



Democratic Services

Location: Phase II
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**To: COUNCILLOR EDDIE LAVERY
CABINET MEMBER FOR FINANCE &
TRANSFORMATION**

**CLLR JONATHAN BIANCO
CABINET MEMBER FOR CORPORATE SERVICES
& PROPERTY**

c.c. All Members of the Corporate Resources & Infrastructure Select Committee
c.c. Dan Kennedy – Corporate Director Residents Services
c.c. Ian Davidson – Residents Services
c.c. Ward Councillors for Heathrow Villages

Date: 09 March 2026

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT - March 2026

DEPARTMENT: Residents Services
SERVICE AREA / PROGRAMME: Cranford Park
RELEASE NO: 1

Dear Cabinet Members,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Tuesday 17 March 2026** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Liz Penny
Democratic Services

Title of Report: Cranford Park - Release No: 1

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Finance & Transformation / Cabinet Member for Corporate Services & Property

CAPITAL RELEASE REPORT - March 2026

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Cranford Park

RELEASE NO: 1

Cabinet Member & Portfolio	Cllr Jonathan Bianco, Cabinet Member for Corporate Services & Property Councillor Eddie Lavery, Cabinet Member for Finance & Transformation
Responsible Officer	Daniel Kennedy, Corporate Director Residents Services
Report Author & Directorate	Ian Davidson, Residents Services
Papers with report	Appendix A – Capital Release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Enjoy access to green spaces, leisure activities, culture and arts This report supports our commitments to residents of: A Green and Sustainable Borough
Financial Cost	This report seeks the release of £200k from the 2026/27 capital budget for the Cranford Park project. The works will commence upon release of the works and are due for completion by May 2026.
Relevant Select Committee	Corporate Resources & Infrastructure Select Committee
Relevant Ward(s)	Heathrow Villages

RECOMMENDATION

That the Cabinet Member for Finance & Transformation, in consultation with the Cabinet Member for Corporate Services & Property, agree to the capital release request of £200k from the 2026/27 Cranford Park Heritage for the completion of heritage works and associated costs at Cranford Park (Appendix A).



Reasons for recommendation

The Council must demonstrate that officers have met the conditions of the National Lottery Heritage Funding otherwise it would be liable to pay back the funds received for this project. This includes ensuring that the new café is operational on site.

Alternative options considered

The Council has entered into an agreement when being awarded funding from the National Lottery Heritage Funding for heritage improvement works at Cranford Park. The Council will need to complete the terms of the agreement within deadlines set.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

In 2020, the Council was successful in its Stage 2 Bid for the National Lottery Heritage Fund (NLHF) for the project at Cranford Park and was awarded £2.282 million on the basis of the proposed match funding package, and authorised the delivery stage of the project, entailing the restoration of the historic buildings, structures and landscapes, the provision of additional visitor facilities with volunteering and events programmes and the upgrading and interpreting of Cranford Park for educational, recreational and community purposes.

Cabinet in February 2022 agreed the appointment of a Contractor to complete the Heritage works as outlined and the majority of works were completed in July 2023.

Works are currently progressing on site with the new substation and updated electrical supply, and the new foul drainage connection to the Thames Water sewer.

The original main contractor Quinn London Limited are completing the final rectification works under the main contract. Due to timings needed, all remaining items, including stairs and fire doors, which were omitted from the main contract, are to be carried out as a separate package of work. Arrangements are underway to procure an alternative building contractor from the framework to complete these items.

Heads of terms have been agreed with a café operator to open the café. Included in this agreement is a requirement for a fit out to the café and the fitting of security shutters to all external windows and doors. Including a fit out is typical for this type of letting. The shutters are required due to the isolated nature of the café building and its vulnerability to Anti-Social Behaviour. Many of the windows were deliberately smashed recently and the installation of security shutters will reduce this risk and provide a more secure building.

The works due to be completed include:

Fit out works

The fit out is to ensure the building has the required level of finishes to walls, ceilings and floor to enable the café operator to install their equipment, furniture and fittings to set up and to operate the café. These fit out works also include mechanical and electrical installations. This is to be carried out as a single works package using a main building contractor from the framework.

Shutters

The Council has developed a proposal to instal combined shutters in a curtain walling system. This was found to be the most cost-effective solution and one that can be delivered within the current timeframe. This will be undertaken as part of the necessary works to the windows. This is to be carried out as a separate package of work using specialist suppliers.

Project / Programme Cost plan

Description	Amount (£'000)
Fit out	85
Shutters	90
Internal fees	8
Project Contingency	17
Total	200

Financial Implications

Cranford Park Heritage 2026/27 Budget £200k; Previously Released Nil; Capital Release Requested £200k - Appendix A

The 2026/27 capital programme approved by Cabinet and Council in February 2026 included a budget of £200k for the Cranford Park Heritage project funded by Council resources.

The report seeks the capital release of £200k from the 2026/27 Cranford Park Heritage budget to meet the costs of completing the heritage works, namely fit out and shutters works to the cafe.

The cost plan is based on quotations and includes internal fees and project contingency at 5% and 10% respectively of the quoted costs.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

It has been estimated that about a quarter of a million visitors will enjoy the park every year once fully re-opened. Residents have been very much looking forward to eating at the café, exploring the park with the audio trail, experiencing the film, audio in the stables and the interpretation displays and attending the many events and volunteering opportunities already taking place and being planned. Visitor numbers are expected to increase once the park has become established as a destination. This project is not viable without foul drainage, electrical connections and completion of all Heritage works to Building Standards and Fire Regulations.

Consultation carried out or required

The Cranford Park project has been the subject of public consultations at the earliest pre-application stages and during the development stage. The results, which showed an overwhelming majority in favour of new and improved facilities in the park, were reported to Cabinet.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommended action to agree a release of £200k for the fitout and shutters works at Cranford Park, funded from the approved 2026/27 Cranford Park Heritage capital budget.

Legal

Legal Services confirm that the Council is responsible for this function pursuant to section 164 of the Public Health Act 1875 and section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

Any contract that the Council enters into must comply with the Council's Procurement Standing Orders. This report states that the café fit out works are to be carried out as a single works package using a main building contractor from the framework and that the shutters works are to be carried out as a separate package of work using specialist suppliers. Provided that the procurement complies with the Council's Procurement Standing Orders, there are no legal impediments to making the recommended capital release.

This report also updates Cabinet regarding remaining items of work that have been omitted from the main contract with Quinn (London) Ltd. Due to timings remaining works need to be carried out as a separate package of works by an alternative building contractor. The Council must again ensure that this procurement complies with the Council's Procurement Standing Orders and, if above the applicable value, procurement legislation.

All elements of the Cranford Park project, including works to the café, will need to be carried out in accordance with any relevant planning requirements, building controls within the Building Regulations 2010, restrictions relating to the listed status of any buildings and structures at Cranford Park (such as those under the Planning (Listed Buildings and Conservation Areas) Act 1990), and any other property and environmental restrictions.

Infrastructure / Asset Management

This report was authored by Operational Assets.

Planning

N/A

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous

Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A

Cranford Park Heritage 2026/27 - Completion of heritage works, Fitout & Shutter Works – CR 1

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Cranford Park	Construction works	Completion of Heritage works	200			
Total seeking release			200			
Previously released			0			
Budget			200			
Remaining budget			0			