

Report Title: **Regeneration Director's Report**

Report of: **Tot Brill, Interim Regeneration Director, Alexandra Park and Palace Charitable Trust**

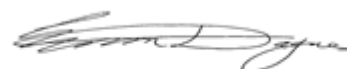
1. Purpose

1.1 To update the Board of progress since the last meeting of the Board
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2. Recommendations

2.1 The Board of APPCT are asked to note the contents of the report

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3. Executive Summary

3.1 This paper informs the Board about key dates and progress for the Heritage Lottery Fund Project.

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. Background

- 6.1 The “Reclaiming the People’s Palace” project to restore the former BBC studios, the theatre and the East Court has been awarded £18.8m by the Heritage Lottery Fund (HLF). LB Haringey are providing a funding contribution of £6.8m. The Trust was asked to raise a further £1.04m. We intend to be on site with enabling works in the autumn of this year. The main building contract will start in June 2016 and should complete by the end of autumn 2017.

7. Project Timetable

- 7.1 Table One, below, sets out the project build timetable as of June 2015. Variations from the previously reported timetable are shown in **bold**. These are due, in main, to the change in procurement route. The timetable is, of course, subject to revision, and departures from the timetable will be reported to future meetings.

Table One

Date		Phase 1
June 2015	HLF confirmed in writing Permission to Proceed	
		Phase 2
Jan – Mar 2015	Surveys	
		Phase 2 Procurement
May 2015	Contractors’ Open Day	
May 2015	Expressions of Interest preparation	
May – July 2015	Tender documentation preparation	
End June 2015	Deadline for return of Expressions of Interest	
July 2015	Shortlist	
June – October 2015	Clear BBC areas and theatre backstage	
August	Issue Tender	
August - September	Tender period	
End August	Mid tender review	
September 2015	Tender analysis	Phase 2 Enabling works
October 2015	Award of Contract	
October	Vacant possession	
October – November 2015	Contractor mobilisation	
November 2015	Enabling works start on site	Phase 2 Main works
Jun 2016 – Sep 2017	Main works on site	
Sep – Dec 2017	Handover	Returned to APPCT
Quarter 1 2018	Open to the public	

- 7.2 We hope to be able to carry out some further survey work in the theatre in September/October this year before the contractor takes possession of the site.

- 7.3 The contractor's open day was a success, with all but one of the contractors' on the relevant framework attending. As this paper is being written before the deadline for the return of Expressions of Interest we will update the Board verbally on contractor interest in the project at the July meeting.
- 7.4 We are currently in a period of preparation, aligning and refining budgets, running the Framework procurement process, archiving, triaging and moving documents and objects from the areas that will be taken over by the contractors in November, putting the communications strategy in place and preparing to launch the public fundraising campaign (see section 9. below)

8. Other Regeneration Projects

- 8.1 As well as the immediate focus on the HLF Reclaiming the People's Palace project the Regeneration team, in partnership with the London Borough of Haringey, continues to explore the opportunities opened by the possibility of a hotel on site at Alexandra Palace. There is much to understand and determine, but we hope to seek expressions of interest from potential developers and operators later this year. Once we have a draft timetable, and a clear sense of the workable options we will return to this Board for your agreement to the way forward.

9. Fundraising

- 9.1 We have a strategy to raise £1.04m by the end of 2017. Our priority to date has been on fundraising from Trusts and Foundations. As of mid-June we have been successful in raising £50,000 towards our grant target from this source, and another £1k from public fundraising. We are now prioritising community fundraising via a public fundraising campaign and corporate / major donor support.

Internal Support

- 9.2 We will need support from everyone connected with Alexandra Palace to reach our current £989k. Having strong internal support for the project will set an example to and instil confidence in our external funders.

We will start the process with a staff ambassadors' programme in July.

Public Fundraising Campaign

- 9.3 The campaign will raise awareness of the fundraising target and provide a number of ways in which the public can support the project.

The campaign will launch onsite in July in time for the Summer Festival with a full PR launch in September.

We aim to find a well-known figure to support and help to promote the campaign in the media.

Corporate and Major Donors

- 9.4 We will hold the first cultivation event in September for influential individuals, philanthropists and corporates to build a wider supporter network.
- 9.5 A separate paper at this meeting describes the fundraising strategy in greater detail and sets out how Trustees can contribute to the project.

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 has been consulted in the preparation of this report and has no additional financial implications to raise.

12. Use of Appendices

- 12.1 There are none