

Alexandra Palace and Park Advisory committee On 27th March 2007

Report Title: HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE

Report of: **David Loudfoot, Facilities Manager**

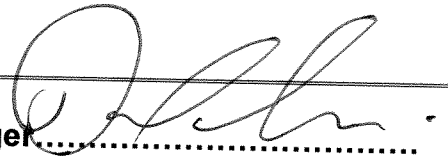
1. Purpose

1.1 To inform the Committee of the progress of the park project.

2. Recommendations

2.1 That the Committee note the report.

Report Authorised by: **David Loudfoot, Facilities Manager**.....



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3. Executive Summary

- 3.1 The contractor led portion of the project is complete with the exception of the works to the entrances outside the park, some direct expenditure items remain to be completed.
- 3.2 The Local Authority highways dept have made changes to the required civil engineering works on the design for the approach roads to the park. The projected cost for these works is substantially in excess of the allocated budget and an alternative solution is being sought.
- 3.3 A replacement for the parks manager has been appointed and employment will commence in May.
- 3.4 The Local Authority are considering changes to the cycle routes in and around the park. Funding for change would be provided by means of a LCN+ funding bid to Transport for London.
- 3.5 The tender process for the amenities has been completed and lease negotiations are underway.

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 No specific background papers were used in compiling this report.

6. Description

- 6.1 The contracted works portion of the project is now complete. The contractor has been issued a list of works items that have been considered to have been undertaken to an unsatisfactory standard and remedial works are to be completed on these items in the coming month. This will include the anti-skid coating at the Bedford road entrance which has failed due to poor workmanship/ materials.
- 6.2 Now that practical completion for the contract works has been certified. The charity's consultants, LUC, have been instructed to prepare a project completion report to detail changes to the scheme that were agreed. It is intended that the project completion report will be both informative and facilitate updating of the original landscape management plan.
- 6.3 The tendering of the Pitch and Putt, Lakeside café, Grove Kiosk and Boating operation has been completed. Detailed negotiations on the lease terms have begun and it is expected that the operators of the outlets will be able to commence fitting out the buildings shortly.
- 6.4 Outstanding works at the time of report preparation are:
- Coir roll planting to the lake (springtime)
 - Civils package to park entrances. (LBH Highways)
 - Tree planting to screen the new water treatment works(Funded by Thames water)
 - Interpretative signage.
 - Remedial works identified in snagging report
- 6.5 Budget concerns remain around the planned highway works to the approaches to the park at both ends of Alexandra Palace Way. LBH Highways have made alterations to the original scheme and the cost estimates for this item are substantially in excess of the budgeted expenditure. Alternative designs have been drafted and are currently being costed.
- 6.6 The appointment process for the post of Parks Manager has been completed and the commencement date for the new post holder is 8th May.
- 6.7 The Cycle Route Implementation and Stakeholder Plan (CRISP) report recently published identifies that TfL funding via the London Cycle Network (LCN+) may be available for upgrading the 'link 81 cycle path' along the lower road between the Bedford Road entrance and the Alexandra Palace Way/ Muswell Hill / Priors Road junction. This would include for resurfacing the path and installation of lighting for the length of the lower road and cost estimates of £ 270,000 have been provided by the consultants.

- 6.8 The CRISP report also identifies the junction at Muswell Hill / Priory Road should become part of Link 81 rather than the existing exit from the park at North View Road. The consultants have suggested that junction modifications are possible for a cost of £70,000 and in addition further modifications outside the park at Bedford road which would cost a further £42,000.

7. Summary and Conclusions

- 7.1 The Project is very near completion, and on the whole has been delivered within the original timescales.
- 7.2 The major area of concern is the interaction with LBH Highways over the entrance works which may have to be scaled back considerably to meet the available budget.
- 7.3 Remedial works will shortly be undertaken by the contractor to rectify defects in workmanship.
- 7.4 Changes to the cycle paths and road junctions are being considered by London Borough of Haringey via funding provided as part of the LCN+ project.

8. Recommendations

- 8.1 That the committee note the report.

9. Legal and Financial Implications

- 9.1 The Acting Head of Finance and the Trust's Solicitor have been sent copies of this report.

10. Equalities Implications

- 10.1 n/a

11. Use of Appendices/Tables/Photographs

- 11.1 None used