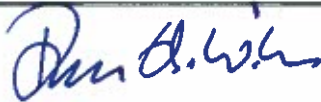


Advisory & Consultative Committee Meeting on 8th November 2011

<p>Report Title: External Fabric Condition Update 2011-12</p>
<p>Report of Mark Neale Facilities Manager, Alexandra Palace & Park Charitable Trust</p>
<p>1. Purpose</p> <p>1.1 To update the Consultative Committee on the work that has taken place over the last twelve months and those planned in the future on the external fabric of Alexandra Palace.</p>
<p>2. Recommendations</p> <p>2.1 The Consultative Committee is asked to note the progress report on the external fabric condition and the action being taken to address the high priority items.</p>
<p>Report Authorised by: Duncan Wilson, Chief Executive. </p>
<p>Contact Officer: Mark Neale, Facilities Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4334</p>
<p>3. Executive Summary</p> <p>3.1 Work has continued during 2011-12 addressing the high priority work on the building fabric and services.</p> <p>3.2 The report provides an update on the works that have been undertaken since the previous report to the Committee on the 16th November 2010.</p> <p>3.3 A further bid of £500k has been made to the Council for capital funding during 2012-13 to further address the external fabric of the building, replace the Fire Alarm detection systems and start to address issues on the external lighting, emergency lighting and public lifts</p>
<p>4. Reasons for any change in policy or for new policy development (if applicable)</p> <p>N.A.</p>
<p>5. Local Government (Access to Information) Act 1985</p> <p>5.1 No specific background papers were used in compiling this report.</p>

6 Progress Report

- 6.1 Following the report given to the Consultative Committee on the 16th November 2010, work has taken place on the external fabric removing the buddleia growth and loose brickwork. Work has also been undertaken on the basement steelwork addressing cracked beams/ trusses and addressing dry rot in the Theatre structure.
- 6.2 After these works had been completed the barriers were removed from along the South terrace, but within days of this taking place significant falls of masonry took place forcing the barriers to be reinstated. The Structural Engineer has since advised that many of the areas which have concrete render suffer from poor adhesion to the structure. Consequently even areas which appear sound must be considered "Live" and could fail.
- 6.3 In addition to the works on the building fabric, there has been a multitude of services problems which are summarised in Appendix 2. These relate to the fire alarm, emergency lighting, external lighting, lifts and the data/communication systems.
- 6.4 A further capital grant from the Council has been granted for 2011-12 of £500,000 to continue addressing the poor condition of the building fabric and services. These monies have been targeted at:-
- Continuing the work on the External fabric based on the report produced by the Councils framework consultants NPS in 2010-11 (reported at the 16th November 2010 meeting)
 - Replacement of fire alarm voice evacuations which is obsolete, unreliable and not installed to fire regulation standards.
 - Replacement of the obsolete telephone and data/communication system which is having an adverse impact on the operation of the Trading Company.
 - Addressing the complete failure of two of the public lifts which again is having severe impact on the operations of the Trading Company
- 6.5 The second phase of the external fabric dilapidation programme produced through the Councils frameworks consultants NPS was tendered. Initially the costs of the tenders were above the allocated capital budget. However by re-engineering the solutions (e.g. temporary netting the South Terrace, fencing off unstable areas and just strengthening the fire escape) the costs have been driven down to within the available budget.

Discussions have been held with the Council's Conservation team and some of the works require Listed Building approvals before they can commence. The lead Council officer has given his support to the proposals and we hope to have formal approval no later than the 17th November 2011.

The works subject to listed building consent are:-

- Netting of the South Terrace where further falls of masonry have taken place.
- Repair to two collapsed roof areas near the Ice Rink foyer.
- Fencing of the unstable parapet wall areas at the Rear of Theatre Foyer.

Orders have been placed for the remaining works and these should be completed by the time this meeting takes place.

The works which are NOT subject to listed building consent are:-

- Strengthening of the BBC 4th & 5th floor Fire Escape.
- Roof leaks above Dance Studios.
- Replacement of the concrete and wooden slabs along the front of the South Terrace owing to their poor condition.

6.6 An overview of the condition of the external building fabric is shown in a selection of the photographs in the Appendix 2.

7. 2012/13 Capital Bid to the Council

7.1 Appendix 1 shows a list of identified capital investment requirements at Alexandra Place to ensure the safety, compliance and operability of the site over the next 5 years which amounts to some £3.48 million. This does not however address the long term investment requirement for the regeneration of Alexandra Palace which is in excess of £30 million. It only addresses the "steady state" investment needed to keep the site operational while the regeneration strategy for the site is developed.

In general investment is required in the following areas:-

External Fabric:

Further addressing the risk of falling masonry and keeping the structure water tight.

Internal Fabric

Addressing the internal dilapidation and condition of the internal fabric

Underground Services

The poor condition of the underground drainage systems, hydrant main and failure of the external street lighting

Building Services

The poor condition and compliance of the Fire and Evacuation system, Emergency Lighting, security systems and the unreliability of the lifts.

Carbon Reduction

The poor carbon footprint of the site owing to it still operating with a large centralised boiler system which operates 24/7/365. Independent survey by the Carbon Trust identified major benefits in cost saving and carbon footprint through a decentralisation strategy.

7.2 It is recognised that an investment at the level of £3.48 million during this period of austerity is implausible. Therefore works have been prioritised and during 2012/13 a sum of £500k has been identified as the minimum investment that is required to keep the site operational and compliant.

The **proposed** works that these monies would be directed to are:-

External Building Dilapidations (Budget Spend 2012/13: £128k)

The detailed survey of the external fabric of the Palace completed in 2010 identified that the sum of £756k was needed to address the poor state of the fabric over the next 5 to 10 years. This would provide the minimum investment on the structure to address the risks of falling masonry and ensuring the weather proofing of the building. The monies would not however address the severe fabric dilapidations which are required as part of a full regeneration programme for the site.

Some urgent works (£150k) have already been completed during 2011/12 mainly to the South face of the building from the previous capital allocation, but a sustained programme of work is required and these further monies would be mainly targeted at the East face and roof areas of the site.

Fire Alarm Upgrade/Replacement (Budget Spend 2012/13: £252k)

Following formal complaints from the London Fire Brigade on the poor reliability of the system a detailed report was commissioned in 2010/11 to look at the condition of the fire and evacuation system. This confirmed that the system was obsolete and had reached the end of its working life. It also identified that the voice evacuation system was non-compliant (i.e. not installed to fire regulation standards). The project was tendered in 2010/11 and the total cost of replacement was £507k which is above the allocated monies available. Therefore during 2011/12 the voice evacuation system is being replaced and it is proposed that the replacement of the fire monitoring and detection systems takes place during 2012/13 at a cost of £252k. (i.e. subject to this capital approval)

External Street Lighting (Budget Spend 2012/13: £25k)

The external lighting along Alexandra Palace Way has failed due to the poor condition of the underground cabling. It is estimated that the total refurbishment cost would be £50k. Due to the likely limit on funding it is proposed that these works be phased over a two year period.

Emergency Lighting (Budget Spend 2012/13: £70k)

Following the compliance testing the emergency lighting systems across the Palace, many of the Centralised Batteries Systems have shown to be in a poor condition with two systems totally failed. This has resulted in some £24k being spent during 2011 to keep the Great Hall operational. It is estimated that a sum £130k is required to carry out full refurbishment which is proposed to be phased over a two year period

Refurbishment of Lifts (Budget Spend 2012/13: £25k)

All the five lifts in the public areas at the Palace are at least 25 years old and very unreliable. This is causing major operational problems to the Trading Company, with complaints from clients and increased costs. A detailed survey of the lifts has identified that a sum of £125k is required to carry out a refurbishment programme across all 5 systems. A sum of £25k has been released from this year's capital programme to address one of the two lifts which has totally failed. It is proposed that a further sum of £25k be allocated in 2012/13 to continue with the refurbishment programme

8. Consultation

- 8.1 Progress on capital and major revenue works are reviewed on a monthly basis at Facilities Meetings between Palace senior management.
- 8.2 Regular progress reports are submitted to the 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

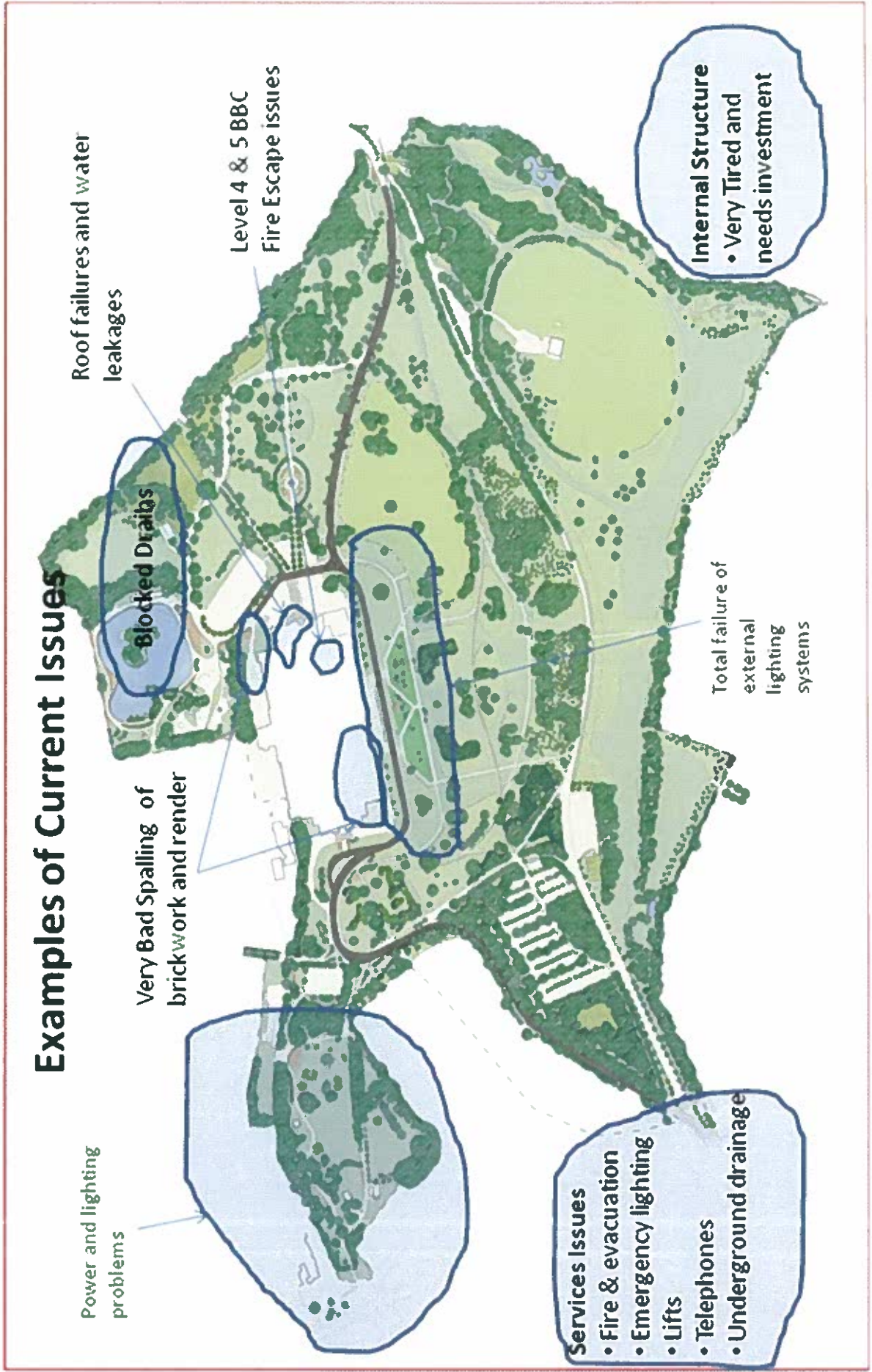
Appendix 1: Minimal Option CAPEX Plan for the next 5 Year

Appendix 2: Examples of the Current Conditions

Appendix 1: Minimal Option CAPEX Plan for the next 5 Year

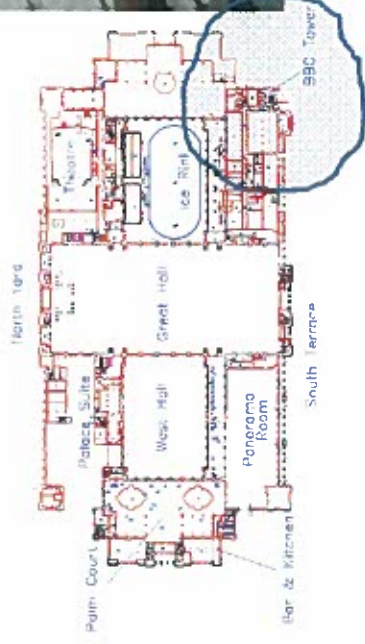
Area	Priority	Item	WORKS TO BE FUNDED	Cost Planning			Regeneration Takes Place	Total
				2012/13	2013/14	2014/15		
External Fabric	P1	Elevations - South	£94,856	£33,757	£33,757	£5,850	£21,493	£94,856
External Fabric	P1	Elevations - West	£21,000	£6,143	£6,143	£8,714	£0	£21,000
External Fabric	P1	Elevations - North	£57,420	£18,200	£18,200	£20,270	£750	£57,420
External Fabric	P1	Elevations - East	£14,971	£6,457	£6,457	£2,057	£0	£14,971
External Fabric	P1	Elevations - Roof Level	£21,000	£9,775	£9,775	£1,450	£0	£21,000
External Fabric	P1	Roof Works	£323,415	£46,858	£46,858	£106,800	£122,900	£323,415
External Fabric	P1	Fees at 8.8%	£46,874	£10,665	£10,665	£12,772	£12,773	£46,874
Sub Total Wall Elevations:-			£579,536	£131,854	£131,854	£157,913	£157,916	£579,536
Internal Dilapidations	P2	Capital investment into minor works on the internal building infrastructure	£300,000	£0	£80,000	£100,000	£120,000	£300,000
Internal Dilapidations	P1	Cleaning, repair and re-certification of Great Hall roof fabric	£250,000	£0	£0	£125,000	£125,000	£250,000
Internal Dilapidations	P2	Roof glazing repairs and replacements	£130,000	£0	£0	£0	£130,000	£130,000
Internal Dilapidations	P1	Floor repairs to Great Hall	£50,000	£0	£50,000	£0	£0	£50,000
Internal Dilapidations	P3	Theatre protection, repairs and/or refurbishments	HELD	£0	£0	£0	£0	£0
Security Systems	P1	Replacement and upgrade of the CCTV camera systems	£120,000	£0	£40,000	£40,000	£40,000	£120,000
Security Systems	P2	Installation of security barriers/bollards to restrict close vehicular access to buildings	£50,000	£0	£0	£0	£50,000	£50,000
Security Systems	P2	Replacement and upgrade of the Janus door access/security system	£150,000	£0	£0	£0	£150,000	£150,000
External Services	P1	Repair/lining of faulty underground foul water drainage systems in Grove	£28,000	£0	£28,000	£0	£0	£28,000
External Services	P1	Repair/replacement of the underground power supplies to the external lighting systems	£50,000	£25,000	£25,000	£0	£0	£50,000
External Services	P1	Replacement of electrical supplies and lighting in the Grove	£17,000	£0	£17,000	£0	£0	£17,000
External Services	P2	Repairs to footpaths and private road systems within the Alexandra Park & Palace estate.	£100,000	£0	£0	£0	£100,000	£100,000
Hydrant Main	P1	Replacement/lining of 10" Underground Hydrant main due to continuing problems of pipe fractures	£100,000	£0	£0	£0	£100,000	£100,000
Fire and Evacuation System	P1	Replacement of the obsolete and faulty fire alarm systems. Replacement of non-compliant public alarm evacuation system	£246,529	£246,529	£0	£0	£0	£246,529
Fire and Evacuation System	P1	Fees	£5,386	£5,386	£0	£0	£0	£5,386
Data/Comms Communication Systems (Tendered costs)	P2	Upgrade and replacement of IT equipment (New PC)	£60,000	£0	£15,000	£15,000	£30,000	£60,000
Emergency Lighting	P1	Replacement of the Central Battery units or decentralisation	£130,000	£70,000	£60,000	£0	£0	£130,000
Lift Replacements	P1	4 Goods and 1 Passenger in Hall.	£125,000	£25,000	£25,000	£25,000	£50,000	£125,000
Lift Replacements	P2	1 Passenger in BBC Tower	£150,000	£0	£0	£0	£150,000	£150,000
Carbon Reduction	P3	Replacement/Decentralisation of Central Boiler systems at Alexandra Place; Feasibility study & provisional sum	£500,000	£0	£0	£5,000	£495,000	£500,000
Carbon Reduction	P3	BMS System replacement	£200,000	£0	£0	£0	£200,000	£200,000
Carbon Reduction	P3	Lighting replacements: West Hall	£30,000	£0	£0	£0	£30,000	£30,000
Carbon Reduction	P2	Lighting replacements: Great Hall	£60,000	£0	£30,000	£30,000	£0	£60,000
Carbon Reduction	P3	Power Factor Correction/voltage optimisation to improve energy efficiency	£50,000	£0	£0	£0	£50,000	£50,000
Grand Total:-			£3,481,451.26	£503,769	£501,854	£497,913	£1,977,916	£3,481,451
CAPEX Potential Budget:-				£500,000	£500,000	£500,000	£2,000,000	£3,500,000
English Heritage:-				£100,000				£100,000

Appendix 2: Examples of the Current Conditions followed with Photographs

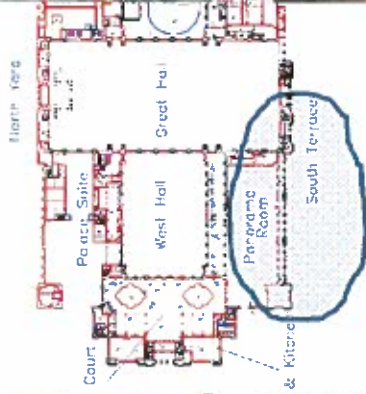


BBC Level 4 & 5 Fire Escape

Design and construction Issues of Fire Escape in this area



South Terrace

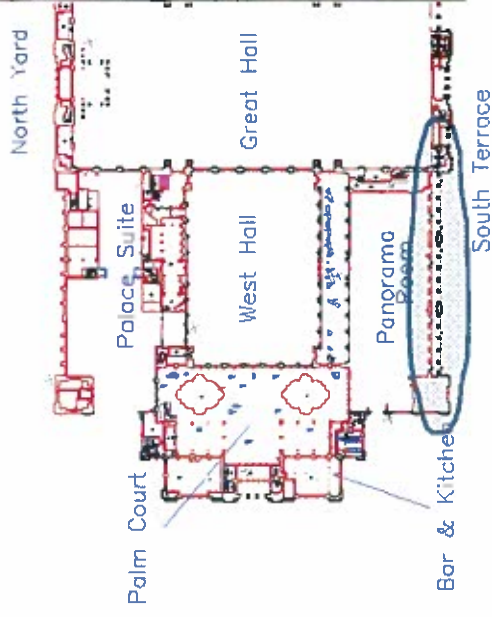


Underground Structure

Two Poor Slab Areas
Front Panorama Room

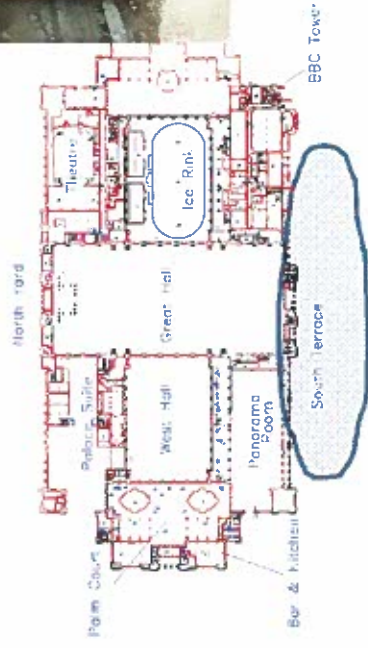


BBC Tower



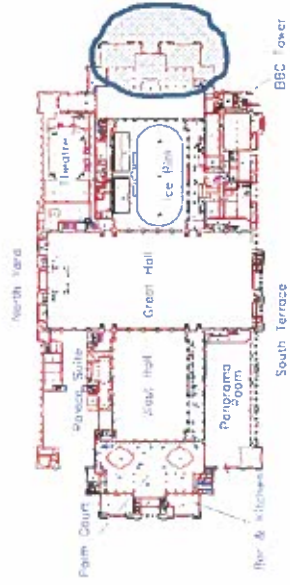
Structural Failures

Structural steelwork failures in several areas under terrace. 3.5 Ton load restriction in place



Roof Leaks (Ice Rink Area)

Collapsed Roof
both sides of
Foyer



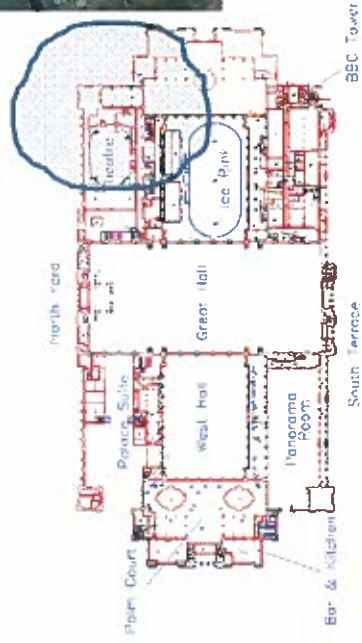
Roof Problems



Inside the derelict
Areas

Unstable Parapet Walls

Shrub growth on building allowed to penetrate brickwork



Unstable Parapet Walls

Further examples
of unstable
brickworks

