

**Informal Joint Meeting of the Alexandra Park & Palace Statutory  
Advisory Committee and Consultative Committee**

**on 10 October 2013**

Report Title: **Report of the Director of Property & Regeneration, Alexandra Park and Palace**

Report of: Kerri Farnsworth, Director of Property & Regeneration, Alexandra Park and Palace

**1. Purpose**

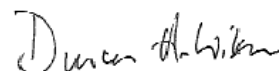
1.1 To advise members of the Statutory Advisory Committee and members and the Consultative Committee on a number of areas:-

- i) Park Update
- ii) Fabric Conservation (incl Theatre)
- iii) HLF Project Progress
- iv) Commercial Development Opportunities
- v) Regeneration Working Group (RWG)
- vi) Forward 12-mth Programme for Property & Regeneration

**2. Recommendations**

2.1 That the SAC and CC Board express views and advise the main Board on these matters as appropriate.

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Duncan Wilson, Chief Executive Alexandra Palace and Park

**3. Executive Summary**

- 3.1 Park Update
- 3.2 Fabric Conservation
- 3.3 HLF Project Progress
- 3.4 Commercial Development
- 3.5 Update from Chair of Regeneration Working Group (RWG)
- 3.6 Forward 12-mth Programme for Property & Regeneration

**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. Park Update

### Park 150<sup>th</sup> Anniversary

- 6.1 In addition to the 150<sup>th</sup> Anniversary Event reported elsewhere in this meeting, a small grove of birch trees were planted near to the play area to commemorate the anniversary. The planting was carried out by apprentices and other representatives including the Royal Parks Guild, John O'Conner (Grounds Maintenance) Ltd and the Friends of the Park.

### Park Awards

- 6.2 Alexandra Park successfully retained the Green Flag Award for the sixth year and the Green Heritage Award (fourth year) – one of only 44 sites in the country to achieve this accreditation).
- 6.3 The Park was also entered the London in Bloom competition this year. A Silver-Gilt was achieved again in the Large Park category. The judge was impressed with on-going improvements, such as the tree cutting on the south front and the rose garden, and commented that we are edging towards the Gold standard.

### Update on Campsbourne Section 106 project

- 6.4 After a very long lead-time a team has been appointed by LB Haringey to deliver this project. Due to the timescales involved the consultation with the Advisory and Consultative Committee may have to be carried out by calling an Urgent sub-committee.

### Little Dinosaurs - SAC-CC resolution APSC115 point i) on 13 May 2013

- 6.5 At the SAC/CC meeting on 13 May 2013, the above resolution was made, namely *“to endorse the content of the proposals by the owner of Little Dinosaurs, taking into account the comments made by the SAC and the CC”*.
- 6.6 The owner of Little Dinosaurs has since submitted a planning application and a request has been made by the Planning Officer for further detail. We are hoping to have that detail available at the meeting on October 10, which will be passed around for information.

### Garden Centre planning application

- 6.7 The Garden Centre are resubmitting earlier proposals (previously considered by the SAC/CC and endorsed to the Board) with some modification for the conversion of outbuildings to offices. The detail is given at Appendix 1, and a representative of Capital Gardens will attend to answer questions. The SAC/CC's views and advice to the Board will be sought.

### Grounds Maintenance

- 6.8 The grounds maintenance contract has been successfully delivered by John O'Conner (Grounds Maintenance) Ltd since 2008. The original five-year term ended in April 2013 and the Board have agreed to extend the contract a further three years to 2016. This extension reflects the dedication and hard work of the grounds staff who work all year round, in all weathers.

## **7. Fabric Conservation**

### English Heritage Fabric Repair project

- 7.1 The application for additional grant funding from English Heritage in respect of the SE pavilion roof was successful, and an additional £37.6k of grant awarded.
- 7.2 Works to both the SE pavilion and the Southern Colonnade have now achieved practical completion in line with programme and budget, with only minor site clearance remaining.
- 7.3 English Heritage have been very pleased with both the quality of the works carried out by the contractor and the management of the works by APPCT. They have indicated a willingness to work with APPCT again, subject to a longer-term fabric maintenance strategy being put in place (see item 7.7 and 7.8 below).

### Interim repairs - Theatre and North Wall

- 7.4 A decision was taken to undertake interim repairs to the Theatre auditorium ceiling roof in advance of the main HLF project. The reason for this was that by securing the ceiling and enabling public usage of the space, APPCT would have a 'window' of 12-18 months (dependent upon when the HLF works physically commence onsite) in which to test the programming and the actual in-house operations aspects of events in the Theatre auditorium - both of which are fundamental to its long-term success.
- 7.5 After initial investigations the condition of the auditorium ceiling was found to be as anticipated, but the support and access structures from above were in need of improvement. Works are hence now underway to permanently improve these and then to carry out the ceiling repair works (mainly re-fixing and reinforcing previous interventions). These works will be completed by end of November 2013.
- 7.6 Urgent repairs are also being carried out to the North Wall to secure and/or remove loose cement render and vegetation (ivy). These works should be complete by November 2013. To take advantage of the temporary access structures, a structural survey was also undertaken which has identified a number of potential additional remedial works.

### Surveyor to the Fabric

- 7.7 Following an external competitive tender process, the conservation architects Purcell have been invited to take up the role of Surveyor to the Fabric. Their first task will be to complete by the end of the year a 'Fabric Maintenance Plan' (FMP) which sets out a prioritised strategy for fabric repairs & maintenance for the next 10 years.

### Victorian Theatre Stage Machinery

- 7.8 Following discussions with English Heritage we have agreed to take a number of key stage machinery components on a 'permanent loan' basis that came originally from the pre-WWII stage machinery at the Savoy Theatre, including 35 foot long shaft and 10 foot diameter drum. We are in discussions with the eminent Victorian theatre historian, David Wilmore, who we hope will advise us as to whether or not the addition of this equipment will make the stage machinery fully functional.

## 8. HLF Project Progress

- 8.1 Good progress has been made on the HLF project. Discussions are underway with a number of key external organisations, including the BBC, BFI and National Media Museum, on strategic partnerships/alliances. The team has also collated a considerable amount of historic information about the BBC and the Victorian Theatre, both from proactive research and from direct approaches from third parties.
- 8.2 A new 2-year post of Fundraising Manager for the HLF project is currently being advertised with a closing date of 26 September, with a key focus on funding opportunities from the likes of trusts, foundations and major bodies such as the GLA and Arts Council. A verbal update on progress on the recruitment process will be given at the meeting.
- 8.3 In addition a number of major procurements for the required professional consultant team have been progressed over the last 4 months. Due to the level of APPCT's delegated authorities for construction-related works (which was amended by LBH to £25k) most of the works have been procured via LB Haringey. The table below sets out the detail and status of these procurements:-

	Procurement route	Current procurement status
Design-led multi-disciplinary team	OJEU (2-stage open)	ongoing - 50% complete, due to complete in Dec 2013 <i>NB. extraordinary APPCT Board meeting required on 19 Nov to confirm recommendation or appointment, followed by LBH Cabinet confirmation</i>
Quantity Surveyor/Cost Consultant	GPS Framework	complete - Mott McDonald appointed in June 2013
Project Manager	CRCS Framework	ongoing - appointment to be made by early-Oct 2013
Interpretation Planner	APPCT direct tender	brief being finalised for issue by early-Oct 2013

### HLF reporting

- 8.4 The first regular progress report has been submitted to HLF, and accepted without issue, indicating the HLF's contentment with progress to date and against programme & budget.

## 9. Commercial Development

- 9.1 Informal market testing for the potential hotel development site and event spaces/business at the western end of the Palace has been undertaken with a focused range of hotel chains, real estate investors, event & visitor attraction operators/managers and property developers.
- 9.2 The timing of the soft market testing (over the summer period) did impact upon the level of responses, but the responses received were on the whole very considered and detailed. However there are a number of points of clarification that need to be

resolved prior to being able to go out to the market to seek formal bids, the most immediate being the appointment of specialist commercial real estate lawyers.

## **10. Update by Lyn Garner, Chair of Regeneration Working Group (RWG)**

- 10.1 All actions arising from the spring Audit of AP Regeneration Programme Governance by LB Haringey's Internal Audit section have now been completed.
- 10.2 New Terms of Reference for the Regeneration Working Group (RWG) were agreed by the APPCT Board in July, which better reflecting the current APPCT/APTL management & operational structures and the interrelationships between APPCT, LB Haringey and the HLF project. As a part of the revised governance structures it was agreed that the Chair of the RWG would submit an update to the SAC/CC which would be included within the report of the Director of Property & Regeneration. This update is the first of those.
- 10.3 The revised governance structure also includes the establishment of the dedicated Project Board from the HLF project, with representation at present from LB Haringey and APPCT. To reflect these updated arrangements, a revised Project Implementation Document (PID) will be prepared by APPCT.
- 10.4 Discussions are ongoing regarding the introduction of new members to RWG. The addition of new members with commercial experience in a related profession have been identified as particularly important, but as yet no suitable candidates have been approached.
- 10.5 The RWG continues to advise on the broader regeneration programme at Alexandra Palace, including the HLF project and on commercial development, and on delivery timescales.

## **11. Forward Programme for Property & Regeneration**

- 11.1 A summary of the forward key delivery items and milestones for the next 12 months is as follows:-

### **Oct-Dec 2013**

- formal start for HLF Project Manager & Cost Consultant
- interviews for final selection of HLF design-led multidisciplinary team; followed by appointment and formal commencement of design process
- appointment of HLF Fundraising Manager and HLF Interpretation Planner
- procurement of commercial real estate legal advisors
- HLF pre-enabling investigative works (thru to Dec 2013)
- match-funding business case submitted to LBH
- formalise strategic relationships with BBC, BFI, etc
- Theatre interim works complete
- 10-yr Fabric Maintenance Plan completed by Surveyor to the Fabric (Purcell)

### **Jan-Mar 2014**

- Regen Strategy Group workshop (incl HLF PM & design team)
- appointment of HLF Collections Management Planner and Activity Planner (if req'd)
- finalise 2014/15 capital budget & work programme
- formal HLF review
- completion of all major 2013/14 capital investments

- HLF design complete to RIBA Stage C (new RIBA Work Stage 3)

#### **Apr-June 2014**

- HLF Stakeholder Design workshop and public consultation (separate)
- detailed design & procurement of 1<sup>st</sup> package of Fabric Maintenance Plan works
- consult SAC and Board on market testing parameters and HLF project design development
- formal HLF review
- commence hard market testing of commercial development opportunity

#### **July-Sept 2014 2014**

- RIBA Stage D design complete; submit for Planning & Listed Building consent
- submit HLF Round 2 application
- formal HLF review

### **12. Legal Implications**

- 12.1 The Council's Head of Legal Services has been consulted in the preparation of this report and advises that there are no direct legal implications arising from its contents.

### **13. Financial Implications**

- 13.1 The Council's Chief Financial Officer notes that this is an information report on the progress on various projects, in particular the regeneration programme and has no specific comments to make. The CFO will comment in board reports when matters for decision come to be APP Board.