



HORNSEY TOWN HALL UPDATE April 2013

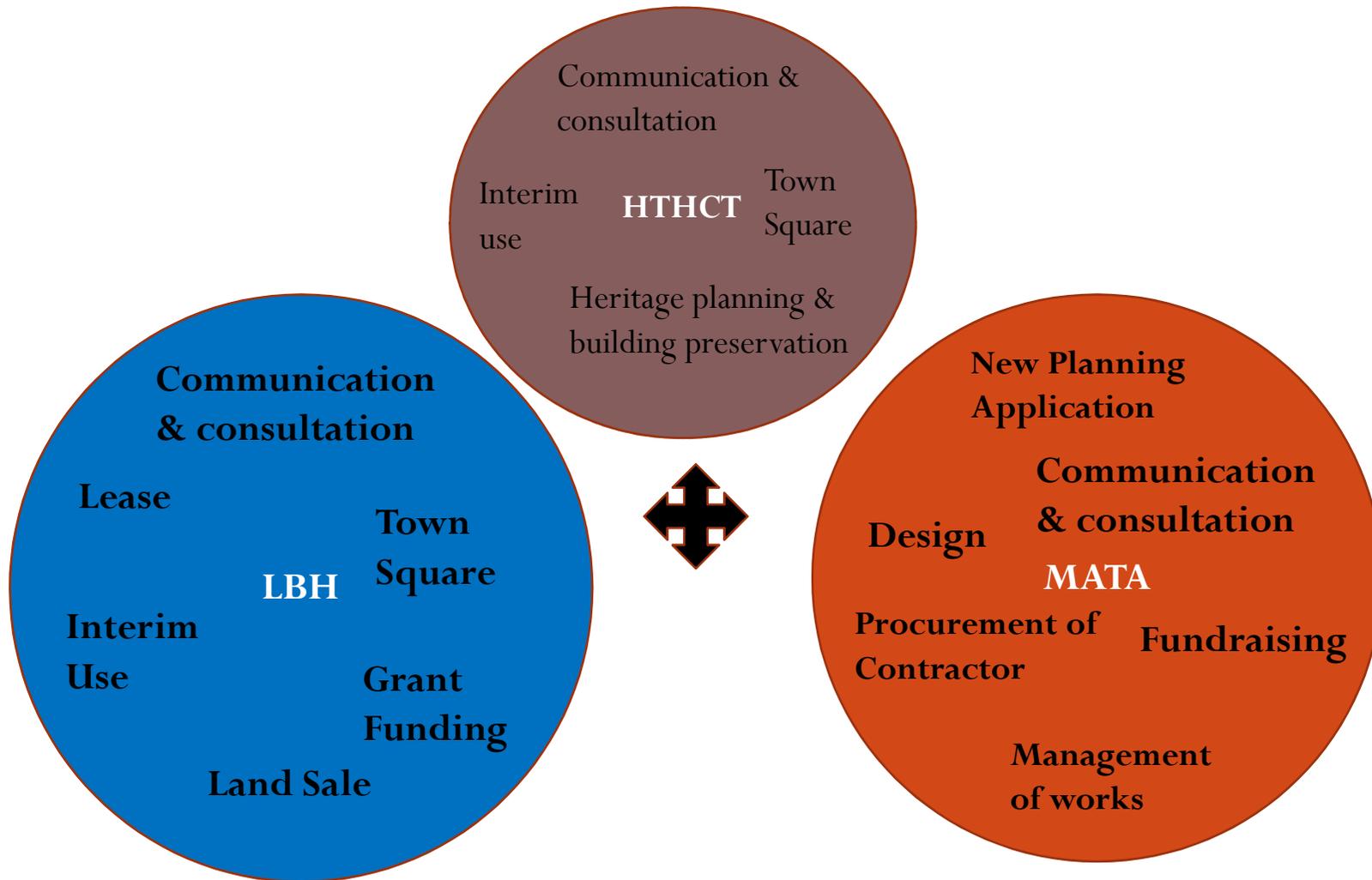


Haringey Council

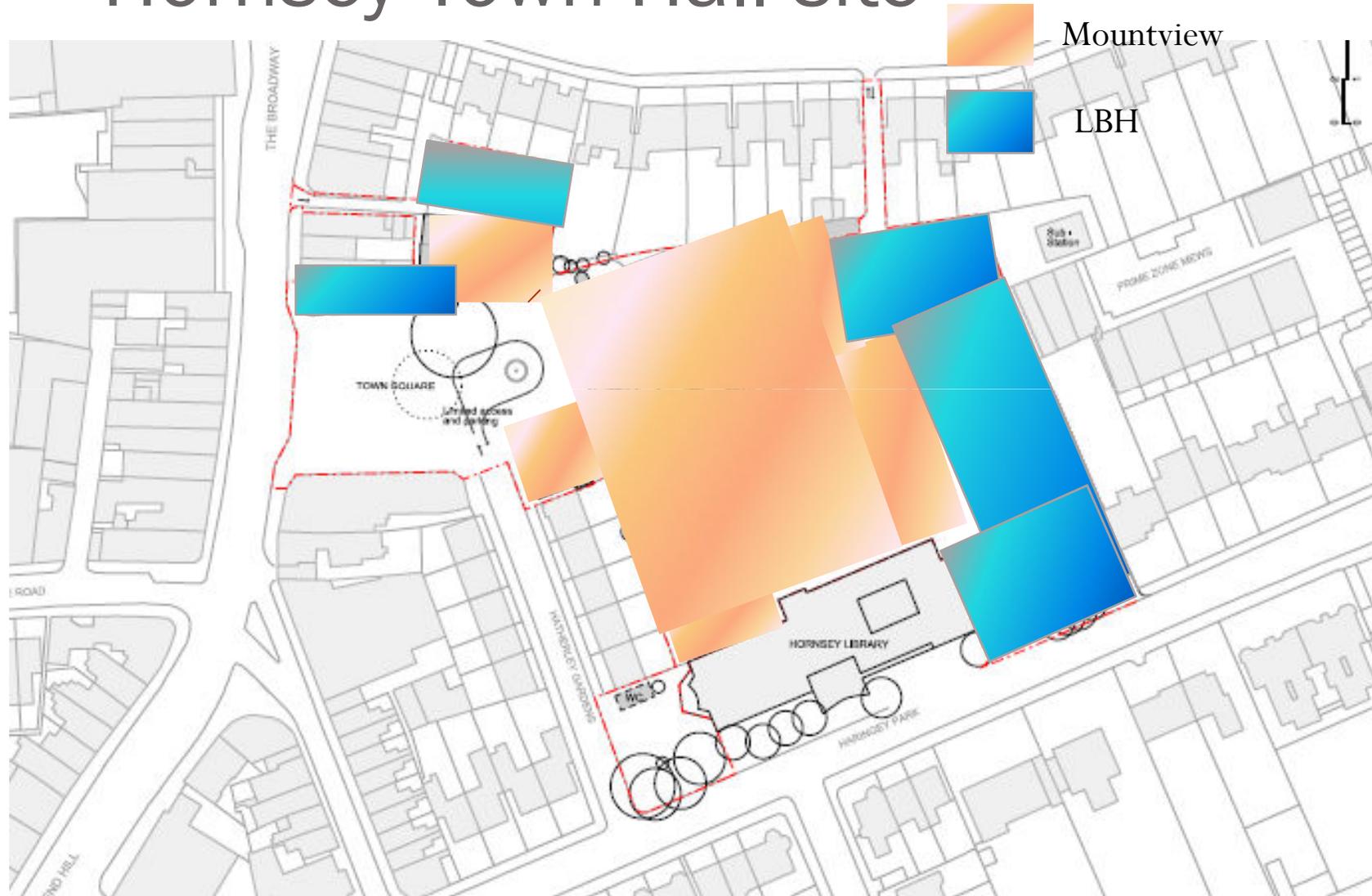
INTRODUCTIONS & FORMAT OF PRESENTATION

- 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

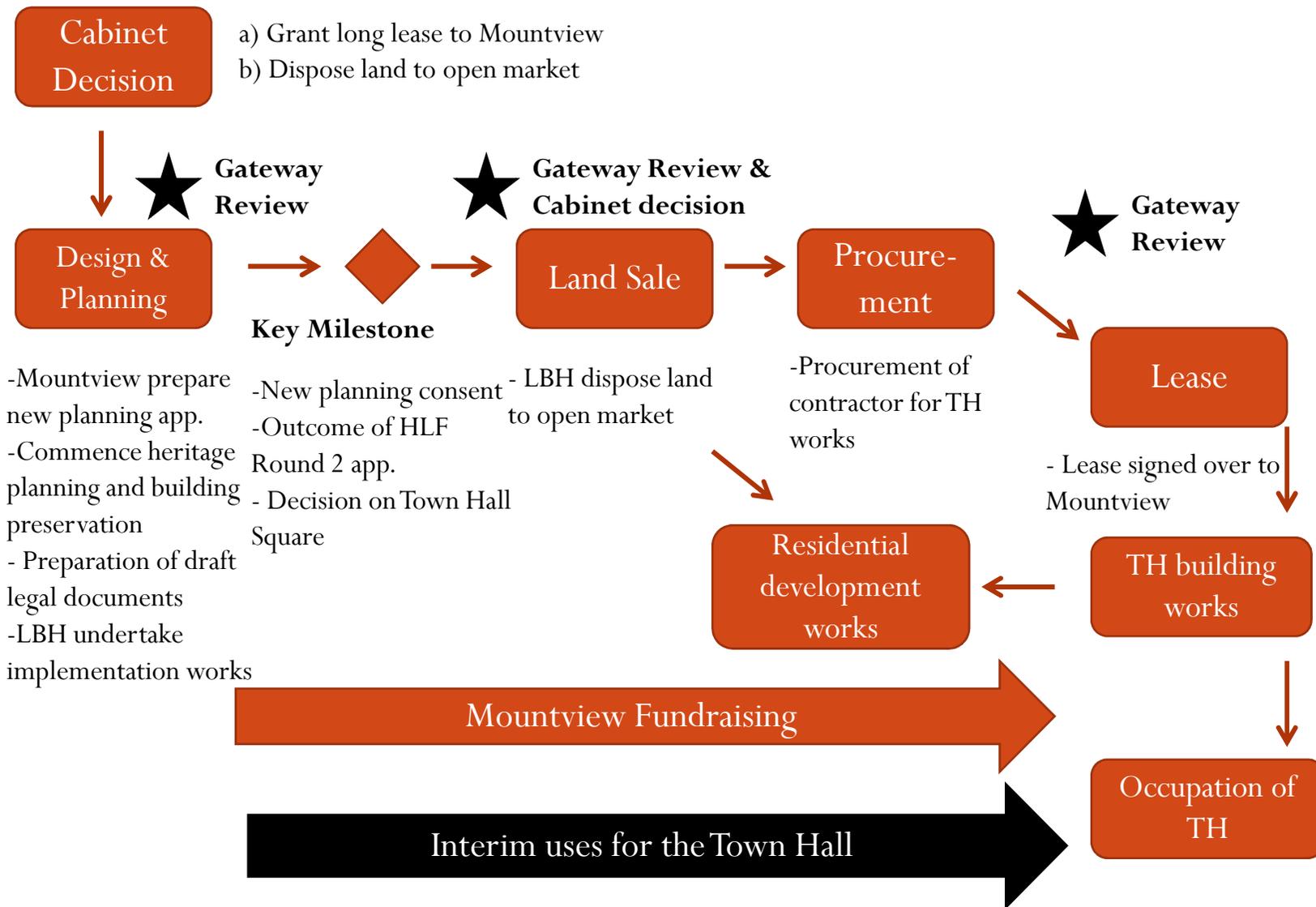
Key Parties & their Workstreams



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 Plans
- The Heritage Lottery Fund
 - Round 1
 - Round 2
- Current Activities
 - OJEU
 - Surveys
 - Planning Consent
 - Construction Programme
 - Cost Review – Capital & Revenue

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



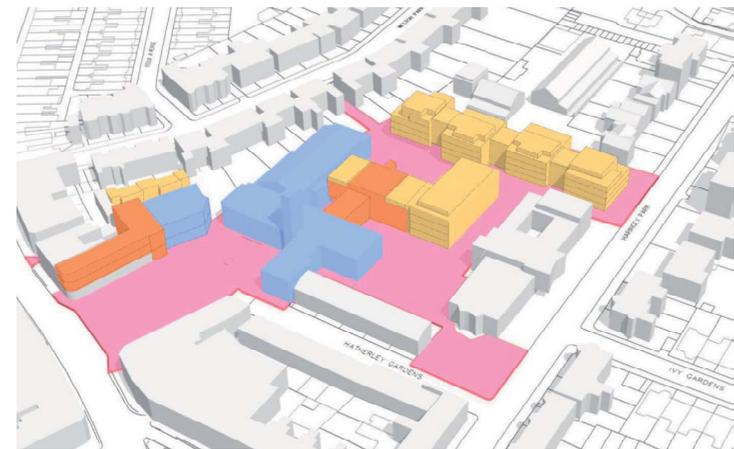
Community & Stakeholder involvement:

- 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



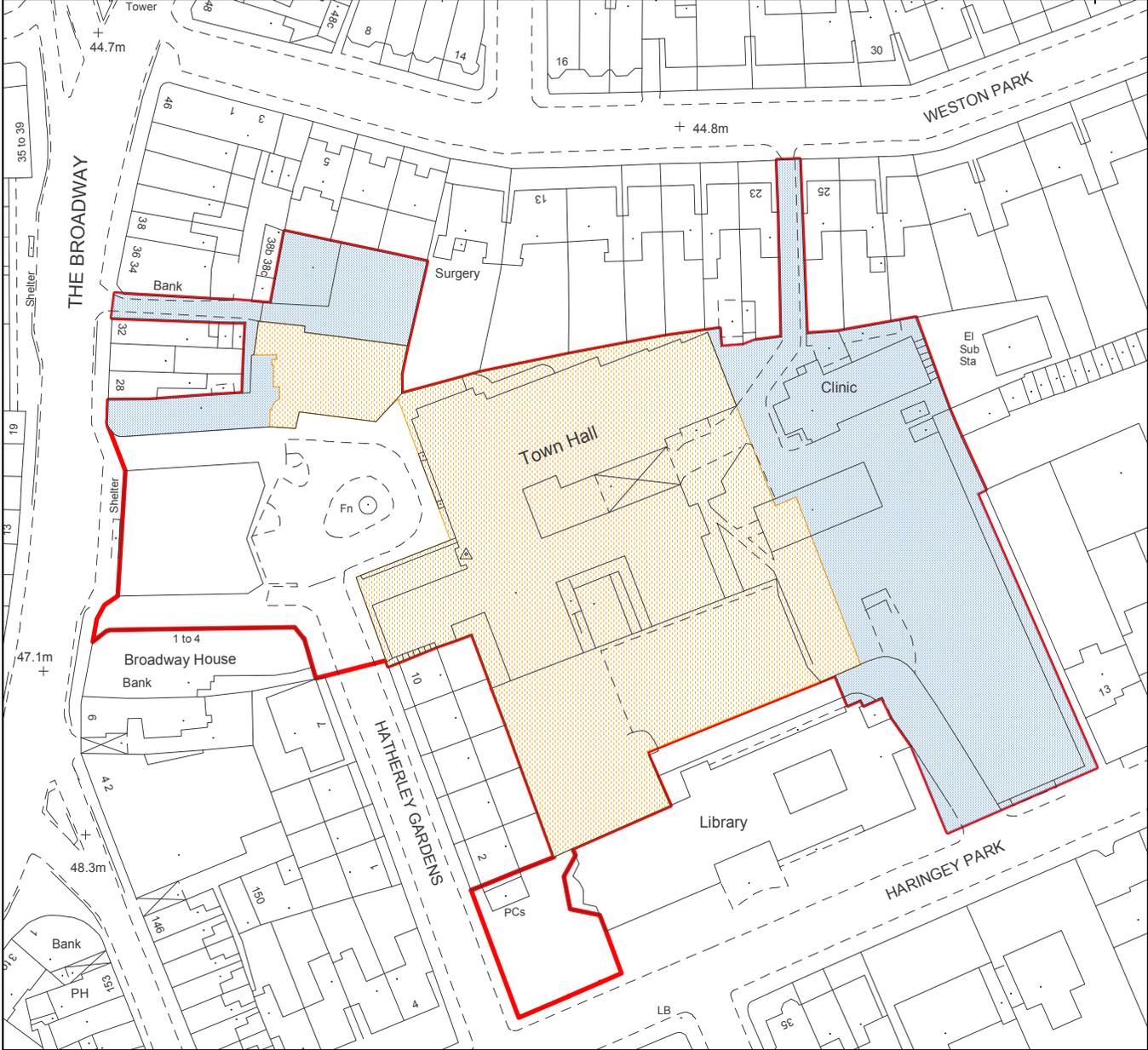
LBH Update: Current Workstreams: Interim Uses

- 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 disposed to the open market for residential development

LBH: Current Workstreams: Land Sale

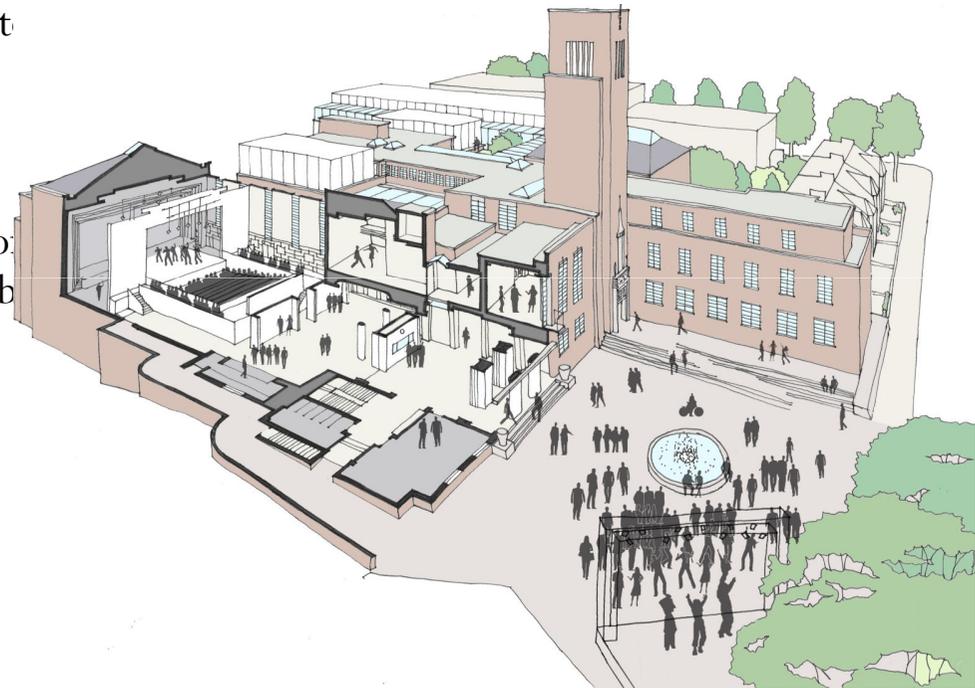
- A key principle = the Council reinvest proceeds from the disposal of part of the Hornsey Town Hall complex to achieve the project objectives
- Cabinet approved in April 2011 to market and then dispose the remainder of the Hornsey Town Hall Complex
- Advice has been sought by LBH Property Agent, Knight 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

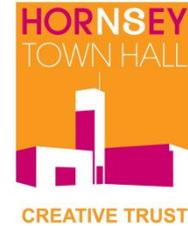


- HTHCT (formerly the Community Partnership Board) is a registered charity whose aim is to “secure the preservation, protection, development and improvement ... of Hornsey Town Hall ... to be enjoyed by the public”
- HTHCT trustees are local residents and all volunteers (www.hornsey-town-hall.org.uk)
- 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