

# Transport & Environment Committee

Tuesday, 19 March 2013 at 10am

## Heritage Lottery Fund Application

### Saughton Park & Gardens

Item number	8.9
Report number	1
Wards	Sighthill/Gorgie

#### Links

Coalition pledges	<a href="#">P23</a> <a href="#">P29</a> <a href="#">P31</a> <a href="#">P40</a> <a href="#">P42</a> <a href="#">P43</a> <a href="#">P48</a>
Council outcomes	<a href="#">CO7</a> <a href="#">CO8</a> <a href="#">CO10</a> <a href="#">CO17</a> <a href="#">CO19</a> <a href="#">CO20</a> <a href="#">CO23</a> <a href="#">CO24</a> <a href="#">CO27</a>
Single Outcome Agreement	<a href="#">SO1 and SO4</a>

#### Mark Turley

Director of Services for Communities

Contact: David Jamieson

E-mail: [david.jamieson@edinburgh.gov.uk](mailto:david.jamieson@edinburgh.gov.uk) | Tel: 0131 529 7055

# Executive summary

## Heritage Lottery Fund Application

### Saughton Park & Gardens

#### Summary

---

The Council submitted an application to the Heritage Lottery Fund on 28 February 2013 to fund the restoration and regeneration of the historic Saughton Park and Gardens, which are presently in a poor state of repair and not fit-for-purpose. This report provides more background to the application and outlines what the funding will be used for should the application be successful.

#### Recommendations

---

To note that an application for funding to the Heritage Lottery Fund has been submitted to fund the restoration of Saughton Park and Gardens for the benefit of the local community and the city of Edinburgh.

#### Measures of success

---

- Securing £4.32 million from the Heritage Lottery Fund and third parties to renovate an historic park and gardens in urgent need of restoration.
- Securing a Green Flag Award for this Premier Park once restoration works have been completed.
- Evidence of increased visitor numbers to the park and gardens.

#### Financial impact

---

The total estimated project cost is £5.83m. Funding of £4.09m is sought from the Heritage Lottery Fund and £233k from third party sources. There is an expectation of £1.25m capital from the Council, phased over a six year period from July 2013. This includes an already approved £250k to install a micro-hydro turbine, originally initiated

Transport & Environment Committee, 17 March 2013

and championed by the Lord Provost to generate power for the proposed garden café and community facility. The Council would be required to contribute £141,233 over the two year development stage and then a contribution of £1,108,766 (inclusive of the £250k set aside for the micro-hydro turbine) over the following four years to complete the delivery phase.

## Equalities impact

---

No equalities impact at this stage.

## Sustainability impact

---

The restoration works will ensure the sustainable future of these historic gardens and park. The creation of a community café and community space within the restored stable block, along with a partnership with the Royal Caledonian Horticultural Society and establishment of a Friend's group, will significantly improve the likelihood of sustaining the long-term future of this Premier Park.

All works will be undertaken to BREEAM "Very Good" standards, and future energy will be generated through a micro-hydro scheme on the adjacent Water of Leith.

## Consultation and engagement

---

There has been an on-going programme of consultation with park user groups (e.g. sports clubs) and community groups. Following information circulation to 7000 households a series of open community events allowed 275 people to give their views on the proposal and influence the design and function of the restored park and gardens. A further 204 people completed an online survey, and other interests were captured through presentations and discussions with, amongst others, the SW Neighbourhood Partnership - Environment & Transport Sub-Group, and with representatives of Stenhouse Community Council, Stenhouse Primary School, Edinburgh Leisure, and Water of Leith Conservation Trust.

## Background reading / external references

---

A draft copy of the application is available on request.

For further information regarding the BREEAM standards: <http://www.breeam.org>

Transport & Environment Committee, 17 March 2013

## Heritage Lottery Fund Application

### Saughton Park & Gardens

#### 1. Background

---

- 1.1 Saughton Park and Gardens have been in Council ownership for over 100 years but are in need of significant investment to bring them back up to the standard expected of a premier park. The Heritage Lottery Fund's Parks for People programme provides grants of between £100,000 and £5m for projects related to historic parks and gardens. A project in Saughton Parks and Gardens was identified as having the most potential to meet all the outcomes that the Parks for People programme and an application has therefore been completed and submitted.
- 1.2 If successful, HLF will offer a Development Grant in July 2013. This provides up to two years for the Council and community to undertake further consultation, research and design work, as well as enable a far more financially detailed Second Stage project submission in 2015.
- 1.3 Partnership with The Royal Caledonian Horticultural Society ("The Caley") is seen as crucial to the success of the project. The Caley is keen to work alongside the Council in renovating the gardens so that they can be used for horticultural training and demonstration. The Caley will also be involved in supporting the Council raise third party funds and lead the development of a horticultural volunteer programme and community outreach initiative.

#### 2. Main report

---

- 2.1 Saughton Hall and grounds were bought by the Council between 1900-1907 to create a large park to accommodate the recreational needs of people moving into the ever-expanding suburbs westwards of Dalry. Although initially partly laid out as a golf course, the park became the site of the famous 1908 Scottish National Exhibition, which attracted 3.5 million admissions. After the Exhibition closed the gardens created in the Walled Garden were retained for the people of

Edinburgh and as a tourist attraction, the rest of the site being opened as a public park – principally for sports. The gardens included a glass-house which was used as a winter garden, and other buildings – including a stable block, used to accommodate gardening and other parks staff or provide facilities for park users (e.g. public toilets). A bandstand was also erected in 1908.

- 2.2 During their hey-day the gardens rivalled those of the Royal Botanic Garden, playing host to probably the best collection of roses in Scotland, and being the home of the National Rose Trials. They drew thousands of tourists visiting Edinburgh, and were regularly used for horticultural displays, demonstrations and events.
- 2.3 The house was demolished in 1952 but the walled garden and associated buildings were retained. The glasshouse was reduced in size and then removed and replaced with a polycarbonate structure in the 1980s, which has since been used as a winter garden. The west end of the gardens has for a number of decades been used as a depot for grounds maintenance staff, vehicles and equipment. The main park has been laid out as football pitches, and has incorporated the Saughton Sports Complex on Stevenson Drive.
- 2.4 Over the last 20-30 years the park, gardens and associated buildings have gradually deteriorated. Visitor numbers to the park and gardens have similarly declined. Investment and repair has been limited and the assets have reached a state where decisions now need to be taken on their continued viability and purpose. Building condition surveys undertaken in March 2012 make it clear that they are no longer fit-for-purpose, and before long will become a health & safety hazard without significant investment.
- 2.5 After building a new skate-park and children's playground, both of which have proven to be very popular with local people and visitors alike, discussions with community representatives and other stakeholders led to the opportunity to restore the rest of the park being investigated. Given the scale of funds likely, it was agreed that the Heritage Lottery "Parks for People" Fund was the most realisable source of external funding. An analysis across the Council's parks estate also revealed that Saughton Park provided the best fit with the programme's outcomes, particularly as other Premier Parks requiring renovation works, such as Leith Links, The Meadows and Princes Street Gardens are limited in what can be developed in them by the provisions of the District Council Confirmation Order Act (1991).

- 2.6 Parks for People projects need to contribute towards the following outcomes:

**Outcomes for heritage:**

With HLF investment, heritage will be:

- better managed
- in better condition
- better interpreted and explained
- identified/recorded.

### **Outcomes for people:**

With HLF investment, people will have:

- developed skills
- learnt about heritage
- volunteered time.

### **Outcomes for communities:**

With HLF investment:

- the local area/community will be a better place to live, work or visit
- more people and a wider range of people will have engaged with heritage.

- 2.7 A consultant, architect and landscape architect were appointed and a range of consultations initiated. Information and invitations to attend “open days” in the park were circulated to 7000 households. Also a number of other community events were held, along with opportunities to feed-in opinions on-line or at neighbourhood and community meetings. Almost 500 people have so far submitted their views and ideas, which have been used to shape the submission.
- 2.8 The consultations show clear support for restoration of the park and gardens, and have also identified a real desire to create a community facility as part of the project. In particular, there is demand for a café with toilet provision and indoor space that could be used for community meetings and activities in an area lacking in such provision.
- 2.9 The Royal Caledonian Horticultural Society has agreed to support the Council’s bid and develop their role as a proactive partner. In particular, they wish to base their operations at Saughton Gardens (from Suntrap Gardens which were closed late in 2012) and develop a programme of horticultural volunteering amongst their members and the Saughton community. They would also like to run horticultural shows, lectures and other events from Saughton Gardens, along with re-instatement of horticultural apprentice programmes and trials. Although

the “Caley” currently does not possess significant funds it is keen to use its influence to fundraise on behalf of Saughton Gardens.

- 2.10 A consultant (appointed in 2012) has worked with the Council in the preparation of a “Parks for People” funding application to the Heritage Lottery Fund (HLF) was submitted by the programme deadline of 28 February 2013. It identifies overall project costs of £5.83m, of which £4.09m is expected to come from HLF. If the application is successful CEC will be required to make a capital contribution of £1.25m over a six year period. A £250,000 contribution has already been secured from Corporate Governance and committed to the installation of a micro-hydro turbine on the adjacent Water of Leith. The balance of £1m will come from the SfC Capital Programme spread over a period of up to six financial years. The remainder of the overall project costs will be in the form of third party contributions, volunteer time and the provision of on-going management and maintenance of the park and gardens.
- 2.11 Project expenditure includes restoration of the extensive walled garden, footpaths and historic features, along with replacement of the Winter Garden with a more traditional form and the creation of a café and community building. Repair and conservation work is estimated at £1.91m and new building work at £1.58m. An estimated £831k will be required for professional fees, £260k for project staffing costs. Other costs cover community events and engagement activities (including an archaeological dig), volunteer development, training, promotion, and evaluation. Contingency costs and an allowance for inflation estimates have also been included.
- 2.12 If successful, HLF will potentially offer a Development Grant of £392k in July 2013 in advance of a Delivery phase bid in 2015. The Council will be expected to contribute £141k of its project contribution to the Development Stage, which will allow the appointment of a Project Manager and Development Officer to manage the project and more fully engage with users and the wider community. These staff would report to a Project Board and an associated Project Team of professional staff and community representatives.
- 2.13 A Second Stage delivery application would be prepared over this period and submitted to the Heritage Lottery Fund in 2015. It would include far greater detail and fully-calculated project costs garnered from historic research, community involvement, architectural and landscape design, and construction/conservation planning.
- 2.14 One of HLF’s “Parks for People” measures of success is securing a Green Flag Award. Green Flag Award will be applied for once the project has been completed.

## Conclusion

- 2.15 If successful, this project would bring in significant external investment and allow the Council to build on the existing investment made in the skate park and children's play area. It would restore one of Edinburgh's premier parks to its former glory, elevate it back to its previous status as a significant visitor attraction and realise the Lord Provost's priority to encourage environmental projects around the city. In addition, it would provide much needed community facilities, a new home for the Royal Caledonian Horticultural Society and generate a wide range of volunteering opportunities.
- 2.16 Updates on the outcome of the application will be reported through Committee Bulletins and a further more detailed report will be presented at the end of the development phase and prior to the submission of a second more detailed funding application in 2015.

## 3. Recommendations

---

- 3.1 Note the submission to the Heritage Lottery Fund to renovate Saughton Park & Gardens.
- 3.2 Note the intention to submit a further more detailed report at the end of the development phase in 2015.

## Mark Turley

Director Services for Communities

## Links

---

<b>Coalition pledges</b>	P31 Maintain our City's reputation as the cultural capital of the world by continuing to support and invest in our cultural infrastructure P48 Use Green Flag and other strategies to preserve our green
--------------------------	---

Transport & Environment Committee, 17 March 2013



	spaces
<b>Council outcomes</b>	<p>C07 Edinburgh draws new investment in development and regeneration</p> <p>CO19 Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm</p> <p>CO23 Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community</p>
<b>Single Outcome Agreement</b>	SO4 Edinburgh's communities are safer and have improved physical and social fabric
<b>Appendices</b>	N/A