

**MINUTES OF THE CROUCH END, HORNSEY AND STROUD GREEN AREA FORUM AND
COMMITTEE**

MONDAY, 15 APRIL 2013



Haringey Council

Councillors Reece, Reid, Strang (Chair), Weber, Whyte, Wilson and Winskill

Apologies Councillor Butcher and Gorrie

Also Present: **Area Forum**

Robert Curtis (Lead Tactical Enforcement Officer), Daliah Barrett (Lead Officer Licensing), Sergeant Roberto Vacca, John McGrath (Director Capital Programmes), Laura Bridges (Senior Project Officer), Neil Simon (Asset Manager), Sue Robertson (Mountview), Liz Sich (Hornsey Town Hall Creative Trust), Lyn Garner (Director, Place and Sustainability) and Felicity Parker (Clerk)

**MINUTE
NO.**

SUBJECT/DECISION

01.	APOLOGIES FOR ABSENCE Apologies for absence were received from Councillors Butcher and Gorrie.	
02.	DECLARATIONS OF INTEREST There were no declarations of interest.	
03.	MINUTES OF THE LAST MEETING The minutes of the meeting held on 31 January 2013 were approved as a correct record.	
04.	AREA PLAN Members discussed the Area Plan, and raised the following points: <ul style="list-style-type: none">• The Plan had not been signed off previously as the quality had not been satisfactory• The Plan lacked measurable actions, and tended to be general or borough-wide. It needed to be specific to the area.• Despite work carried out by the Chair and officers, there had been no appreciable change in quality.• The Committee decided that unless there were plans to use this in any way to allocate resources, they were minded not to sign off nor	

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pursue any future revisions to it, given that it had not been approved all year without any obvious consequence.

It was

RESOLVED that the Chair would write to the Chief Executive (copying in the Director of Place and Sustainability), to seek advice on whether to sign off the Plan, and whether leaving the Plan unendorsed would result in any resource allocation risks.

ACTION: Chair

05. ACTIONS ARISING FROM THE FORUM

Dog Control Orders – Robert Curtis, Lead Tactical Enforcement Officer

The presentation is attached to the minutes.

Information on all aspects of the Dog Control Orders can be found on the website -

http://www.haringey.gov.uk/index/environment_and_transport/noise_and_malcontrol/dogcontrol.htm#attached_files

Residents could report incidents by calling 020 8489 1335.

ACTION: Members requested that an update on the Dog Control Orders be provided in 6 months time, with statistical comparisons before and after implementation.

Chuggers – Daliah Barrett, Lead Officer Licensing

Since the issue had last been raised at the Forum, Cllr Canver had been working with the Public Fundraising Regulatory Association (PFRA) with a view to developing a site management agreement across the main town centres in the borough.

The main areas that would be covered were likely to be Crouch End Broadway, High Road Wood Green (Turnpike Lane – Wood Green Tube), High Road Tottenham (Seven Sisters Tube – borough boundary), Muswell Hill Broadway and Green Lanes (Endymion Road – Colina Road). Once these areas are signed off and agreed by the Leader, work would begin with the PFRA to develop the finer details with regards to how many collectors, the defined areas where they can stand as well as the days and times they will be permitted to be in the area.

If residents had any suggestions as to which roads could be included

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and finer details such as times, dates and number of people they could contact Daliah by email – licensing@haringey.gov.uk

Hornsey Town Hall – John McGrath, Director Capital Programmes; Laura Bridges, Senior Project Officer; Neil Simon, Asset Manager; Sue Robertson, Mountview; and Liz Sich, Hornsey Town Hall Creative Trust.

The presentation is attached to the minutes. A Memorandum of Understanding was also provided and is attached to the minutes.

Residents can contact the project team for further information, or to make comments and suggestions by email – hth@haringey.gov.uk

ACTION: Members requested a breakdown of the interim costs of the project to Haringey to date.

Post Meeting note:

The Chair submitted a Members' Enquiry, and received the following responses:

- 1) What is the nature of LBH's financial commitment to Mountview?
 - a. Has a specific capital contribution been agreed? Is this an amount, a proportion of the sales receipt, a proportion of the costs, or something else?

Cabinet agreed a specific contribution (a fixed amount) in April 2011 based on the anticipated receipt from the sale of the land minus the costs incurred by the Council to date. The amount is commercially sensitive and considered exempt information.
 - b. How will any capital surplus be dealt with? E.g. is there opportunity to consider increasing the amount of affordable housing in the development?

If there is any surplus from the capital receipt it will be used to offset costs incurred by the Council on the project to date. If there is any surplus remaining it will be added to the Council's capital fund which is used to fund other capital projects. Changing the affordable housing provision would have a significant impact on the land sale receipt and potentially compromise the successful delivery of the project.
 - c. If this has not been agreed yet, who is empowered to make this decision?

The contribution and allocation of the land sales receipt was decided in the April 2011 Cabinet Report.
- 2) How much is the accumulated costs to the council to date that need to be recovered from the capital receipts?

This is approximately £2.5m. These costs would be higher without the interim uses such as Filming productions that have been in place over the last few years which are offsetting ongoing running and

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	<p>maintenance costs.</p> <p>3) How many gate stage reviews have there been so far, and are notes from them available? A gateway review was held in 2010 with HTHCT, this was prior to the decision being made by Cabinet to progress with Mountview's proposal. The Gateway Review process relating to the Mountview scheme will take place late 2013/ early 2014.</p> <p>4) Who is empowered to make the decision to dispose of the site for residential development? This decision has been made by Cabinet in April 2011 to dispose the building and a portion of the site to Mountview under a long lease and the remainder of the site to the open market. A report will be presented to Cabinet for a decision on the bids received for the development land following the marketing of the site.</p> <p>5) Who is empowered to make the decision to enter into the lease with Mountview? This decision has been made by Cabinet in April 2011 where the Heads of Terms were included in the Cabinet Report. The Head of Corporate Property has delegated authority to agree and sign the final lease.</p>	
06.	<p>DATES OF FUTURE MEETINGS</p> <p>NOTED the dates of future meetings –</p> <p>4 June 2013 24 October 2013 14 January 2014 13 March 2014</p> <p>POST MEETING NOTE: The 4 June 2013 meeting has moved to 22 July 2013</p>	

COUNCILLOR PAUL STRANG

Chair

DOG CONTROL ORDERS

PRESENTED BY ROBERT CURTIS
Responsible Dog Ownership Coordinator

BACK GROUND

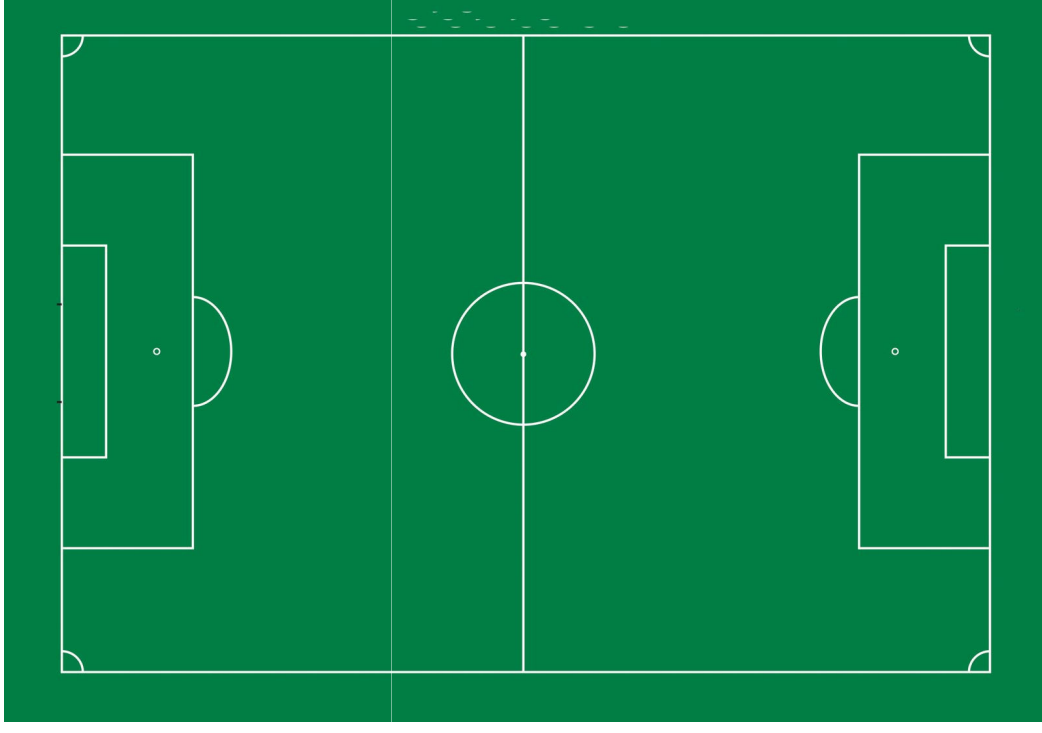
- Residents, Friends of Parks, Police and dog walkers have told us they are concerned about the growing number of dogs causing problems in public places. This might involve dog fouling, being out of control or being off lead and causing a nuisance.
- For the past two years the Council has worked with the RSPCA, Battersea Dogs Home, Wood Green Animal Shelter, Police, Homes for Haringey, Friends of Parks and residents to promote responsible dog ownership.
- We know that most dog owners in the borough behave responsibly but what can we do about those who don't?
- In October 2012 Cabinet approved a report proposing the introduction of Dog Control Orders in Haringey. Dog Control Orders will come into effect on the 1st April 2013.

Types of Dog Control Orders

- The types of Dog Control Orders that have been implemented are as follows:
- Designating places where dogs can be walked freely without a lead
- Designating places where dogs will be excluded
- Designating places where dogs can be walked with a lead
- Powers for authorised officers to instruct owners to place their dog on a lead when instructed
- Borough-wide order making it an offence to fail to clean up after your dog.
- An order to limit the number of dogs that can be walked by an individual where dogs are required to be on a lead.

Dogs walked freely without a lead

- This will be all large parks (over half a hectare) being areas where dogs may be walked or exercised off lead. For eg half a football pitch is equivalent to half a hectare



Dog Exclusion (areas where dogs cannot go at all)

- This Order will ban dogs from all public play grounds, sports courts, games areas and marked pitches in our parks and open spaces, including Homes for Haringey land.

Dog-free area

www.haringey.gov.uk/dogs

or risk penalty of
£80



To report problems with dog fouling and irresponsible dog owners call:

T: 020 8489 1335

www.haringey.gov.uk



Haringey Council

Walked with lead (where dogs must be on a lead at all times)

- This Order will require dogs to be kept on a lead on all public roads and footways, all public car parks, small areas of public land, parks and open spaces of less than half a hectare and all Homes for Haringey land.

Dogs on lead

www.haringey.gov.uk/dogs



or risk penalty of
£80

You are required by law to keep your dog on a lead in this area. Failure to do so may result in a penalty of £80.

To report problems with dog fouling and irresponsible dog owners call:

T: 020 8489 1335

www.haringey.gov.uk



Haringey Council

Dogs to be placed on lead when instructed to do so (by an Authorised Officer)

- This order is for the whole borough. It includes all public land, including that controlled by Homes for Haringey. It allows an authorised officer or a police officer to instruct that a dog be put on a lead, when necessary.

Dogs on lead when asked by an authorised officer

www.haringey.gov.uk/dogs



or risk penalty of
£80

You are required by law to keep your dog on a lead when instructed to do so by an Authorised Officer. Failure to do so may result in a penalty of £80.

To report problems with dog fouling and irresponsible dog owners call:

T: 020 8489 1335

www.haringey.gov.uk



Haringey Council

Dog Fouling

- This Order will cover the whole borough including all public highways, parks and open spaces and Homes for Haringey land.

**Clean up
after your dog**

www.haringey.gov.uk/dogs



To report problems with dog fouling
and irresponsible dog owners call:

T: 020 8489 1335

Limit the number of dogs an individual can walk

- This Dog Control Order will restrict the number of dogs an individual can walk in a designated area at any time. In line with DEFRA guidelines the Council will restrict the number of dogs that can be walked by a single individual in a dog control area to six (professional dog walkers should consult the DEFRA guidelines).

Maximum number of dogs that can be walked by an individual is **six**



To report problems with dog fouling and irresponsible dog owners call:

T: 020 8489 1335

Other Signs

- Recreation Services have their own signs for parks and open spaces which give the same messages and use the same symbols.



Other Signs



Haringey Council



LOTTERY FUNDED

Welcome to

Lordship Recreation Ground

Lordship Lane Gate



No Motorised
Vehicles



Clear off
your dog



No bicycles
or risk a penalty of £30



No alcohol sold
on premises



Over 18 only
when used

- Parks Service: 020 8488 1000, parks@haringey.gov.uk
- Metropolitan Police: 101 • Emergencies: 999
- Friends of Lordship Recreation Ground: lordshiprec.org.uk

www.haringey.gov.uk



1. Lordship Lane Gate
2. Junction 10A & B
3. South field
4. Community and leisure centre
5. Haringey gardens
6. Alexandra Gate
7. Mid-care tennis area
8. Football area
9. Play frame
10. Soft play
11. Soft play
12. Soft play
13. Soft play
14. Soft play
15. Soft play
16. Soft play
17. Soft play
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31. Soft play
32. Soft play

Enforcement

- Authorised officers will have the ability to issue a £80 FPN for non compliance
- There will be joint patrols by the Police and Authorised officers
- Intelligence from members of the public and other resources will be used to identify offenders and offending hotspots. Once these individuals and places have been identified joint enforcement Teams will target them to bring about compliance



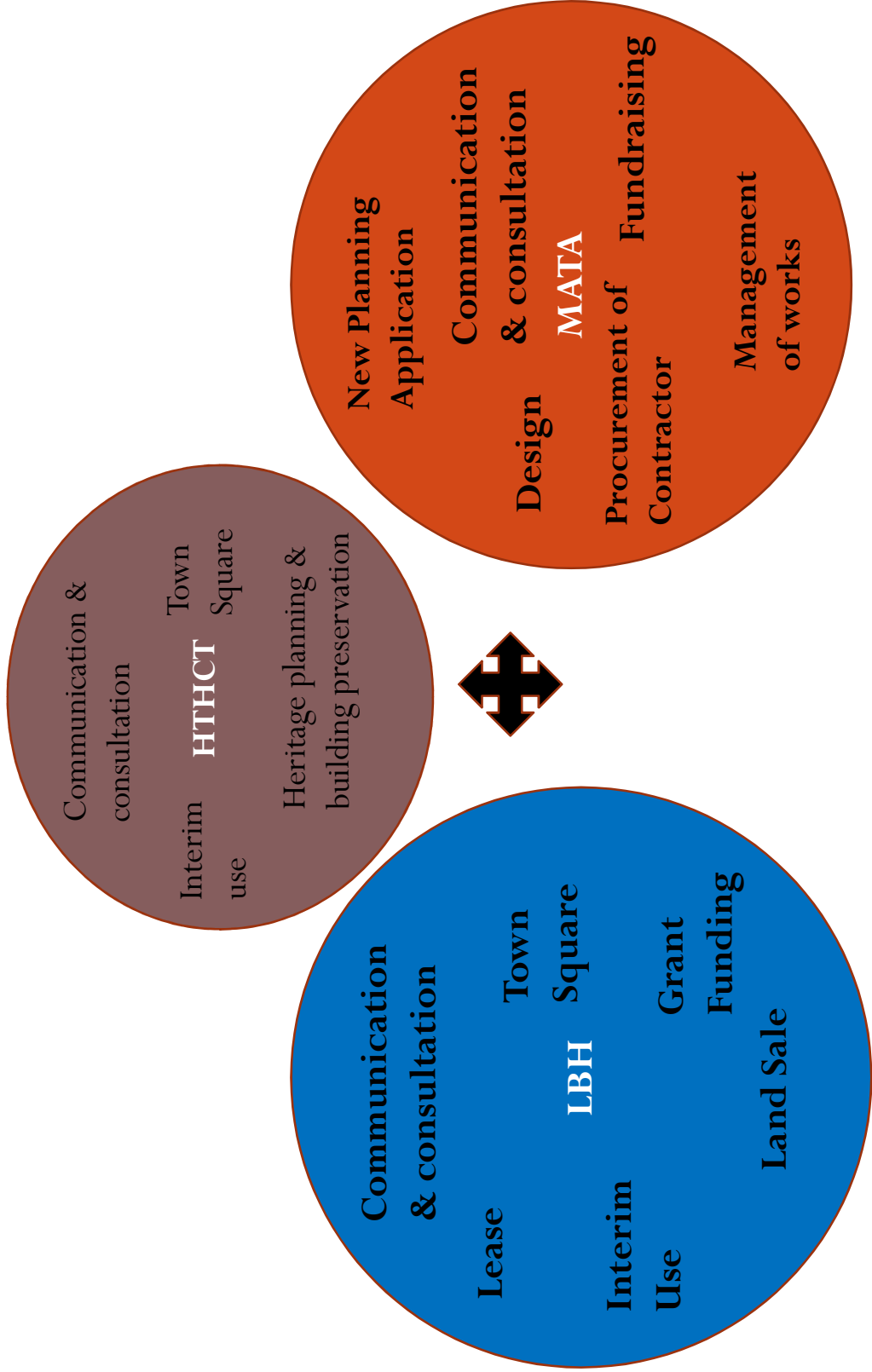
**HORNSEY TOWN HALL
UPDATE
April 2013**



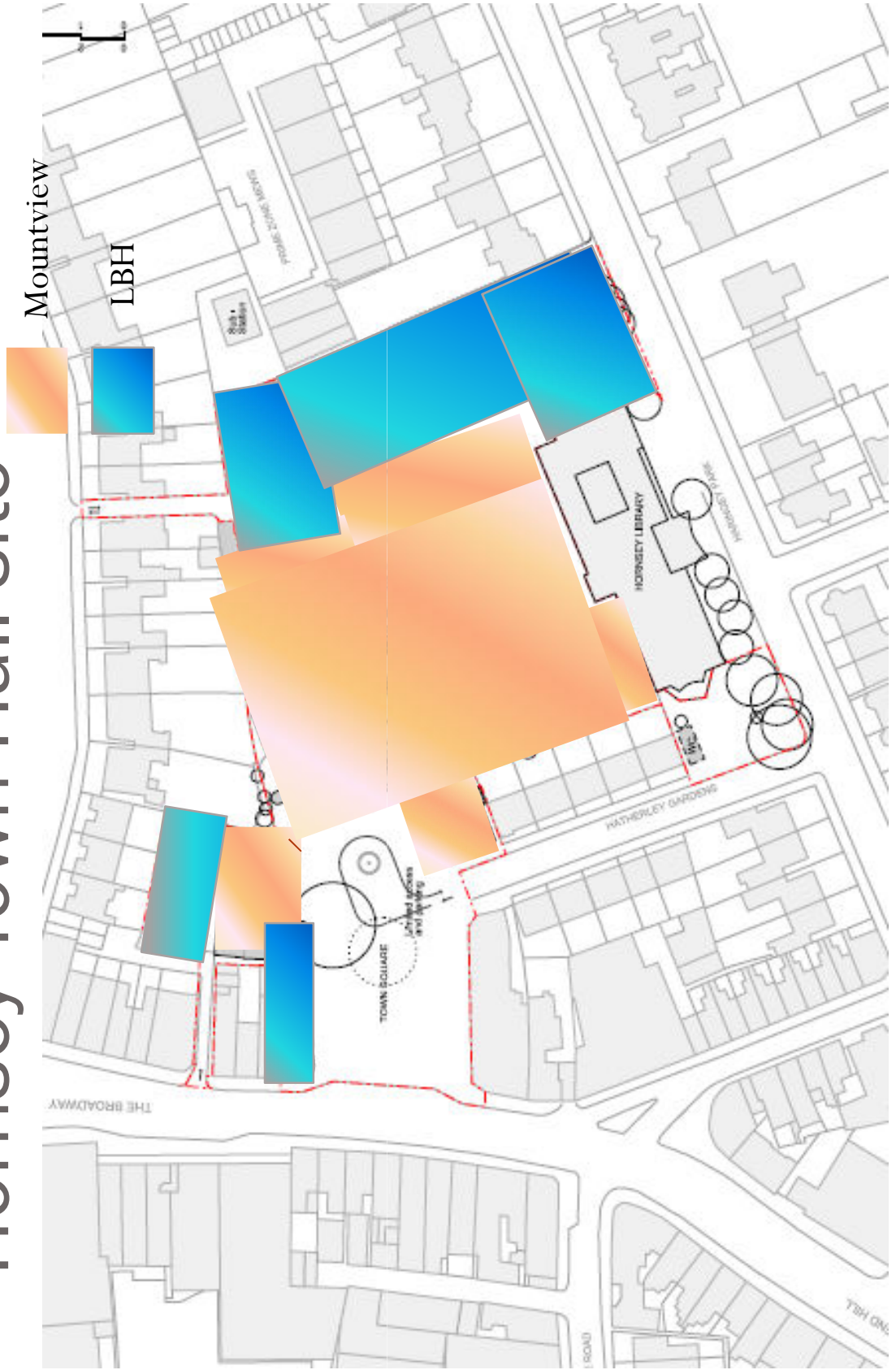
INTRODUCTIONS & FORMAT OF PRESENTATION

- The Hornsey Town Hall site, Key Parties, Roles & Responsibilities
- Workstreams: how they are linked
- Mountview Update (MATA)
- Background & Project History
- LBH Update: Current Workstreams
- HTHCT Update (HTHCT)
- Programme & Milestones
- Break out Session
- Final Q&A Session

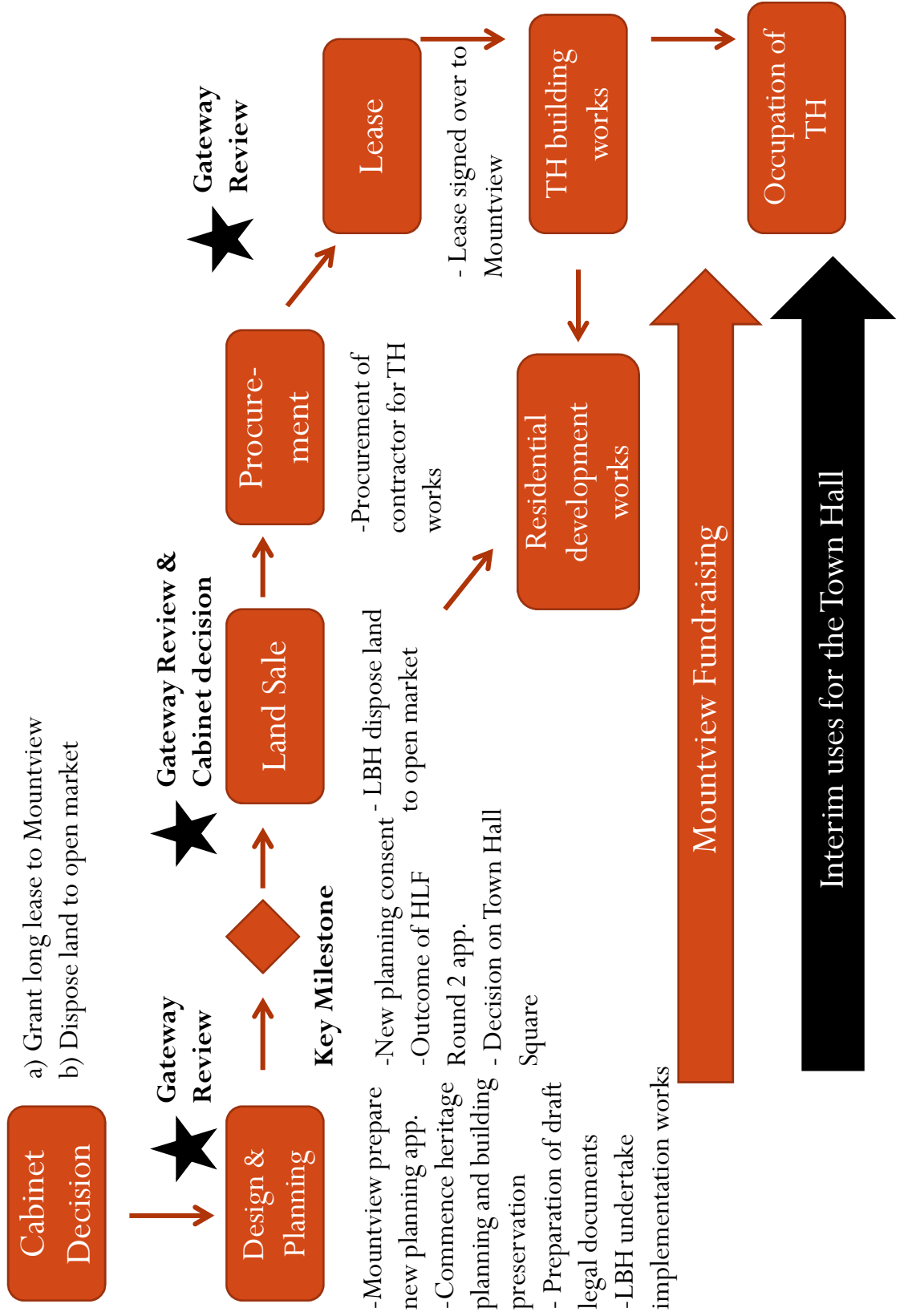
Key Parties & their Workstreams



Hornsey Town Hall site



Workstreams: how they are linked



Mountview: Update

Welcome to Sue Robertson, Principal, Mountview

- The Vision
 - World class theatre training
 - An iconic heritage building refurbished
 - A vibrant and educational programme
- The Heritage Lottery Fund
 - Round 1
 - Round 2
- Current Activities
 - OJEU
 - Surveys
 - Planning Consent
 - Construction Programme
 - Cost Review – Capital & Revenue
- The Plans

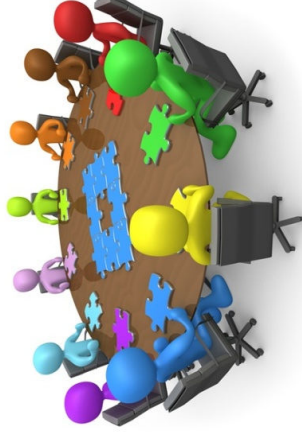
Background & Project History

Historical use of the building:

- HTH buildings are in freehold ownership of the Council.
- A Grade II* listed building
- Currently on English Heritage's 'Buildings at Risk' register.
- Identified as surplus to the Council's accommodation needs in 2003



Background & Project History



Community & Stakeholder involvement:

- An Advisory Panel was set up as a consultative body to advise on potential uses and options for delivery.
- Extensive consultation - Commercial disposal considered by the Council but local view supported the continued use for the community
- The Advisory Body evolved to become the Community Partnership Board with the Hornsey Town Hall Creative Trust (HTCT) then established and set up as an independent body to oversee the regeneration of Hornsey Town Hall.
- The HTHCT has been instrumental in working with the Council in finding a long term solution:
 - carrying out detailed consultation with the community
 - developing a planning application for the site which was given planning consent in December 2010
 - supporting the process of finding a long term partner to enable a commercially viable operation in a refurbished Town Hall
 - a key party in bringing Mountview Academy of Theatre Arts forward.

Background & Project History

Planning Consent:

- Planning, Listed Building and Conservation Area consents were approved for the development of the site in 2010
- The consents granted approval for:
 - refurbishment and conversion of the Town Hall
 - change of use to a mixed use scheme comprising office, retail and residential uses as well as retaining assembly and leisure uses
 - new residential development to the rear of the Town Hall, Broadway Annexe and Mews
- Extensive work to identify a sustainable solution for the future of the Town Hall that met the project objectives
- Market testing process which resulted in Mountview being selected as the preferred partner

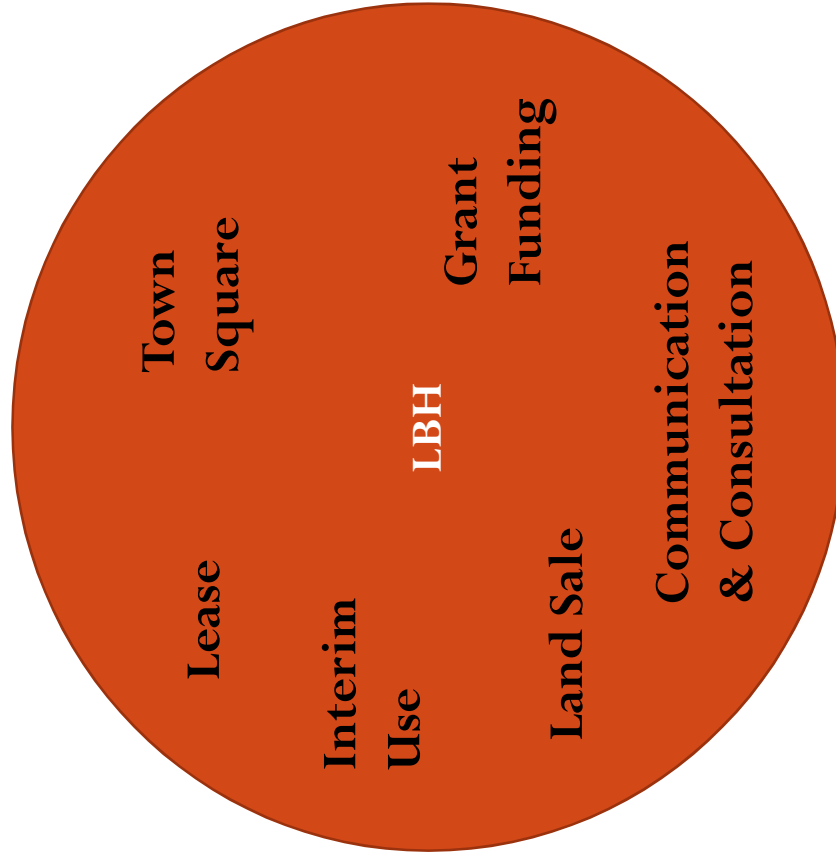


Background & Project History

Mountview Academy of Theatre Arts:

- Proposals put forward by Mountview Academy of Theatre Arts to restore the listed landmark building and make the venue its home
- In April 2011, Cabinet considered a range of options for the future of the Town Hall and agreed to:
 - Disposal of part of the Hornsey Town Hall Complex to Mountview Academy of Theatre Arts under 125 year lease term
 - Disposal of the rest of the Hornsey Town Hall Complex on the open market for redevelopment.

LBH Update: Current Workstreams



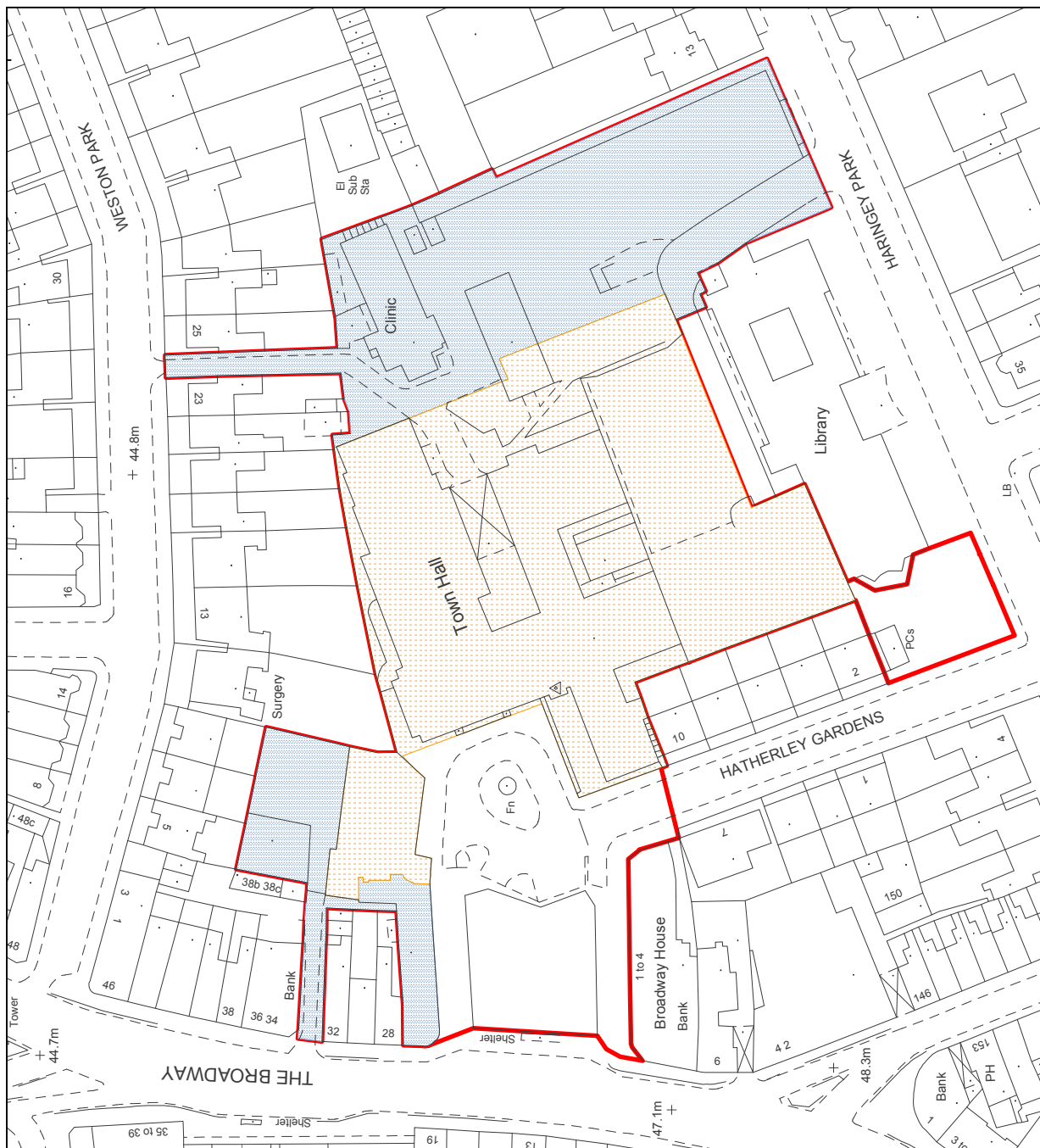
LBH Update: Current Workstreams: Interim Uses

- The Council has a legal obligation to ensure the building is maintained.
- Annual maintenance and running costs for the building are significant
- LBH & HTHCT are working together to consider options for interim use of the building
- Filming productions hire fees contributing and offsetting a portion of the ongoing maintenance and running costs for the building
- A programme of various community activities this summer subject to expressions of interests from local community groups.

LBH Update: Current Workstreams: Lease

- Cabinet approved in April 2011 to dispose the Town Hall under a 125 year lease for one pound and a peppercorn rent
- A draft of the Lease has been prepared and is under review by Mountview and LBH. The area shaded orange on the Plan shows the extent of the land which will be the subject of the proposed lease.
- The Lease will be subject to a number of conditions precedent before being granted. A gateway review will be held prior to signing of the lease.
- Cabinet delegated authority to the Head of Corporate Property to sign the lease.
- Timing of the Lease - after Mountview have secured a new planning consent for their works and completed a procurement exercise to appoint a building contractor for the refurbishment works.

Lease Plan:



Key:

— = Boundary of the site included in the original planning consent

▨ = Area to be transferred under lease to Mountview

▨ = Area to be added to the open market for residential development

LBH: Current Workstreams: Land Sale

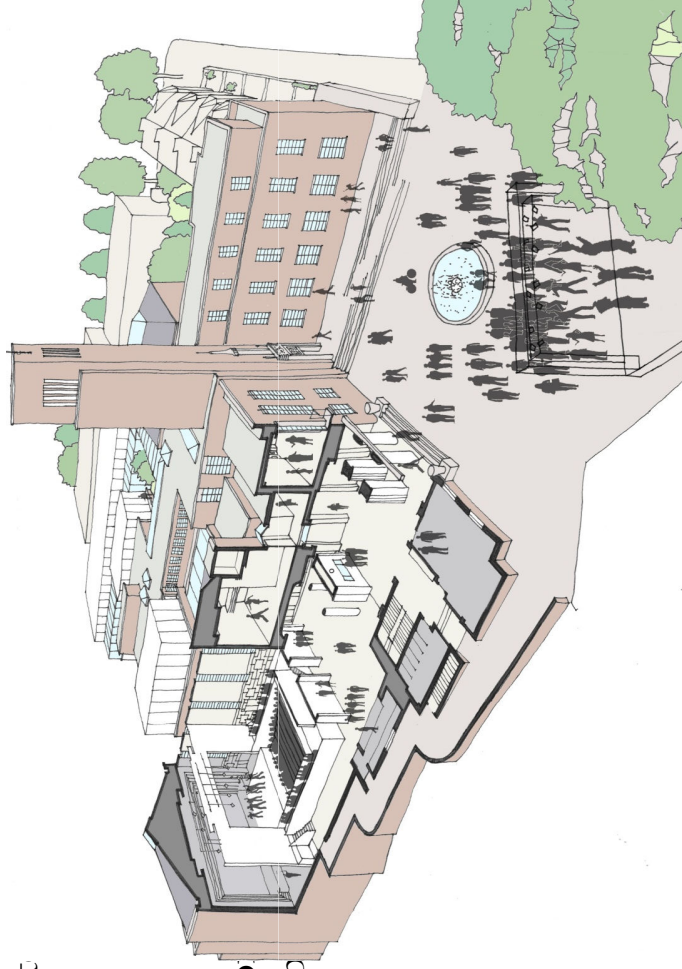
- A key principle = the Council reinvest proceeds from the disposal of part of the Hornsey Town Hall complex to achieve the project objectives
- Cabinet approved in April 2011 to market and then dispose the remainder of the Hornsey Town Hall Complex
- Advice has been sought by LBH Property Agent, Knight Frank.
- Marketing and sale of the land to take place once Mountview have a revised planning consent and there is more certainty on the timescale for the redevelopment.
- Implementation works taking place to secure the original planning consent

LBH: Current Workstreams: Grant Funding

- The land sale receipt will offset the costs incurred by the Council to date and make a significant contribution to Mountview
- A grant funding agreement has been drafted and is being reviewed by both Mountview and the Council. This will include details on the phasing and timing for payments.
- The release of grant funding by the council will be tied to key milestone payments when progress will need to have been made
- A gateway review will be held at key milestones to ensure an objective assessment is made as to progress of the project.
- Details of the funding agreement, as well as the final lease, will be subject to Cabinet approval later this year

LBH: Current Workstreams: Town Square

- The future redevelopment, design and management of the Town Square and the area in front of the Town Hall building is to be reviewed in conjunction with Mountview and HTHCT.
- The original planning consent included for a newly landscaped area. Work needs to be completed with Mountview to review if these plans remain compatible with their proposals.
- Further work is planned to consider this later this year and the long term management arrangements will be discussed in more detail with HTHCT.



HTHCT: Update



- HTHCT (formerly the Community Partnership Board) is a registered charity whose aim is to “secure the preservation, protection, development and improvement ... of Hornsey Town Hall ... to be enjoyed by the public”
- HTHCT trustees are local residents and all volunteers (www.hornsey-town-hall.org.uk)
- Work with LBH to ensure a sustainable future for HTH and to ensure that there is a permanent mechanism to guarantee public access to HTH which meets the community’s aspirations
- Most recently, HTH role has been to work with LBH on
 - Planning application support and consultation
 - Business plans for a range of leaseholder models, including a mixed use and single tenant
 - Recommendation for long lease to be granted to Mountview
 - Interim uses of HTH and the Town Hall Square

HTHCT: Future role



- Memorandum of Understanding – we now have a recently-signed MoU with LBH (available to view at www.hornsey-town-hall.org) – a statement of intent to continue to work together in partnership as the project enters a new phase
- Key is to continue partnership working on every aspect of the project
- Mountview’s design proposals
- We have the unique status of a buildings preservation trust, to assist MATA in complying with its obligations to maintain and secure the future of the Grade II* listed building
- To support Mountview’s funding applications in any way we can
- To work with Mountview on its programme of heritage interpretation and education about the building
- To play a full role in the decision-making process – such as planning, Cabinet Reports, Gateway Reviews
- To focus particularly on the future of the Town Hall Square
- Establish a robust and continuing mechanism for ensuring community views are heard and understood

HTHCT: Future role



- How can we continue to improve communication with the local community?
- Friends of Hornsey Town Hall – launch summer 2013
 - to encourage information flow about HTH
 - to create a long-term volunteer base of people who want to play a part in the future of HTH and the Town Hall Square
 - to support the heritage education projects
 - to fundraise to ensure there is adequate resource to support the work of the Trust and ensure community is actively engaged in HTH
- Community events, June 2013
- Active role in the Interim Uses Group (with LBH)
- Range of community events already planned
 - Crouch End Festival events including a crafts fair and music
 - Summer fete to support and celebrate local retailers
 - Art & Design weekend event

Programme & Key Milestones

- Community Hire of the Town Hall – May & June 2013
- Implementation works to secure the planning consent – Summer 2013
- Finalising key documents – Lease, Funding Agreement etc – by end of 2013
- Mountview new planning submission – 2014
- Sale of Land – 2014
- Town Hall refurbishment works possibly 2015-2016
- MATA occupation of the building possibly 2016/2017

Break Out session

- Find out more by talking to each party

Q&A

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MEMORANDUM OF UNDERSTANDING BETWEEN THE LONDON BOROUGH OF HARINGEY AND HORNSEY TOWN HALL CREATIVE TRUST

1. This Memorandum of Understanding between the London Borough of Haringey (LBH) and the Hornsey Town Hall Creative Trust (HTHCT) sets out the framework by which the two parties will work together to realise the joint vision and sustainable future for Hornsey Town Hall and its surrounding site as agreed by Council's Cabinet on 26 April 2011. Both parties will put their best efforts and skills into achieving the agreed objectives.

2. The MoU assumes that Mountview Academy of Theatre Arts (Mountview) will be the sole tenant of the Grade II* listed building and that HTHCT will be a key stakeholder in the development and subsequent operation of the Town Hall. If for any reason Mountview are not the final tenant this MoU would need to be revised to take account of those circumstances.

3. LBH and the HTHCT share common goals. The main shared vision is to develop the Hornsey Town Hall and its wider site to form:

A world class model of civic renaissance, an arena for all that harnesses a spirit of progress, community, creativity and enterprise for future generations in Haringey, London and beyond

4. HTHCT and its predecessor the Community Partnership Board (CPB), has been working in partnership with officers from the London Borough of Haringey since 2005. Their work is as approved by Cabinet and within the constraints of the Mountview proposal. HTHCT is an independent charity and the buildings preservation trust which has been created to:

Secure the preservation, protection, development and improvement...of Hornsey Town Hall ...to be enjoyed by the public. (extract from HTHCT charitable objectives)

HTHCT trustees are local residents and volunteers, whose role is to voice the aspirations of the local community for the Grade II* listed building in partnership with LBH.

5. The London Borough of Haringey owns the freehold of the Hornsey Town Hall site. On 26 April 2011 Cabinet agreed to grant a long lease in order to secure a sustainable future for the Town Hall.

6. LBH and HTHCT will:

- a) Co-operate fully in developing the project and achieving its objectives in a spirit of openness and transparency
- b) Share project information such as programme and progress that is relevant to keep local community informed.

- c) Work together in the appropriate project forums.
7. The London Borough of Haringey will:
- a) Consult with HTHCT on Mountview's design proposals for the Town Hall
 - b) Consult with HTHCT on the assessment criteria for potential developers for the residential elements of the site.
 - c) Be transparent with HTHCT, consult with it and invite its contribution to assessments and any decisions on design, planning, business plans and community commitments submitted in proposals by Mountview.
 - d) Support and promote the interim uses of Hornsey Town Hall through the work of the Interim Uses and Marketing Group
 - e) Provide and support a development strategy for the refurbishment of the Town Hall Square, in consultation with HTHCT, as already approved by the planning authority with the contribution of HTHCT and Mountview
 - f) Facilitate the sharing of information about Mountview project milestones in order to support and promote communication about the project to the local community and beyond
 - g) Consult with HTHCT on the Heads of Terms for the transfer of a Lease for the HTH to Mountview on the areas that specifically relate to community access and use before the Lease is agreed
 - h) Put the best efforts and skills of its officers and commissioned consultants in joint effort with HTHCT to achieve the agreed LBH/ HTHCT objectives that relate to community access, community use and buildings preservation
8. HTHCT will:
- a) Continue to develop a secure and effective working relationship with Mountview
 - b) As a building preservation trust, work with Mountview to assist it in complying with its obligations to maintain and assure the future of this Grade II* building
 - c) Contribute to Mountview's programme of heritage interpretation
 - d) Contribute to the agreed mechanism for ensuring continued community benefit
 - e) Contribute to establishing a sustainable future for the use of the Town Hall Square;
 - f) Establish effective methods of gathering views from and feeding back information to Haringey residents and other parties with an interest in Hornsey Town Hall
 - g) Comment on the evaluation of potential developers for the remainder of the site.

- h) In a spirit of openness and transparency, share any discussions or negotiations or feedback that HTHCT receives from community bodies and third parties with LBH
- i) Support and promote the interim uses of Homsey Town Hall through the work of the Interim Uses and Marketing Group and the HTHCT network
- j) Actively support and promote development of the HTH at Area Committees, public meetings, consultations and via the HTH website as reasonably required, subject to agreement by HTHCT that the development proposals presented by Mountview are acceptable.

Signed by _____ on behalf of LBH:



Signed by _____ on behalf of HTHCT:

