

# VICTORIA EMBANKMENT & MEADOWS RECREATION GROUND – RESTORATION AND IMPROVEMENT PROJECT

## Briefing Document

### 1. REASONS FOR RECOMMENDATIONS

#### Background

- 1.1 The Victoria Embankment and Meadows Recreation Ground, including the Memorial Gardens, was gifted to the City by the Clifton Family Estate and Jesse Boot and contains numerous important heritage features including the Peace Memorial, statues and gated entrances.
- 1.2 The historic riverside promenade is both one of the City's key destination sites, sporting venues, event spaces and also an important green space for local people.
- 1.3 A number of improvements have taken place at Victoria Embankment over the past few years as funding and opportunities have become available. Whilst welcomed and accepted, these improvements are often delivered in isolation. A more structured approach to improvement is required to provide a strategic plan for the site which will help guide improvement and investment, providing a rationale for future funding bids.

### 2. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

#### The Vision

- 2.1 Victoria Embankment is identified for improvement in a number of plans. The improvements proposed are in line with these agreed strategies and plans:
  - Meadows Neighbourhood Plan (2009)
  - Breathing Space (2010)
  - Playing Pitch Strategy (2010) & Action Plan (2013)
  - South Area Commentary (2011)
  - Nottinghamshire Football Association Priority Projects
- 2.2 The masterplan for Victoria Embankment has been developed in the context of a number of competing and different aspirations. The final master plan represents three main areas of influence:
  - Public needs and ideas
  - Operational requirements for the site
  - Long term aspirations and wider strategic influences
- 2.3 The improvements put forward in the masterplan are concepts derived through consultation. In most cases the concepts are not matured enough to present finalised projects, as such, layouts, locations and final designs are subject to change following ground investigations and feasibility studies. However, the component parts contained within the plan are envisaged to go ahead if agreed.
- 2.4 There are local partners who are interested in developing programmes & projects at the site aimed at local residents and will bring added investment
- 2.5 The City Council's vision for the site is:

- A new cricket pavilion to replace the current derelict building that cannot be sustainably refurbished or made fit for modern usage within the available budget. The new pavilion will be delivered by the Cricket Force national scheme and is the 2015 headline project, thereby attracting a mix of funding (see 2.13) from a range of partners, including all design costs, fees and preliminaries. This project will be delivered in summer / autumn 2015 in advance of the other masterplan works.
- A restored historic landscape and features returned to their former glory.
- A new central hub containing a café, community facility, cycle hire and improved sports changing facilities.
- A new 3G (third generation artificial turf) floodlit football pitch and grass pitch improvements.
- Improved recreational and event facilities to improve the site's Citywide appeal.
- A secure site that is both well managed and well maintained.
- Equal access for all of the community.
- A project that is financially deliverable and managed through a sustainable / realistic business model.

## Consultation

- 2.6 Following the initial phase of consultation for the Embankment, a draft master plan was created based on some of the key themes of improvement suggested. At this stage the master plan was evolving, allowing for concepts and ideas to be prioritised. The draft master plan presented 27 improvements ranging in scale from major renovations to pavilions to the installation of seating shelters
- 2.7 People were asked to prioritise their top 5 improvements on the draft plan from a list of categories and the masterplan incorporates these elements. The masterplan was presented to Area 8 Committee in February 2013.

## The Proposals

- 2.8 The outline proposals for the restoration project (delivery stage) are as follows:

Restoration of the grade II listed Memorial Gardens	£	200,000.00
Restoration of other listed features / structures	£	250,000.00
Restoration and improvement to the Victoria Embankment steps and footpath repairs	£	200,000.00
Tree and planting works	£	50,000.00
Event infrastructure	£	80,000.00
New lighting to riverside walk	£	100,000.00
Improved water park / restoration of paddling pool and play area	£	250,000.00
Interpretation and signage	£	50,000.00
New central pavilion with café, changing rooms & cycle hire facility	£	2,000,000.00
Sports pitch improvements	£	550,000.00
New Head Gardener x 5yrs	£	125,000.00
New Ranger x 5yrs	£	125,000.00
<b>Sub-total</b>	<b>£</b>	<b>3,980,000.00</b>
Contingency 10%	£	398,000.00
Fees 15%	£	567,000.00
<b>TOTAL</b>	<b>£</b>	<b>4,945,000.00</b>

<b>Advance Projects</b>	
<b>Cricket Pavilion</b> (as per Faithful & Gould cost plan, Dec 2014)	<b>£ 388,080.00</b>

The cricket pavilion project will proceed as an advance works package due to the ECB funding that is available now.

## Funding

2.9 The main funding opportunity for schemes of this sort is the Heritage Lottery Fund's (HLF) *Parks for People* programme which has previously provided funding for the restoration of the Forest Recreation Ground (2013) and Highfields Park (2015). An initial expression of interest has been submitted and this will be followed by a Stage One bid in March 2015.

2.10 The Stage One HLF bid will include

- Outline proposals for the site including initial designs;
- Outline ideas for an activities programme on site;
- Project management proposals;
- How the project will meet HLF outcomes and targets.

A decision will be returned in June 2015 and if successful, a Stage Two bid made in March 2016.

2.11 Funding is also available from the Football Foundation in order to improve the sporting facilities on the site. This funding will contribute towards the central hub / pavilion and changing rooms as well as the 3G pitch and grass pitch improvements. The project has been identified as the ideal opportunity to provide a lasting legacy to the 2015/16 Nottingham City of Football initiative.

2.12 Should the Stage One bid be successful, the development costs to progress to a Stage Two bid are estimated to be approximately £300,000 including detailed site surveys, designs, costing and consultation. At least 90% of these costs will be requested from the HLF. It is proposed to use approximately £30,000 of the Section 106 funds for the 10% match funding.

2.13 The outline proposals for the overall funding mix are as follows:

	<b>Development Stage</b>	<b>Delivery Stage</b>
Heritage Lottery Fund	£270,000	£3,241,000
WREN	-	£70,000
Veolia Bid	-	£50,000
S106	£30,000	£194,000
Area Capital Funds	-	£30,000
Sustainable Transport Fund	-	£500,000
Football Foundation / Premiership	-	£750,000
NCC events team	-	£50,000
NCC Parks Service (over 3 years)	-	£60,000
	-	
<b>TOTAL</b>	<b>£300,000</b>	<b>£4,945,000</b>

<b>Cricket Pavilion funding</b>		
NCC Area Capital	-	£10,000
NCC Parks Service	-	£18,080
English Cricket Board (ECB)	-	£125,000
WREN (tbc April 2015)	-	£80,000
Trent Bridge Community Trust	-	£5,000
Sport England (tbc April 2015)	-	£150,000
<b>TOTAL</b>	-	<b>£388,080</b>

The ECB funding is dependent on using the Cricket Force programme to deliver the pavilion build – this in turn then generates a further £91,815 of in-kind contributions are for the project by contractors as part of the Cricket Force programme. For example, architectural fees, project management fees, and discounts on materials are all offered as part of the scheme.

Furthermore, the partnership with the ECB means that a cricket delivery plan for the site will be written to guide activity and sport development at the site once the pavilion is complete.

## **Timescales**

2.14 The outline timescales for the project are as follows:

- HLF Parks for People Stage 1 application - March 2015
- HLF Parks for People Stage 2 application - March 2016
- Football Foundation Project Bid submission - February 2016
- Works on site – autumn 2016
- Completion – summer 2017

## **3. FINANCES**

3.1 The proposed funding for the project is outlined in section 2.13

3.2 The Section 106 funding listed in Section 2.12 is from planning application reference 10/04106/PFUL3 (Odeon Cinema) and was received on 11<sup>th</sup> August 2014. The development took place in the same Area Committee (8) as the proposed use and the sum is allocated for use on “Off Site Public Open Space”.