

Report Title: **Interim Chief Executive's Report**

Report of: Emma L Dagnes, Interim Chief Executive, Alexandra Park and Palace

**1. Purpose**

1.1 To seek approval for a proposed programme of priority works and delivery programme for 2015/16 with the proposed Fabric Maintenance Plan work packages to be deferred into future years and to provide an update on the Fabric Maintenance Plan and services.

**2. Recommendations**

2.1 That the Board approves the proposed programme of priority works and delivery programme for 2015/16 and the proposed Fabric Maintenance Plan work packages to be deferred into future years and notes the contents of this report.

Report Authorised by: **Emma L Dagnes, Interim Chief Executive Alexandra Palace and Park**



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**3. Executive Summary**

3.1 The Board is asked to approve the work packages as detailed within the report  
3.2 The Board is asked to note the content of this report

**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. Fabric Maintenance Plan

6.1 The Fabric Maintenance Plan, prepared by the Surveyor to the Fabric, Purcell, recommended Work packages in the region of £387,700 for Year 2 of the ten year plan, for the financial year 2015/16, which included a carry-over of £58,000 from 2014/15 on the proposed Roof Repair Package. The Roof Repair Package having been delayed to carry out a specialist leak detection survey will focus on the causes of the defects and reduce the extent of the repairs to the vast roofs.

The budget available for repairs and renewals to the fabric of the buildings is in the region of £100,000 for 2015/16 plus any permitted carry over from 2014/15. We have therefore carried out a thorough review of the repair priorities, and the Trust will be concentrating on making the external envelope weather-tight and safe to access. This should minimise any further deterioration and unnecessary expense, and avoid any adverse impact on event operations and to the general public.

The priority works packages are as follows:-

### Roof Repair Package

- Urgent glazing repairs to Palm Court
- Repair of leaking roofs, glazing and abutments to: West Corridor roof; Great Hall east gutter; Area 7 roof/external wall; East Court gutters, drainage and glazing

### Permanent Roof Access

- Provision of handrails to Great Hall gutters, to provide safe access to existing latch-wire access and additional latch-wires on corner flat roofs to allow access and maintenance
- Recommissioning of existing latch-wire access to Great Hall, and adding walkways to missing sections, to facilitate safe inspection of whole roof and further identify defects to glazing
- Provision of latch-wire and straps to West Yard Service Building, to provide safe access to smoke vents and edge protection to north wall

### Joinery repairs and redecoration

- Extensive repairs to rotten timber doors, overhaul of windows, renewal of draught-proofing, and redecoration throughout to Palm Court, Londesborough Room, and Bar & Kitchen

### Great Hall – Clean fabric linings and walkways

- Dry cleaning of canopy fabric linings and ducting/walkways to remove excessive dust build up to improve appearance and reduce potential fire risk, and minimise potential disturbance to installation of new amenity lighting under the SIF project

### Interim Repairs to North Wall

- Inspections and holding repairs to interior and external face of free standing large brick wall, pending a more major restoration project, to ensure the safety of the wall and to users of the North Yard, West Yard and The Lab car-park

### South Elevation/Traitor's Gate - Brick and render repairs

- Consolidation of spalling and missing brickwork to main corner piers and repairs to render plinths, to make safe and presentable to the public, subject to budget availability

### Conservation Works to Basement Bunkroom

- Reassembly and presentation of the timber bunk-bed and creating safe access to this historic room, believed to be used in the WW1 as a cell, and improving the environmental conditions to this damp area, using funds raised through the History Tours

The proposed programme for the priority works for 2015/16 is as follows:-

#### FMR Budget

- South Elevation – Report tenders late June – Possible commencement August 2015
- Joinery repairs and redecoration – Report tender late June – Commence August 2015
- Palm Court Glazing – Commence August 2015 (Urgent works only)
- Roof Repair Package –Tender July 2015 – Commence September 2015 (Main Works)
- Roof Access – Tender late June 2015 – Commence August 2015
- Great Hall Canopy and Cleaning – Tender late June 2015 – Commence August 2015
- North Wall – Tender August 2015 – Commence late September/October 2015

#### Other Budget

- Basement Bunkroom – Tenders reported – Possible commencement September 2015

The FMP work packages to be deferred into latter years include a mixture of internal and external projects, and primarily consist of fabric repairs and approximate costs, in order of priority:-

- |   |         |
|---|---------|
| • Great Hall elevation repairs                              | £12,000 |
| • Permanent Roof Access to East Light-well and SW Colonnade |         |
| £6,500  |         |
| • BBC Tower remodelling (Allowance)                         | £5,000  |
| • South West Tower pigeon infestation removal               | £6,000  |

- Great Hall – Partial internal redecoration and repair £30,000
- Service Yard – Roof and elevation maintenance  
£10,000
- Service Yard – Internal maintenance £4,500
- Ice Rink 1<sup>st</sup> floor staff room – Replace ceiling and redecoration  
£1,500
- West Hall – Repaint floor £12,500
- Basement under PR – Essential drainage, investigation & ventilation  
£13,500
- SW Colonnade – Drainage survey £2,500
- Palace Suite – Conservation works to wall paintings £9,000
- West Light-well roof & plant-rooms – Renew asphalt & repairs  
£10,000
- SW Colonnade – Buddleia removal and parapet repairs  
£1,500

Please refer to Appendix for aerial views of the Palace showing the location of the priority work packages (highlighted in yellow) and deferred work packages (highlighted in grey) and other work packages with separate funding (shown in red) for the following:

- Fabric Repairs – Roof – 2015/16
- Permanent Roof Access Installations – Roofs – 2015/16
- Fabric Repairs – External Elevations – 2015/16
- Fabric Repairs – Internal – 2015/16

## **Regeneration**

### **Theatre Stage Truss Ends**

The interim propping of the three main trusses to the south side of the main stage was successfully carried out during the year, pending renewal of the defective wall plates as part of the main HLF project, and the stage is now safe to use after many years of dereliction and being out of bounds.

### **Theatre Fire Alarm**

The minimal and defective fire alarm system to the Theatre has been upgraded to be fully functional and covering the whole auditorium, stage, corridor, foyer and tower, and building control sign off is now being sought for both of these projects.

## **Estates & Facilities**

### **Mechanical and Electrical In-Housing**

We are progressing with the M & E in-housing project. All staff affected have been made aware of the situation and we are working closely with the incumbent supplier, Bilfinger Europa to ensure a smooth transition to in-house provision.

Specifications are being written and tenders issued for sub-contract works. New branded uniforms and PPE have been delivered.

We are on programme to meet the November deadline.

### **Alexandra Way gas main replacement**

We have experienced several leaks in the gas main which runs from Bedford Gate through the east car park and on to the boiler house in the North Yard. The pipe is 10 inch internal diameter and constructed from cast iron sections with rubber seals in the joints. These seals have degraded over time and are now starting to leak; the pipe will be replaced with a plastic pipe of similar bore. The current route is along the side of the footpath in soft ground up the hill to the east car park and across the road and car park to the north yard. The new route is to be agreed with the Park Manager so as to cause minimal disruption to existing trees and planting. Timescales are to be agreed with the events team so major events are not disrupted.

### **New Main Boilers**

Two new boilers have been installed and final commissioning is being completed; the old boilers were installed over 30 years ago, the manufacturer no longer exists and the spares no longer available. The new boilers are much more efficient and we will see considerable utility savings. We are currently investigating funding options for the remaining 2 boilers.

### **Electrical intake room refurbishments**

We have several electrical intake rooms around the site. These are used to control the power to street lighting, leased buildings etc. The equipment is beyond economical repair, the switch gear is old and spare parts are difficult to obtain and they don't meet current regulations. The switchgear is being replaced and the wiring installations brought up to current standards. At this time additional sockets and meters are being installed to provide power for external events. This will show cost savings as it will reduce the need to hire generators.

### **Fire Alarm System Upgraded**

The replacement of the fire alarm system in the theatre has been completed. The new system links back to the security control room via the ice rink alarm system. The alarm systems in the Palm Court and Great Hall are due to be replaced this year, the systems being installed aspirating systems which monitor air samples to detect smoke are much more reliable than the beam systems currently installed. The beams are affected by changes in light levels and movement from the palm trees or birds resulting in numerous false alarms. The new system is fully addressable so the alarm panel will identify which detector or break glass has been activated. This will enable faster response to activations.

## **7. Legal Implications**

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

## **8. Financial Implications**

- 8.1 The Council's Chief Financial Officer has been consulted on this report and advises that the costs of the work must fall within the 2015/16 funding allocation approved by the Council for Alexandra Palace including any carry forward of funds from 2014/15.

## **9. Use of Appendices**

- 9.1 Aerial Views (4)