

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

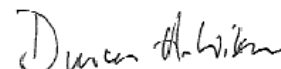
**1. Purpose**

1.1 To advise members of the Statutory Advisory Committee and of the Consultative Committee on a number of areas relating to property and regeneration at Alexandra Palace and Park.

**2. Recommendations**

2.1 **That the SAC and CC note the content of this report.**

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 update
- 3.2 Fabric Conservation Update
- 3.3 Park Update

**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 Update**

### Key Stakeholder Relationships

- 6.1 A draft Memorandum of Understanding (MOU) has been shared with the BBC for comment. No response has been received as yet from the BBC on this, but a verbal update will be given at the meeting should there be any further progress following issue of this paper.
- 6.2 In addition positive meetings have been held with BBC Worldwide, the commercial arm of the BBC, with regards to establishing a formal relationship. One particular area of discussion is the potential for some form of retail facility operated by the BBC within the demise of the HLF project within the East Court.
- 6.3 The call upon the collections required by the HLF project held by a range of other key stakeholders such as the Science Museum Group (including National Media Museum) and the BFI is now established, and discussions are underway to develop the necessary loan terms and conditions. At this stage it is not envisaged that the Trust will acquire any items via a financial purchase.

### Design and Consultation

- 6.4 A formal Gateway Review of the project was undertaken by the HLF in July. The project passed this review (essential to continuing), with the HLF strongly welcoming the overall design, interpretation & content concept and being solidly assured of progress in all areas to budget and programme.
- 6.5 The Trust and the design team have undertaken a major programme of awareness-raising and consultation on the HLF scheme over the summer, including with Area Forums, neighbourhood/residents associations, Friends' and specialist interest groups and statutory stakeholders. Feedback has been strongly positive to date. The Trust will continue to meet with stakeholders in the run-up to the Planning and Listed Building submissions in early-November.
- 6.6 A Public Exhibition of the HLF design proposals will be held in the East Court from 27<sup>th</sup> September to 7<sup>th</sup> October inclusive and on 12<sup>th</sup> Sept at Wood Green Shopping Mall. The exhibition will be staffed by Trust staff and trained volunteers. Opening times will be confirmed on the Alexandra Palace website, but will include both weekends in that period, plus early morning, daytime and evening sessions.
- 6.7 The Trust was requested by LB Haringey Planning to attend a Design Review Panel on 2<sup>nd</sup> October. An update will be given at the meeting, but the formal written feedback will not be available until later in October ie. after this meeting.
- 6.8 The design team have now made a draft final presentation to the Trust of RIBA Stage 3 designs for the HLF project. Feedback from the Trust, the Public Exhibition, a further HLF review and the Design Review Panel will now be used to finalise proposals for the Planning and Listed Building submissions in early November. A meeting of the SAC-CC dedicated to a presentation of the proposals by the design team has been set for 27<sup>th</sup> Oct.

### Activity Plan

- 6.9 Extensive consultation has also taken place through the summer on the Activity required by the HLF as an essential element of the Stage 2 application. A more detailed update on this activity and the outputs will be given in the Community Engagement and Learning report.

### HLF Project Programme

- 6.10 The key milestones within the HLF programme are as follows:-

Sept/early Oct 2014	final pre-Planning stakeholder consultations public exhibition 3 <sup>rd</sup> HLF review
Oct 2014	LBH Design Review Panel presentation SAC-CC and APPCT Board approvals
Nov 2014	submission of Planning and Listed Building applications
Dec 2014	submission of Round 2 HLF funding application
March 2015	decisions on Planning and Listed Building applications
March/April 2015	HLF Stage 2 funding decision ( <i>NB. decision on consents req'd before HLF decision can be made</i> )
spring 2015	technical design & tender package production (part 1) contractor OJEU procurement part 1 (pre-qualification)
to winter 2015	technical design & tender package production (part 2) final contractor OJEU procurement & appointment
winter 2015	construction commences onsite
winter 2017	construction complete

## **7. Fabric Conservation Update**

### Fabric Maintenance Plan and Conservation Management Plan

- 7.1 Further refinements are being made to the 10-year Fabric Maintenance Plan (FMP) ahead of its submission as part of the HLF project planning submissions in Nov 2014. In addition an update of the Conservation Management Plan has been commissioned, as this will be a requirement of both the Planning and the Stage 2 HLF submissions.
- 7.2 The most urgent Priority 1 work packages from the FMP have been delivered or are underway. This includes high-level roof and glazing repairs and boiler management system upgrades. AP staff are also progressing discussions on drawing in other external investment to deliver priority fabric repairs in 2015/16 and beyond.

## **8. Park Update**

### Campsbourne Play Centre refurbishment

- 8.1 Contractors have worked extra hours over the summer whilst the building was out of use during the school-holidays to address the dilapidations. This work includes new flooring, electrical, lighting, heating and alarm systems and new bathroom facilities; the building was also completely redecorated.
- 8.2 Exterior works to repair the roof, guttering and hard surfaces will be completed in the coming weeks at times pre-agreed with the occupier, Dinosaurs Playgroup.
- 8.3 The final stage of the Trust taking over management of the building will come with a lease agreement with Dinosaurs Play Group once their new management committee is elected in the autumn. APPCT staff have commissioned the valuation required in line with the Charities Act 2011.

#### Update on Campsbourne Section 106 project

- 8.4 After a very long lead-in, this project finally commenced on 1<sup>st</sup> September. The contractors have set up a working compound near the Bedford Road entrance and started preparations to resurface the footpath between Bedford Road and Newland Road.
- 8.5 By way of a reminder, the scope of works includes new railings along Newland Road, a new hedge and wild flower meadow in Newland Field, finger posts, adjustment and resurfacing of the track to the rail depot to make this more welcoming for Park visitors.
- 8.6 This project is the result of the very welcome s106 agreement via Haringey Council, and has only cost the Trust the Park Manager's time.
- 8.7 The project has a ten week programme and is expected to be completed in early November.

#### Park Development Projects

##### *Urban Orchard Project*

- 8.8 Following further discussions with the Urban Orchard Project (UOP) a species list and planting plan have been agreed. The trees will be planted on the old railway field in the Grove. This location has been chosen because it is not expected that the trees will conflict with any established use of this area, and the site is easily accessible.
- 8.9 The planting day will take place on 3<sup>rd</sup> December and will involve the new Park Volunteers and staff from John O'Conner's head office. The Trust's Education Officer is also exploring opportunities for local school children to get involved.
- 8.10 Attempts are being made to recruit volunteer 'Orchard Leaders' as part of the embryonic Park Volunteer scheme. These leaders will receive training from the UOP and the management of the trees over the initial three to five years will be carefully planned out.

##### High-level Adventure Course / Go Ape

- 8.11 Members will recall discussions at previous meetings concluded with a general support for the project, but there were some reservations about the use of the London Plane trees. Go Ape representatives met on site with Officers and the Chair

of the Friends of the Park to discuss the sensitivities of the layout. Following this meeting Go Ape undertook to reconsider the layout of the course and submit a new design proposal. Go Ape are now developing a number of options: a verbal update on progress on these options will be given at the meeting.

- 8.12 There has also been considerable discussion about the commercial and operational arrangements to ensure that this exciting proposal benefits all parties. The negotiations are ongoing and progressing well: a verbal update will be given at the meeting.
- 8.13 Go Ape will submit for Planning and Conservation Area consent once the SAC-CC and the APPCT Board have seen and reviewed the proposals and given landlord's consent. Should this be granted, it is now likely that the course will be built over early in 2015 and be open to the public in early-summer 2015.

#### Alexandra Park Volunteers

- 8.14 As mentioned earlier in this report volunteers are being recruited for the Orchard Project. This is part of a new scheme to recruit a team of Park Volunteers to carry out a wide variety of roles on site. This has been possible as the infrastructure has been put in place by the learning and community team.
- 8.15 The first two volunteers were recruited over the summer and have been deployed in the Rose Garden removing temporary fencing, weeding and dead-heading roses. It is hoped more volunteers will be recruited.
- 8.16 Future volunteer projects include assisting with re-planting of annual bedding, creating a new bed linked to the original BBC Television garden, collecting and growing acorns to ensure the continuity of the old field boundaries.

#### WWI Park Poppy commemoration

- 8.17 The poppy and wildflower beds sown along the southern frontage of the Palace have proven to be a success, with good media coverage and the Trust (and the Council) receiving many positive comments from members of the public in person, and by phone, email and letter. The majority request that these wildflower areas are retained rather than returned to grass and/or formal beds. Trust staff are working with the Park contractor, John O'Connor, to assess the feasibility of a long-term plan to do so.

#### Dog Control Orders

- 8.18 Signage: Council Officers have provided example signage that can be adapted to promote the Dog Control Orders as they currently apply to the Park. These are being redesigned to fit the Alexandra Palace style guidelines.
- 8.19 Enforcement: The most practical method of enforcement is by an arrangement with the Council for their Enforcement Officers to patrol on an overtime basis. There is no specific budget for enforcement in the Park, so the costs are currently being reviewed before a decision is made.

## **9. Update by Deputy Chair of Regeneration Working Group (RWG)**

9.1 There has been one formal meeting of the RWG since the last SAC-CC, in July. The focus of the meeting was a discussion over the approach to market previously agreed by the SAC-CC, APPCT Board and Regeneration Strategy Working Group.

9.2 As a result of this meeting, LBH Haringey has commissioned a peer review of the work undertaken to date by the Trust's advisors, Knight Frank and Pinsent Masons. The final report is due by the end of September. A verbal update will be provided at the meeting.

## **10. Legal Implications**

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

## **11. Financial Implications**

11.1 The Council's Chief Financial Officer notes the positive progress being made on these projects.

## **12. Use of Appendices**

12.1 There are none.