

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

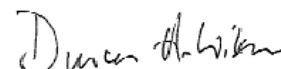
1.1 To advise members of the Statutory Advisory Committee and members and the Consultative Committee on a number of areas:-

- i) HLF Project Progress
- ii) Fabric Conservation
- iii) Park Update
- iv) Update from Regeneration Working Group (RWG)

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 HLF Project Progress
- 3.2 Fabric Conservation
- 3.3 Park Update
- 3.4 Update from Regeneration Working Group (RWG)

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. HLF Project Progress

Design

- 6.1 The full Design-led team are still absorbing and testing the significant amount of existing material on the building for the HLF project, as well commissioning essential additional baseline data, such as a measured building survey. This work is being undertaken with full participation and support from key Trust staff, including the Chief Executive, Director of Property and Regeneration and Director of Commercial Operations. A series of meetings and visits with other key strategic partners such as National Media Museum in Bradford have also been undertaken.
- 6.2 The team are also working on developing the principles for the design and interpretation elements of the HLF project. The guiding principle is to build on the spirit of the past by looking to the future, with the overarching theme of the Palace's role in the history of popular entertainment - from Victorian theatre/music hall, via silent film, cinema and genesis of public television broadcasting, to live events today, and the emerging future of mass entertainment. The East Court will be the key connecting and welcoming space, with a mixture of facilities that provide information/visitor services and interpretation & content (both permanent and temporary) to create day-long, year-round activity and vibrancy.
- 6.3 Simultaneously the business plan that underpins the HLF project is being tested and developed, with close involvement of relevant AP staff and taking reference from similar projects elsewhere.
- 6.4 It has now been agreed that Barker Langham will lead on the development of the framework for the Activity Planning for the HLF project, including performance and evaluation measures, jointly with the AP Community & Learning team and with input from a retained expert with previous relevant experience. Procurement of the external expert will commence imminently.
- 6.5 The Collections Management role is still under consideration whilst the design team review the scope of existing collections and potential loans of key items from national collections.

7. Fabric Conservation

Surveyor to the Fabric

- 7.1 The Surveyor to the Fabric, Purcell, has submitted a further final draft of the 10-yr Fabric Maintenance Plan (FMP) they have been developing since last winter. A few items of clarification remain, but these should be resolved by mid-March.
- 7.2 The key headlines from the FMP are as follows:-
 - the nature of the defects found on the building are as expected in the context of its history and age, but the scale and size of the building make the costs of rectifying these defects considerable
 - many of the repairs and alterations made post the 1980 fire would not be considered appropriate today and have failed more prematurely than would be expected today – for example use of single layer felt as replacement roofing material. This was not helped by the building not being listed until 1996.

- access to roofs and upper parts of the building is an issue inherent in the original design which was not resolved and in fact perpetuated in the post-1980 fire repair works. Installation of latch-way and man-safe systems is therefore key to their recommendations.
- the condition of the building is highly variable, but in general the NE corner is the most deteriorated, partly due to configuration and aspect.
- all building services except those in the Ice Rink and Bar & Kitchen have passed what would be deemed their economic life under the CIBSE Guide M (Maintenance Engineering and Management); but a phased replacement would be acceptable, with the most urgent items replaced first – notably, life safety systems (fire detection, alarm & suppression and personal egress systems); systems which will improve energy efficiency & running costs; and systems required for licencing of public events or would cause revenue/reputational issues should they fail.

7.3 The FMP has been shared with the HLF project design team in order for them to consider the implications on design and construction cost for the areas within the HLF project demise.

Theatre

7.4 The theatre auditorium has now been signed off by a structural engineer and by LB Haringey's Building Control as safe for restricted public use. A maximum of 10 events can be held in the Theatre within the Palace's existing public licence.

7.5 A number of activities have taken place in the Theatre auditorium since, including a film shoot for an advert, the hire fee from which was equivalent to a significant proportion of the cost of the repairs. Further bookings are either in place or under negotiation.

The Beach

7.6 LB Haringey have re-confirmed advice that neither Planning, Listed Building nor Conservation Area consents will be required for the planned 'pop-up' improvements to The Beach area next to the Bar & Kitchen.

8. Utilities

Gas Main

8.1 Emergency repairs had to be undertaken to the gas main supplying the Palace's gas supply on Alexandra Palace Way in early-March, an update will be given of the cost at the meeting. Should there be any further consequences of these repairs a verbal update will be given to the meeting.

Water Mains

8.2 Thames Water have been attempting to trace a leak in the lower Park for many months. They have now located a small leak in a 19-inch main in the Conservation Area and discovered a broken surface water drain nearby. Access to the work site is very difficult as there is no hard surface for vehicles. Thames are working with the Park Manager to repair the surface water drain, flush it out and reinstate the

grounds as soon as possible. This should become easier as the weather improves and the ground dries out.

9. Park Update

Update on Campsbourne Section 106 project

- 9.1 The Campsbourne Section 106 project is currently being held in abeyance by LB Haringey Planning, and the issue of the tender documents has been delayed as a result.
- 9.2 The team are anticipating that the works will commence on site in May 2014 as originally planned.

Campsbourne Dinosaurs Playgroup

- 9.3 Agreement has now been reached with LB Haringey that they will fund the repair of dilapidations on the Campsbourne Play Centre building used by the Dinosaurs Playgroup up to a maximum of £75k, in return for APPCT taking on the role of landlord of the premises. APPCT staff are at present preparing a fully-costed dilapidations schedule for this purpose.
- 9.4 Once the building works have been completed APPCT will issue a lease to the Dinosaurs Pre-school. A valuation will be undertaken in order to ensure the property is leased for the best rent reasonably obtainable according to use.

Frequently Asked Questions (FAQs)

- 9.5 A number of incidents have recently occurred where contractors working on behalf of Park and Palace neighbours have requested access to the Park to facilitate works, often with little or no notice. Frequent enquiries include requests for private parties, and planting of memorial trees, plus complaints about trees growing near boundaries.
- 9.6 To clarify our policy in response to such requests/complaints, the Park's FAQs will be revised and members of the Advisory and Consultative Committee will be asked to distribute them to their members for information.

WWI Park Poppy commemoration

- 9.3 The extreme wet weather through the spring delayed the sowing of the poppy seed for the WWI commemoration in front of the Palace, however this finally took place at the end of March (NB. advice is that further poppy seed can be sown as late as June if needed). A group of schoolchildren from Heartlands High School and Highgate Wood School were involved.
- 9.4 We have been unable as yet to make contact with our contact at the Royal British Legion to see if there would be interest in the Park hosting a veterans' event as the individual has been on jury service for several weeks. A verbal update will be provided at the meeting.

10. Update by Deputy Chair of Regeneration Working Group (RWG)

- 10.1 There has been one meeting of the RWG since the last SAC-CC report, which was chaired in the absence of Lyn Garner by Rick Wills, Deputy Chair of the RWG. Updates were given on the HLF project and possible market testing of the commercial opportunities, and were endorsed as documenting good progress. The importance of clarification of the position on debt with the Borough in advance of market testing, and the desirability of AP featuring strongly in a new LBH cultural strategy was re-stated.
- 10.2 It has been agreed that the RWG will now meet every 6-8 weeks, and meetings will align with key dates in the Regeneration programme over 2014/15.
- 10.3 It was also agreed that once the new chair of the APPCT Board was appointed following the forthcoming elections, he/she would be invited to the following meeting of the RWG to gain a first-hand understanding of RWG's scope and role.
- 10.4 A meeting on the RWG is planned for 25 March. A verbal update on this will be given at the SAC/CC meeting.

12. Legal Implications

- 12.1 The Council's Assistant Director Corporate Governance has been consulted in the preparation of this report, and has no comments.

13. Financial Implications

- 13.1 The Council's Chief Financial Officer notes the contents of this report and has no comments.

14. Use of Appendices

- 14.1 There are none.