

Hornsey Town Hall: Questions & answers from community and stakeholder engagement sessions, March 2015

Q. It is understood that in 2007 the council committed to dispose of the land behind HTH and use the capital receipt from this to fund the refurbishment, ring-fencing the entire capital receipt for the project. Why is this no longer the case?

A planning condition links the development of the land to the rear and the refurbishment of the Town Hall in one project, rather than separating development of the land and refurbishment of the Town Hall.

The council is committed to restoring the building to occupancy standard and the costs of doing this will be covered in any future option.

To reduce the council's on-going liability, responsibility for all works will lie with the developer/operator organisation. The existing planning condition removes the risk of land at the back being developed without any work being done to the Town Hall.

At this stage, we are not sure whether the market will respond with a capital or revenue solution and therefore a capital receipt may not be available. In the context of significant budget pressures the use of receipts from the disposal of any asset needs to be measured against wider priorities for Haringey.

In the context of significantly reduced council budgets and the need for the council to save £70million in the next three years, in addition to more than £100million already saved, the council can no longer commit any additional funding towards the project other than the costs of bringing the building up to occupancy standard, which is estimated to be £8-£10m.

Q. The council is committed to securing community use, but what is the process for defining this community use and how can the community be directly involved in this?

The stakeholder meetings and public event organised by the council are one part of an ongoing community engagement programme led by the council and the Hornsey Town Hall Creative Trust (HTHCT). HTHCT has done extensive consultation with community groups in the past and is keen to update and refresh the community involvement.

The council will include a mandatory requirement for an agreed level of community use in any marketing or procurement exercise for the site and the definition of this is being considered by the council and HTHCT. Developers who cannot offer appropriate community use will not be taken through the procurement process.

The major evaluation criteria proposed for use in the procurement process focus on community use and a long-term sustainable business plan.

The council and HTHCT are committed to keeping the community updated on project progress and are reviewing opportunities for further engagement throughout the process. However, there are some legal rules that restrict communication when the procurement process is live.

ANA's interim use of the building as Hornsey Town Hall Arts Centre throughout 2015 will provide some insight into local demand for using the building.

Q. Can the Chief Executive Officer (CEO) model similar to the Ally Pally governance be used for HTH?

Alexandra Palace and Hornsey Town Hall are entirely different venues and require different governance arrangements that are appropriate to each asset. In the context of significantly reducing budgets the council is looking to secure a sustainable future for the Town Hall that removes the **council's ongoing** management and liability for the building and ensures it will be occupied and operated long into the future.

It is not expected that a chief executive officer would or could be allocated by the council to manage Hornsey Town Hall. The council has however allocated members of its Senior Leadership Team to champion and lead on the project.

Q. How will the public exhibition be advertised?

The public exhibition has been advertised through the following modes of communication:

- Press release
- Coverage in local media including the Ham & High Broadway
- Twitter
- Posters and flyers in local businesses/noticeboards
- Area forum
- **Update on council's HTH website** (www.haringey.gov.uk/hth)
- Update on HTHCT website
- Email from HTHCT to their mailing list
- Banner outside town hall
- All councillors to be made aware and to promote
- Stakeholders inform their networks

Q. Can the public be informed on how much is being spent on the project at the moment, what is the council's commitment?

The council is committed to supporting a sustainable and viable solution for the Town Hall that ensures restoration works are completed and the building is brought back into use. It is estimated that the heritage restoration works to bring the building back into basic use will cost approximately £8-£10m. It is expected that any land sale receipt from the residential development/sale of the site would be lower to cover these costs.

Costs incurred on the project will be offset from the disposal of the site for redevelopment. The work undertaken to date has created significant value for the site through securing planning consent

Q. What is the role of Hornsey Town Hall Creative Trust?

HTHCT is a Building Preservation Trust, independent of the council but committed to working in partnership to secure a sustainable future for the town hall.

Before the Mountview scheme, the HTHCT commissioned a mixed-use community-led business plan and assisted the project through planning. The community mixed-use model was not considered viable in the long term.

The Trust is focused on ring-fencing community access and use as well as securing the long term sustainability of this iconic building.

Q. Will a use be specified when the project is taken out to market?

No, a use or range of uses will not be specified. **It's important** to strike the right balance between ensuring that any proposals can show how they will meet the **council's objectives while not being so narrow as to restrict innovation.**

The market will need to show how the objectives can be met and provide details on how the business plan is sustainable and, importantly, what community use can be offered and how these will work alongside commercial and other uses.

Q. Can council services/offices not be re-located back to the Town Hall?

No. The council has reduced staff numbers and introduced smart working around a core office hub, which is more cost effective.

Some additional council services may be offered in future at Hornsey Library as part of a programme to improve and enhance local libraries.

Q. Who will manage Hornsey Town Hall once the capital project is complete and ensure its long term community benefit?

Future management will be a crucial part of the developer submissions to be evaluated from the procurement process and we expect a range of solutions to be proposed. The community use/access will be an essential part of any proposal, and submissions will need to show how this will be monitored and managed.

Q. Why is the Mountview scheme no longer going ahead?

A significant funding gap associated with the Mountview scheme was identified as Mountview developed their detailed plans for Hornsey Town Hall. Despite efforts by

Mountview and the council to find a solution to secure additional funding, the gap could not be bridged

Q. One of the council's objectives is to remove their liability for the Hornsey Town Hall, what does this mean?

The council is not able to continue to cover the operating and maintenance costs of the building in the long term. Therefore, the developer/operator that the council enters into a long lease with will be responsible for all on-going building costs.

Q. How many affordable housing units are included in the existing planning consent?

There are four mews houses (3%) included in the existing consent. This low level was agreed to improve the viability of the scheme, to support and ensure refurbishment and renovation of the listed building. Haringey has a commitment to bringing more affordable housing to the borough but the level of affordable housing in any individual scheme is always balanced against the wider community benefits.

Q. Will there be a revised planning application for the final option?

This will depend on the successful developer/operator selected from the procurement process and the details of their offer. It may be possible to amend the existing consent, but if significant changes are required then a new planning application may be prepared.

Q. Has there been any consultation to define how the community want to use the building?

There has been extensive community engagement in the past. HTHCT will be holding workshops with key stakeholders who express an interest. The council is reviewing the procurement process and developing a communications and engagement plan around this.

Q. Has there been any consideration of the impact of the use of HTH on local businesses?

The future use will not be determined until after we have been out to market via the procurement process. However, the council aims include ensuring any future use of the Town Hall has a positive impact on local businesses, and this will be clearly included in the tender information.

Q. What will happen to the Town Hall square and can it be kept as a green space?

Improvement works to the square will be a key part of the brief for the developer/operator and this will be a mandatory requirement for any bidder who submits a proposal. Improvement works will need to be in line with the existing

consent (or the new consent if a new application is made), which includes for green space to be maintained/provided.

Continued public use of the square will be a mandatory requirement for all bidders.

Future management arrangements for the square will be determined through the procurement process.

Q. There would have been less residential development in a Mountview option, can the level of residential not be reduced?

The existing consent allows for 123 residential units to be delivered in the scheme.

A higher number of residential units would be likely to lead to mean a more sustainable business plan for any developer/operator, meaning they would be more likely to offer a long-term future for the Town Hall, and to guarantee a greater community offer.

Q. What is OJEU and Why will an OJEU process be carried out to select the preferred developer/operator?

OJEU is the acronym used to describe Official Journal of the European Union, the publication in which all contracts from the public sector that are valued above a certain threshold must be published.

The council wants to retain the freehold of the building and therefore enter into a long lease (125 years) rather than a land sale.

The preferred bidder will have to provide the agreed level of community use, meaning they will therefore be providing back a service. This means any arrangement will be considered a services contract and has to go through OJEU. OJEU also allows greater scope to secure and enforce the community use by stipulating contract conditions.

Q. Are you going to sell off the Town Hall?

We don't want to sell off the Town Hall and have no plans to do so. What we want to do is to enter into a long lease with a developer/operator who can guarantee community access and a sustainable future for the Town Hall.

Q. What's the current residential value?

It's not possible to attach a figure to the residential value because the scheme is being taken as a whole.

We know that it will cost in the region of £10m just to bring the town hall up to a level that is fit for occupation and there will also be expectations on developers/operators around community use and access, so all of that will affect the overall value.

Q. What will you do to mitigate the impact on parking of new residential units and other activity?

The current planning permission includes 64 car parking spaces to mitigate the impact on parking in surrounding streets.

Most of these will be under-croft spaces for the residential units, with the exception of disabled parking and servicing vehicles.

Q. Why can't you make Hornsey Town Hall a school?

Government rules mean that the council is not able to open any new schools itself, all new schools must be free schools or academies.

We're exploring lots of options to meet the demand for school places, including expanding existing schools, but we're unable to open a new school and there are no plans to turn the Town Hall into a school ourselves.