

**ALEXANDRA PALACE & PARK BOARD**

**On 21<sup>st</sup> July 2011**

Report Title: **2011-12 Capital Projects Update**

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

**1. Purpose**

1.1 To update the Board on the progress of Capital Project works during 2011-12.

**2. Recommendations**

2.1 The Board is asked to note the progress on capital works during 2011-12.

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



**Contact Officer:** Mark Neale, Facilities Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Telephone Number: 020 8365 2121.

**3. Executive Summary**

3.1 The following report summarises the progress to date of capital works that are programmed for 2011-12 addressing the condition of the building fabric and services.

**4. Reasons for any change in policy or for new policy development.**

Not applicable

**5. Local Government (Access to Information) Act 1985**

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

## **6 Capital Expenditure 2011-12 - Progress Report**

The Council has allocated a Capital grant of £500,000 to the Trust for 2011-12. In addition £50,000 from the CAPEX grant in 2010-11 has been carried over into 2011-12 to mitigate any outstanding claims that could result for the claim for extra works on the ice rink which is still being finalised with the project team and the main contractor.

The following is a progress report on the works that are currently taking place:-

### **6.1 Ice Rink Finalisation of Project Account**

Andrew Gill will provide a verbal progress report on this project at the meeting.

### **6.2 Upgrade of the Data/Comms Infrastructure.**

The IT system review which was completed during 2010/11 recommended improvements to the system bandwidth which was operating at only 2MB/sec and placing constraints on the operations of the APTL business

A contract has now been placed with BT and the system has been upgraded to 10 MB/sec . A contract has also been placed to install WiFi connection into “The Bar & Kitchen”, which should be completed by the end of July 2011.

The site telephone system replacement which was deferred from 2009/10 has now been retendered. Two tenders have been short listed and a contract for the system replacement will take place very shortly. This will address the business critical issues of the poor state of the old obsolete telephone system, provide modern voice communication systems and provide operating cost savings in the order of 20%.

### **6.3 Building Dilapidations**

During 2010-11 several reports on the condition of the building fabric and services were commissioned and the Phase1 high priority works were completed.

The second phase works have now commenced and highlighted further deterioration to the external fabric of the building, the priority works are:-

- South Terrace where further falls of masonry have taken place (Note. The size of which could have caused serious injury).
- Repair to two collapsed roof areas near the Ice Rink foyer.
- Roof leaks above Dance Studios.
- BBC 4<sup>th</sup> & 5th floor Fire Escape not structurally adequate.
- Rear of Theatre Foyer parapet walls unstable, requiring fencing off the areas.
- Underground drainage problems
- Replacement of concrete and wooden slabs along the front of the South Terrace due their poor condition.

All these items are currently being tendered and depending on the available budget will be prioritised over the summer period.

#### **6.4 Fire Alarm & Evacuation System Upgrade/Replacement**

A separate report has been issued.

### **7. Consultation**

7.1 Progress on capital and major revenue works are reviewed on a monthly basis at the Facilities Meetings between senior management of the Trust and APTL.

7.2 Further reports on Capital Works will be reported to the Board throughout 2011-12.

### **8. Recommendations**

8.1 The Board is asked to note the progress on capital works that have been completed during 2011-12.

### **9. Legal and Financial Comments**

9.1 The Trust solicitor's comments have been taken into advice in the preparation of this report.

9.2 The Council's Acting Head of Legal Services has no comments on this report.

9.3 The London Borough of Haringey CFO notes the contents of this report. Paragraph 6.1 makes reference to approved carry forwards of £50k, by the Council, from 2010/11. It should be noted that no capital carry forward requests have yet been confirmed and therefore the Trust will need to carry the risk associated with this until such time as a decision is made by the Council.

### **10. Equalities Implications**

10.1 There are no perceived equalities implications in this report.

### **11. Use of Appendices / Tables / Photographs**

None