

Report Title: **Regeneration Programme Update**

Report of: **Mark Hopson, Head of Regeneration and Development, Alexandra Palace**


1. Purpose

1.1 To update and consult with the Committees on progress in relation to the public consultation plan for the regeneration programme and update on the Committees on key regeneration activity.

2. Recommendations

2.1 That the Committees note the content of the report.

Report Authorised by: **Duncan Wilson, Chief Executive**



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3. Executive Summary

3.1 This report summarises the key messages, format and activities in relation to the forthcoming public consultation event. In summary:

- the public consultation event will commence from the 18th May 2012 and will run for six weeks
- the event will be focussed around a public exhibition split between the Palm Court and East Court; additionally mobile exhibitions will also be situated on the South Terrace during major events such as Red Bull and the Diamond Jubilee
- the public consultation will be centred upon our masterplan proposals and key regeneration messages; these will be relayed through a number of channels including our website, social media, local mailshots, e-shots to voluntary organisations in Haringey as well as open days/tours/seminars throughout the 6 week period
- consultees will be invited to answer a series of questions in relation to the proposals; equalities data will also be collected so as to ensure a robust analysis of comments and demographic engagement can be carried out at the end of the process

3.2 This report also provides a brief update on other regeneration activity. Namely:

- that the regeneration programme remains broadly in line with the overall timetable of work

- that repair works to South Terrace, Theatre Roof and East End Buildings have now been programmed for autumn this year. In the meantime, temporary propping is being installed along the South Terrace over the summer to ensure free access between the Panorama Room and Terrace.
- that tenders are currently out for a theatre and Heritage Lottery Fund (HLF) specialist to develop a robust business plan and comprehensive HLF application for submission in November
- that a Gateway Review has been provisionally booked in for late June/early July to give an independent review of the regeneration programme
- that key decisions from Trust Board in relation to undertaking the next phase of work in the regeneration programme (procurement of potential events operator and/or hotel developer) is expected at the July meeting.

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

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 N/A

6. Public Consultation Update

- 6.1 As reported at the last Committee meeting on the 6 March 2012, a full public consultation will commence on the 18th May for a period of six weeks. The primary aim of this consultation is to engage with as many stakeholders, groups, potential partners and visitors as possible on our draft regeneration proposals. The key documents underpinning this consultation will be the (draft) strategic spatial masterplan and the conservation management plan (CMP).
- 6.2 It should be noted that the consultation is not statutory and as such, is a best practice approach to ensuring local stakeholders are given an early opportunity to respond, comment and ultimately shape our regeneration plans.
- 6.3 The main focus of the public consultation will be a public exhibition centred on 20 illustrated storyboard panels that will outline the key the regeneration messages and (see also paragraphs 6.5-6.8). The key messages included in the story board have gone through an extensive process of internal consultation with the whole professional team and Trustees.
- 6.4 The public consultation will utilise a number of channels to engage with stakeholders. Primarily, these include:
- A full exhibition in the Palm Court (first three 3 weeks) and East Foyer (second 3 weeks) which will contain 20 large scale illustrated storyboards detailing our masterplan proposals.
 - A mobile exhibition on special event days (Red Bull, Diamond Jubilee) which will screen electronic presentations of our proposals in marquees pitched along the South Terrace. This will be accompanied by Palace staff actively engaging with the visiting public and asking them to answer our key consultation questions.

- A dedicated webpage on the Alexandra Palace website showing the proposed regeneration plans and key consultation questions. Additionally, a dedicated Facebook page and regular Twitter feeds will continually promote and update users on the consultation.
 - A letter and questionnaire mailshot to all local residents inviting them to comment on the proposals and send in a freepost reply.
 - Regular electronic e-shots to customer databases and voluntary organisations in Haringey
 - A number of tours, open days and seminars throughout the consultation period.
- 6.5 A draft consultation plan is included at Appendix 1 and details planned events for the six week period.

Spatial Masterplanning

- 6.6 Significant progress has been made by Terry Farrell & Partners (TF&P) on the strategic spatial masterplan for the Palace and Park and a final draft for consultation is now complete.
- 6.7 There are six key ideas that form the basis of the masterplan proposals for the Palace, these are:
- Improving your first impressions
 - Upgrading the entrances to the Palace
 - Making it easier to move around inside the Palace
 - Upgrading the main halls
 - A hotel in the Palace
 - Opening up the derelict spaces
- 6.8 Each of the six ideas are supported by a series of proposals and illustrations that underpin each overarching idea. All of these key messages and proposals will be incorporated in to a storyboard that will, in addition to the aforementioned ideas, outline the need the for regeneration, the Trusts ambitions and how such plans might be financed/realised as well as the next steps in the process.
- 6.9 A draft of the consultation story board along with the key consultation questions is included at Appendix 2.

Conservation Management Plan

- 6.10 Following the completion of the first draft in March, the CMP was circulated for comment internally amongst key groups (including the Board, SAC/CC and other key stakeholders). Comments have now been received and a final version will be drafted for inclusion in the public consultation.

7. Summary of other regeneration activity

- 7.1 Overall, the regeneration programme continues to progress in accordance with the timetable. The following section provides a brief update and outlines the progress of key areas of work.

- 7.2 Work has commenced on the South Terrace to structurally secure the colonnade through a series of props. This will ensure the South Terrace can provide secure public access to the panorama room through the summer period when key events such as Red Bull and HHH are taking place.
- 7.3 The South Terrace along with the Theatre Roof and East End Wings forms part of a wider package of English Heritage funded repair works that will commence later in the autumn.

Theatre and Heritage Lottery Fund (HLF) advisors

- 7.4 Two tenders are currently under way to appoint specialist advisors for the theatre and the Heritage Lottery Fund. Specially, these advisors will be responsible for:
- carrying out an appraisal and drawing together a viable business plan for the theatre to operate as financially sustainable business unit (assuming a successful grant application from the HLF) based on viable uses
 - preparing a comprehensive HLF application for formal submission in November 2012. This will likely be based around a large capital investment for the Theatre and supporting public areas (foyer and remodelled access from outside) East Entrance and BBC Studios (centred primarily around a learning and education function – although further thinking will be required).
- 7.5 A further update will be provided at the next committee meeting.

Gateway Review

- 7.6 Gateway Reviews deliver a 'peer review', in which independent practitioners use their experience and expertise to examine the progress and likelihood of successful delivery of a programme.
- 7.7 A Gateway Review has been provisionally timetabled for late June/early July in order to give an independent review of the programme prior to the Board making key decisions for progression on to the next stage of work in July.

8. Programme Timescales

- 8.1 Final approval from Trust Board to proceed to an operator procurement phase is now expected to be requested at the July 2012 Board meeting.
- 8.2 Subject to future agreement, the formal procurement of a live events operator may commence in late 2012.

9. Recommendations

- 9.1 That the Committee notes the content of this report.

10. Legal Implications

10.1 The Head of Haringey's Legal Services considers that there are no immediate legal implications arising from this report.

11. Financial Implications

11.1 The Trusts Chief Financial Officer notes the content of this report.

12. Use of Appendices/Tables/Photographs

Appendix 1 – Public consultation plan

Appendix 2 – Key consultation messages to be included in the story board.