

Report Title: **External Fabric Condition Update**

Report of: **Andrew Gill, Interim General Manager, Alexandra Palace & Park Charitable Trust**

1. Purpose

1.1 To update the Statutory Advisory Committee on the external fabric condition of Alexandra Palace.

2. Recommendations

2.1 The Statutory Advisory Committee is asked to note the progress report on the external fabric condition and the action being taken by the Trust to address the high priority items.

Report Authorised by: **Andrew Gill, Interim General Manager**



Contact Officer: John Barnett, **Interim Facilities Management Consultant, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4334**

3. Executive Summary

3.1 An asset management survey of the external fabric has been completed, which identifies high priority works that need to be undertaken.

3.2 A sum of £138k has been allocated during this financial year to address some of these items, notably the South Elevation adjacent to the Panorama Room.

3.3 A further bid of £500k has been made to the Council for capital funding during 2011/12 to further address the external fabric of the building and replace the Fire Alarm and Evacuation systems

4. Reasons for any change in policy or for new policy development (if applicable)
N.A.

5. Local Government (Access to Information) Act 1985

5.1 No specific background papers were used in compiling this report.

6 Progress Report

- 6 In 2005 a detailed condition audit of the site was commissioned by APPCT with King Sturge LLP as part of the proposal to let the Palace on a long term repairing lease. Inflating the reports findings by the RPI index (12%, Appendix 2) it was estimated that a sum in excess of £30 million would be required to put the buildings into a weather proof, structurally sound condition with the primary mechanical and electrical systems being fit for purpose. Thereafter the ongoing annual average maintenance cost would be on average £568k. Since this time few works have taken place to arrest the continuing deterioration of the Palace and the General Managers Facilities Manager team believe that the site now has less that two years in which to address these issues before it has a serious impact on the sites operation. During 2009/10 the Interim General Manager FM team struggled financially to address the basic areas of compliance within its allotted R&M budget and was forced to adopt a “Fix & Patch” policy when systems failed.
- 6.1 A capital grant from the Council was granted in 2010/11 of £500,000 to start addressing some of these issues. A contract has now been commissioned through the Council’s Framework Consultants to produce a detailed Asset Management Survey of the building external fabric. It was recognised that at the current time an investment such as that identified in the 2005 King Sturge survey was un-realistic. The objectives of this recent report were therefore to identify key areas of:-
- Health and Safety Risk. (Falling brickwork and masonry)
 - Security/Fire Risk (gaps in structure allowing access into the internal fabric)
 - Actions to arrest further deterioration of the fabric. (i.e. water ingress, weed growth)
- 6.2 The report which has recently been received prioritises and budget costs the minimum works that need to be undertaken to ensure the deterioration of the fabric is arrested. It is estimated a sum of £756k needs to be invested over the next 10 years with much of this expenditure within the next 2 to 3 years (Appendix 1). The priority 1 actions at a cost of £138k are currently being addressed and this sum has been allocated during this financial year. This will provide a minimal investment on the structure to keep it safe and water proof; these monies will not however address the severe fabric dilapidations in areas of the East wing (e.g. Theatre).
- 6.3 During this survey the area along the South terrace adjacent to the Panorama Room has been found to be in an extremely poor condition. Preliminary works have already been undertaken and structural engineers are devising the most economic solution for repair. The old channel steelwork that supports the arches has badly corroded and caused brickwork to fail. While it is believed that catastrophic failure is unlikely, there is an urgent need to get these repairs underway and this will be taking place over the next 3/4 months
- 6.4 Work is proceeding with a possible design solution of underpinning the arches with extra steelworks concealed from view by the decorative wooden

frontages. Discussions are in progress held with the Council's Design & Conservation Team and English Heritage before work proceeds.

- 6.5 An overview of the condition of the external building fabric is shown in a selection of the photographs in Appendix 3

7. 2011/12 Capital Bid to the Council

- 7.1 The capital bid to the Council in 2009 requested a sum of £1.0 million per annum for 2010/11, 2011/12 and 2012/13 to address dilapidations at Alexandra Place. The Council's Cabinet awarded a capital grant of £500k for 2010/11 and agreed in principle to the sum of £500k being available in 2011/12.
- 7.2 Whilst the £500k capital grant for 2011/12 was agreed in principle, the Trust still needs to submit a bid to release the funds.
- 7.3 An updated business case has therefore being submitted to the Council for the release of a further £500k for the 2011/12 financial year. The substantial part of these monies would be targeted at:-

Priority 1 Areas:

- Urgent repairs to the external fabric.
- Replacement of the fire and evacuation systems across the site.

8. Consultation

- 8.1 Progress on capital and major revenue works are reviewed on a monthly basis at Facilities Meetings between senior management of the Trust and APTL.
- 8.2 Regular progress reports are submitted to the APPCT Board meetings throughout the year.

9. Legal and Financial Comments

- 9.1 The Head of Legal Services has been invited to comment on the report
- 9.2 The LBH Chief Financial Officer has been invited to comment on the report.

10. Equalities Implications

- 9.1 There are no perceived equalities implications in this report.

11. Appendices / Tables / Photographs

Appendix 1: Costed Asset Management Plan Produced During Summer 2010

Appendix 2: Space & Condition Analysis Derived from 2005 Survey

Appendix 3: Photographs of Condition from 2010 Survey

Appendix 1: Costed Asset Management Plan Produced During Summer 2010

Location	Yr 1	Yr 2-3	Yr 4-5	Yr 6-10	Totals
Elevations- South	£ 122,455.00	£ 67,513.00	£ 5,850.00	£ 21,493.00	£ 217,311.00
Elevations- West	£ 22,496.00	£ 12,286.00	£ 8,714.00	£ -	£ 43,496.00
Elevations- North	£ 25,000.00	£ 36,400.00	£ 20,270.00	£ 750.00	£ 82,420.00
Elevations- East	£ 13,260.00	£ 12,914.00	£ 2,057.00	£ -	£ 28,231.00
Elevations- Roof Level	£ 6,795.00	£ 19,550.00	£ 1,450.00	£ -	£ 27,795.00
Roofs	£ 33,900.00	£ 93,715.00	£ 106,800.00	£ 122,900.00	£ 357,315.00
Sub Totals	£ 223,906.00	£ 242,378.00	£ 145,141.00	£ 145,143.00	£ 756,568.00

Appendix 2: Space & Condition Analysis Derived from 2005 Survey

Level	Area	Classification of Area Use	Space Analysis				Total Space (M2)	Condition		Estimated Cost	Major Use at Present
			Income Generation Areas (M2)	Internal Operational Areas (M2)	Leased Areas (M2)	Un-Useable Areas (M2)		Condition	Main Works Identified in Condition Survey		
1	Basements	Restricted				3,726		Poor Condition	Floor, walls and fenestrations in poor condition	£4,927,675	Restricted access only
1	Plant Rooms	Restricted		1,470				Satisfactory	General cleaning & redecoration	£13,490	Gas, water, fire, electrics, boilers
Sub Total:-			0	1,470	0	3,726	5,196			£4,941,165	
2	Palace Suite, Kitchen, Roman Bar	Events	3,726					Fair	Tired in need of redecoration and re-carpeting	£211,347	400 people maximum events
Sub Total:-			3,726	0	0	0	3,726			£211,347	
3	Lonsborough Room	Events	216					Fair	Tired in need of redecoration and re-carpeting	£107,172	200 people maximum events
3	Palm Court	Events	1,621					Fair	Roof and general fabric very tired and in need refurbishment	£597,317	Event Space
3	Great Hall	Events	6,558					Fair	Roof, internal drapes and general fabric very tired and in need refurbishment	£4,679,305	8250 people capacity
3	West Hall	Events	2,740					Fair	Generally tired and in need of refurbishment	£1,115,191	2500 people capacity
3	Panorama Room	Events	1,000					Poor	Temporary structure and in need of replacement	New Build	1000 people capacity
3	Phoenix Bar	Bar	220					Fair	Generally tired and in need of refurbishment	£41,970	Public bar with food
3	East Corridor	Events	567					Fair	Generally tired and in need of refurbishment	£429,438	Access
3	East Hall	Ice Rink	2,748					Under Refurbishment	New CAPEX Project 2010	£407,704	Ice Rink with new £2.0m refurbishment
3	East Entrance	Foyer	684					Poor	Roof and general fabric very tired and in need refurbishment	£765,195	Various events
3	East Hall Amenities (1st & Grd)	Amenities	966					Fair	Generally tired and in need of refurbishment	£333,822	Staff and support activities
3	East Hall Servery	Servery	511					Fair	Generally tired and in need of refurbishment		Snack Bar
3	Theatre Foyer	Events	215					Poor	Generally tired and in need of refurbishment		Various events
3	Theatre	Restricted				1,195		Derelict	Floor, walls and fenestrations in poor condition	£1,633,065	Restricted access only
3	BBC Area	Restricted				1,961		Part Derelict	Floor, walls and fenestrations in poor condition	£1,461,440	Derelict Structures
3	North West Tower	Restricted				145		Derelict	Floor, walls and fenestrations in poor condition	£213,595	
3	South West Tower	Restricted				145		Derelict	Floor, walls and fenestrations in poor condition	£213,595	
3	North East Tower	Operational		145				Derelict	Floor, walls and fenestrations in poor condition	£213,595	
3	North Security / Hallmaster	Operational		626				Fair	Generally tired and in need of refurbishment	£3,373	Security & Hallmaster
3	Other Void Space	Restricted				4,619		Part Derelict	Floor, walls and fenestrations in poor condition	£2,085,737	Derelict Structures
Sub Total:-			18,047	771	0	8,064	26,881			£14,301,513	
4	North West Tower	Restricted				145		Derelict	Total reconstruction and refurbishment required	above	Derelict structures
4	South West Tower	Restricted				145		Derelict		above	
4	North East Tower	Restricted				145		Derelict		above	
Sub Total:-			0	0	0	434	434			£0	

Level	Area	Classification of Area Use	Space Analysis				Total Space (M2)	Condition		Estimated Cost	Major Use at Present
			Income Generation Areas (M2)	Internal Operational Areas (M2)	Leased Areas (M2)	Un-Useable Areas (M2)		Condition	Main Works Identified in Condition Survey		
4	Palm Court 1	Meeting	10					Fair	Generally tired and in need of refurbishment	£2,000	Support Room
4	Palm Court 2/3	Meeting	48					Good	Refurbished 2009	£0	30 people meeting room
4	Palm Court 4	Meeting	36					Fair	Generally tired and in need of refurbishment	£2,000	20 people meeting room
4	Palm Court 5	Meeting	84					Fair	Generally tired and in need of refurbishment	£5,000	50 people meeting room
4	Toilets	Toilets	27					Fair	Generally tired and in need of refurbishment	£5,000	Toilets
Sub Total:-			204	0	0	868	1,073			£14,000	
5	North West Tower	Restricted				145		Derelict	Total reconstruction and refurbishment required	above	Derelict structures
5	South West Tower	Restricted				145		Derelict		above	
5	North East Tower	Restricted				145		Derelict		above	
Sub Total:-			0	0	0	434	434			£0	
BBC	BBC Reception	Reception		145				Fair	Tired in need of redecoration and re-carpeting	£929,715	Used by AFFCT & APTL staff only
BBC	First Floor	Office		145							
BBC	Second Floor	Office		145							
BBC	Third Floor	Office		145							
BBC	Fourth Floor	Office		145							
BBC	Fifth Floor	Leased			145						
Sub Total:-			0	724	145	0	868			£929,715	
External	BBC Tower							Poor	Brick work and fenestrations urgently in need of repair and renovation	£135,652	
External	East Elevation							Poor		£2,584,725	
External	North & East Elevation							Poor		£783,931	
External	North Elevation							Poor		£341,003	
External	Palm Court North Elevation							Poor		£109,421	
External	Palm Court West							Poor		£104,924	
External	Service Yard							Poor		£1,874	
External	South							Poor		£1,115,940	
External	West Elevation							Poor		£443,678	
Other	Services							Poor		Time expired and in need of replacement	£5,422,691
Other	Miscellaneous									£333,822	
Sub Total:-										£11,377,659	
Grand Total:-			21,977	2,964	145	13,526	38,612			£31,775,400	£19.4million Priority 1. (These items were recommended for completion by 2010 when survey undertaken in 2005)

Appendix 3: Photographs of Condition from 2010 Survey







