

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**

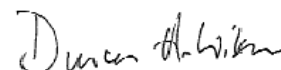
1.1 To advise members of the Board on a number of areas relating to property and regeneration at Alexandra Palace and Park.

**2. Recommendations**

2.1 That the Board notes progress with the regeneration programme, in particular the HLF project planning submission and HLF Round 2 submission (both separate agenda items).

2.2 That the Board notes the updates regarding Fabric Maintenance and the Park.

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 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. Regeneration Update**

### Key HLF 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 report.
- 6.2 Positive meetings have been held with BBC Worldwide, the commercial arm of the BBC, with regards to establishing a formal relationship. Initially this is focused on the potential for a small retail facility within the demise of the HLF project within the East Court which would be operated by the BBC, plus associated object/prop loans.
- 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.

### HLF Design and Consultation

- 6.4 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 very positive to date.
- 6.5 A Public Exhibition of the HLF design proposals was 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 was staffed by Trust staff and trained volunteers. Opening times included weekends, plus early morning, daytime and evening sessions to facilitate as many potential visitor requirements as possible. Feedback is still being collated and figures and results will be reported to the meeting.
- 6.6 The Trust was requested by LB Haringey Planning to attend a Design Review Panel on 2<sup>nd</sup> October. The Trust offered to host the Panel's entire meeting at the Panel, which was accepted. Formal written feedback will not be available until after this meeting but it is hoped that informal results may be shared.
- 6.7 The design team, Feilden Clegg Bradley will have already presented their final design proposal for the Planning submission as a separate agenda item. A presentation was made to the SACC-CC last night (27 October): a verbal update of their views on the proposals will be given at the meeting.
- 6.8 Subject to the recommendations of the SAC-CC to the Board, and the Board's views, the intention is to collate all of the required information into a submission which will be sent to LB Haringey Planning in week commencing 10 November. LB Haringey will confirm the dates of the Statutory consultation period to us after the documents are submitted and validated: we will notify Board members of these dates by email and letter.
- 6.9 An update on the status of the Round 2 submission to HLF, including the Activity Plan, will be covered under a separate agenda item.

### HLF Project Budget

- 6.10 The construction cost estimate for the current RIBA Stage 3 design is currently £240k above the HLF Round 1 submission budget (just over 1% increase). It should be noted that these figures assume value engineering savings from a process which at the time of writing this paper was still ongoing: a verbal update will be given at the meeting on the final outcome of this process.
- 6.11 Construction inflation - which is determined by the wider market and hence beyond the control of the HLF professional team or the Trust - is now £887k greater than the HLF Round 1 submission. Technical adjustments have been agreed with the HLF on this which reduces the net effect of construction inflation to £642k.
- 6.12 This was discussed at the most recent review session with our appointed HLF Project Monitor. He indicated that the relatively low level of construction cost increase was commendable on a project of such scale and complexity, and was low compared to that of other current HLF projects at this stage.

### HLF Project Programme

- 6.13 The project remains on programme, and hence there is no change to forward key milestones reported at the last meeting, which were:-

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

### HLF reporting

- 6.14 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. The feedback from this Gateway Review has been incorporated into the project design and business plan where appropriate.

A further review meeting was held with our HLF Project Monitor in late-Sept, at which he indicated his general contentment with progress to date and that the level of information provided was sufficient for submission of Planning, and subject to

some further refinement, for the Round 2 submission too. A final review session with our HLF Project Monitor will take place in mid-November.

- 6.15 The fifth required quarterly progress report was submitted on programme to HLF in September and was accepted as a good record of progress.

#### Other (non-HLF) activities

- 6.16 Palace Building Commercial Leases/Licences: The procurement of specialist advisors for the Trust's telecoms-related interests has now been concluded, with TCPL Ltd appointed. They are currently working on a formal rent review relating to the mast and 5<sup>th</sup> floor of the BBC Tower.

### **7. Fabric Conservation**

#### Surveyor to the Fabric

- 7.1 The 10-year Fabric Maintenance Plan (FMP) is being currently updated in line with latest Stage 3 cost estimates ahead of its submission as part of the HLF project planning submissions in Nov 2014. The first batch of Priority 1 work packages from the FMP have been delivered, including high-level roof and glazing repairs, lift repairs and boiler management system upgrades. A further package of works is currently being finalised ready for issue for contractor tender.
- 7.2 The North East pavilion - which was omitted from the scope of the HLF project even though it sits in a prominent position within the centre of the project area - has been identified as a major project for 2015/16. Surveys and cost estimates are currently being sought; once the scale of the works is understood AP staff will make approaches to potential external funders.
- 7.3 In addition an update of the Conservation Management Plan was commissioned from the Surveyor to the Fabric, Purcell, as this will be a requirement of both the Planning and the Stage 2 HLF submissions. This update will be completed by the end of October so that it can be submitted as a supporting document for the HLF project planning application.

### **8. Park Update**

#### Update on Campsbourne Section 106 project

- 8.1 After a very long lead-in, this project finally commenced on 1st September. The contractors have set up a working compound near the Bedford Road entrance and the footpath resurfacing is well underway.
- 8.2 This project is the result of the S106 agreement via LB Haringey, and has only cost the Trust staff time (mainly the Park Manager). It has a 10-week construction programme and hence is expected to complete in early-November. 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.
- 8.3 Feedback from Park users has been largely positive.

#### Campsbourne Playcentre Refurbishment (occupiers: Dinosaurs Playgroup)

- 8.4 Interior works are now complete, as AP staff managed to agree an accelerated work programme with the contractor who worked out-of-hours and over weekends to complete the works within budget in time for the start of the new school-year. The existing occupiers are delighted with the results, which includes new flooring, lighting, heating, alarm system, bathrooms facilities and a complete redecoration.

Exterior works to repair the roof, guttering and hard surfaces will be completed by the end of October coming weeks at times pre-agreed with the occupier, Dinosaurs Playgroup.

- 8.5 The final stage of the Trust taking over management of the building will come with a lease agreement with Dinosaurs Playgroup once their new management committee is elected in the autumn. APPCT staff have commissioned the valuation required in line with the Charities Act 2011.

#### Planning Applications

- 8.6 There have been no new applications for planning-controlled changes by tenants.

#### WWI Poppy commemoration

- 8.7 The poppy and wildflower beds sown along the southern frontage of the Palace have proven to be a great success, with good media coverage and the Trust and LB Haringey receiving many positive comments from members of the public in person, and by phone, email and letter. The wildflower displays along the road verge will be retained next year.

#### Park Development Projects Update

##### *Alexandra Park Volunteers*

- 8.8 The Trust has recruited its first-ever Park Volunteers in what is hoped will become a bigger programme to carry out a wide variety of roles on site. This has been possible as the volunteering infrastructure has been put in place by the learning and community team.
- 8.9 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.
- 8.10 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.

##### *Urban Orchard at AP*

- 8.11 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.
- 8.12 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.

- 8.13 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*

- 8.14 Following a meeting with the representative of the SACC-CC and Friends of the Park, Go Ape have been working on a revised course design. Simultaneously Go Ape and the Trust have been negotiating on contractual and commercial arrangements.
- 8.15 It was anticipated that the revised proposals could be submitted to the October cycle of Board meetings, but this has not proved possible. Given the next Board cycle is not until Jan-Feb, a special board meeting may need to be convened to consider final designs and a planning application and contractual terms.
- 8.16 Members should note that the previously-referenced Planning consent for a similar Go Ape course at Battersea Park has now been approved by LB Wandsworth. This will now be Go Ape's first facility in inner London.

#### *Dog Control Orders*

- 8.17 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.
- 8.18 Enforcement: There is an option to arrange for the Council's Enforcement Officers to patrol the Park and issue Penalty Charge Notices. However, consideration of contracting a specialist company to carry out Patrols to take an initial "soft" approach, that is, to engage with dog walkers and provide information and advice on the existing regulations. There is no specific budget for enforcement in the Park, so the costs are currently being reviewed before a decision is made.

### **9. Legal Implications**

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

### **10. Financial Implications**

- 10.1 The Council's Chief Financial Officer has been consulted in the preparation of this report, and notes that estimated costs for the HLF design & construction have increased. The Board should be apprised of how the Trust intends to address this and manage any further changes.

### **11. Use of Appendices**

- 11.1 There are none.