough of Enfield to open another train station near the Lee Valley Athletics Centre. The Chairman added that land values are substantial due to the link with M25, if no progress on the Local Plan has been made by the Spring we will review our position.

The Wave Project

The Head of Property and the Chief Executive updated Members on The Wave project, key points included:

- We agreed an exclusivity agreement with The Wave for the golf and campsite area of Picketts Lock, which will end in April 2023.
- Over the summer there were public consultations which were well received.
- Over the last 11 months there have been ecological surveys and transport surveys.

AUTHORITY MEETING MINUTES 20 OCTOBER 2022

- Changes in the organisation of The Wave along with assessment of commercial risk, the energy crisis and hoping for a solar array have resulted in delays, but is now progressing well again.
- We have been in meetings with both London Borough of Enfield, GLA and The Wave to understand their perspectives and bottom out transport and energy production issues, early feedback from these meetings have been positive.
- At the Bristol site, they play a key role in mental health and have many natural play areas on site which increases footfall.

The Vice Chairman asked if this project would be bigger than the one in Bristol. The Head of Property responded stating that it would be 25% bigger.

A Member commented that a consequence of the energy crisis and The Wave seeking sustainable power will have a positive long term effect. The Chairman added that The Wave would represent the most green and sustainable use of the site.

15 BUSINESS CONTINUITY UPDATE Paper A/4323/22

The Corporate Director introduced the report informing Members that the Business Continuity Policy is linked with the Authority's Risk Register.

(1) the Business Continuity Policy and associated procedures set out in Appendix A to Paper E/773/22 attached as Annex A to Paper A/4323/22 for adoption was approved.

16 FEES AND CHARGES POLICY Paper A/4324/22

The Corporate Director introduced the report informing Members that the main change was under Section 25, Paragraph 7 of the Policy for concessions whereby the age had been increased from 16 to 18 for young people. He added that at the Executive Committee earlier today, it was also added that care leavers under the age of 25 should also be offered concessions.

(1) the draft Fees and Charges Policy was approved.

17 HUMAN RESOURCES POLICY UPDATES Paper A/4325/22

The Head of Human Resources introduced the report informing Members that these policies have been updated to take into account legislative changes, best practice and the Authority's business objectives. The Equality, Diversity and Inclusion Policy's name has changed. At the Executive Committee earlier today updates to the Non-Smoking Policy surrounded vaping with section 5.3 making firmer wording on smoking breaks along with non-smoking signs on sites. The Executive Committee also agreed to looking at the Adoption Policy and signing up to the Armed Forces covenant in the New Year.

A Member asked if applicants know that they are going to be CRB checked. The Head of HR responded stating that it is made clear when the job role is advertised.

(1) the Equality, Diversity and Inclusion Policy as set out in Appendix A to Paper E/780/22 attached at Annex A to Paper A/4325/22;

**AUTHORITY MEETING MINUTES
20 OCTOBER 2022**

- (2) **the Non-Smoking Policy as set out in Appendix B to Paper E/780/22 attached at Annex A to Paper A/4325/22; and**
- (3) **the Recruitment Policy as set out in Appendix C to Paper E/780/22 attached at Annex A to Paper A/4325/22 was approved.**

18 NEXT MEETING OF THE AUTHORITY

It was noted that the next meeting of the Authority will be held on Thursday, 19 January 2023 at 2.00pm.

The Chairman also reminded Members that there would be a Budget Workshop on 15 December at 1pm. There was also the potential of an additional Budget Workshop on 5 January at 10.30am if needed.

Chairman

Date

The meeting started at 2pm and ended at 3.13pm