

Hornsey Town Hall

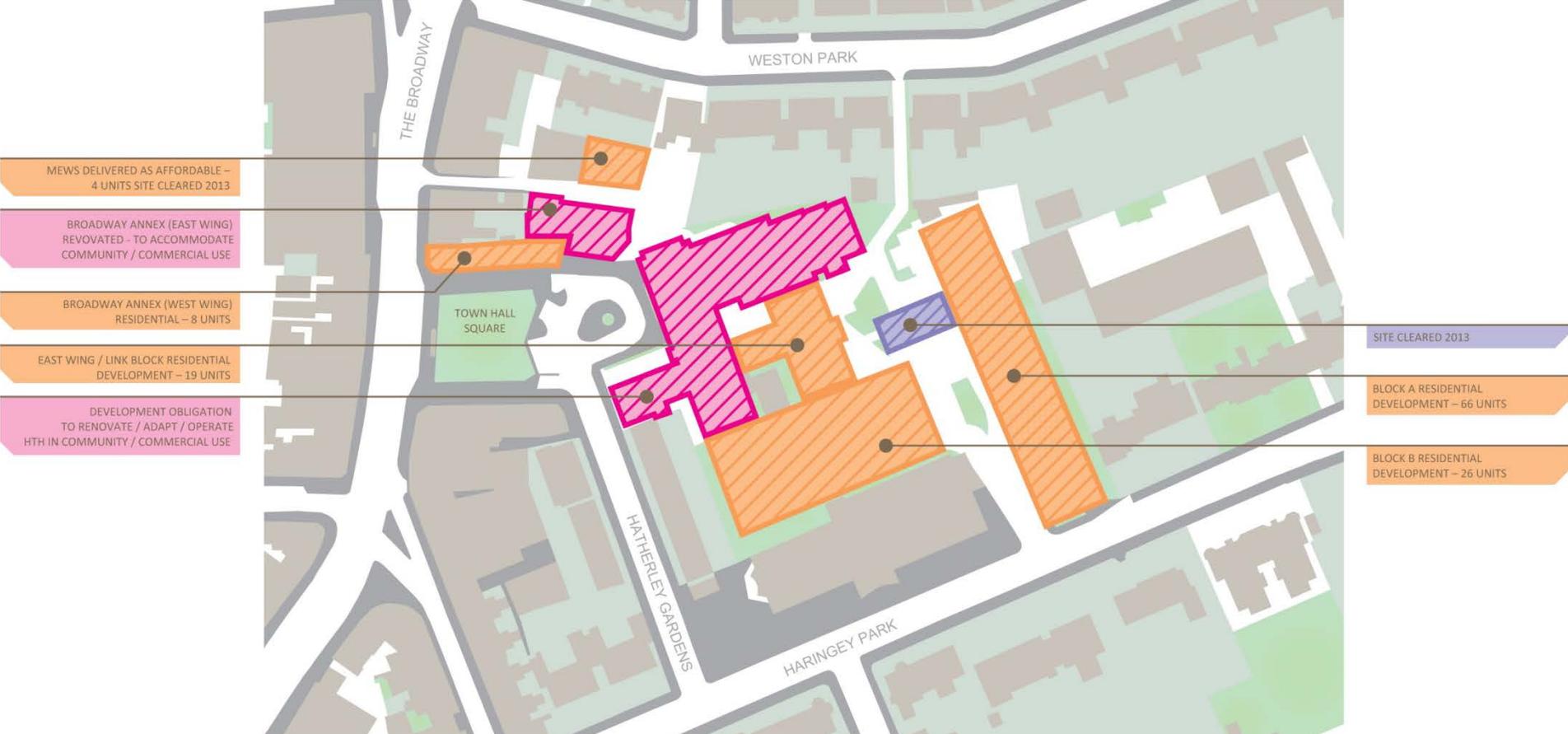
Stakeholder Briefing Session



The Background

Town Hall confirmed as surplus to LBH operational requirements	2003	
	2004	
	2005	Hornsey Town Hall Advisory Panel formed
	2006	Hornsey Town Hall Community Partnership Board established
HTHCT set up and establish partnership with LBH	2007	
	2008	
	2009	
Planning Consent granted	2010	Initial Mountview interest and feasibility studies
In depth Review of project by HTHCT and LBH	2011	
LBH Cabinet decision for Mountview as preferred option	2012	
	2013	Gateway Review of HTH Project
Mountview detailed design and costing report, funding gap identified	2014	
LBH commission Options Appraisal	2015	Mutual decision taken that Mountview option unviable for both parties
Options Appraisal finalised		

The 2010 Planning Consent



MEWS DELIVERED AS AFFORDABLE - 4 UNITS SITE CLEARED 2013

BROADWAY ANNEX (EAST WING) REVOKATED - TO ACCOMMODATE COMMUNITY / COMMERCIAL USE

BROADWAY ANNEX (WEST WING) RESIDENTIAL - 8 UNITS

EAST WING / LINK BLOCK RESIDENTIAL DEVELOPMENT - 19 UNITS

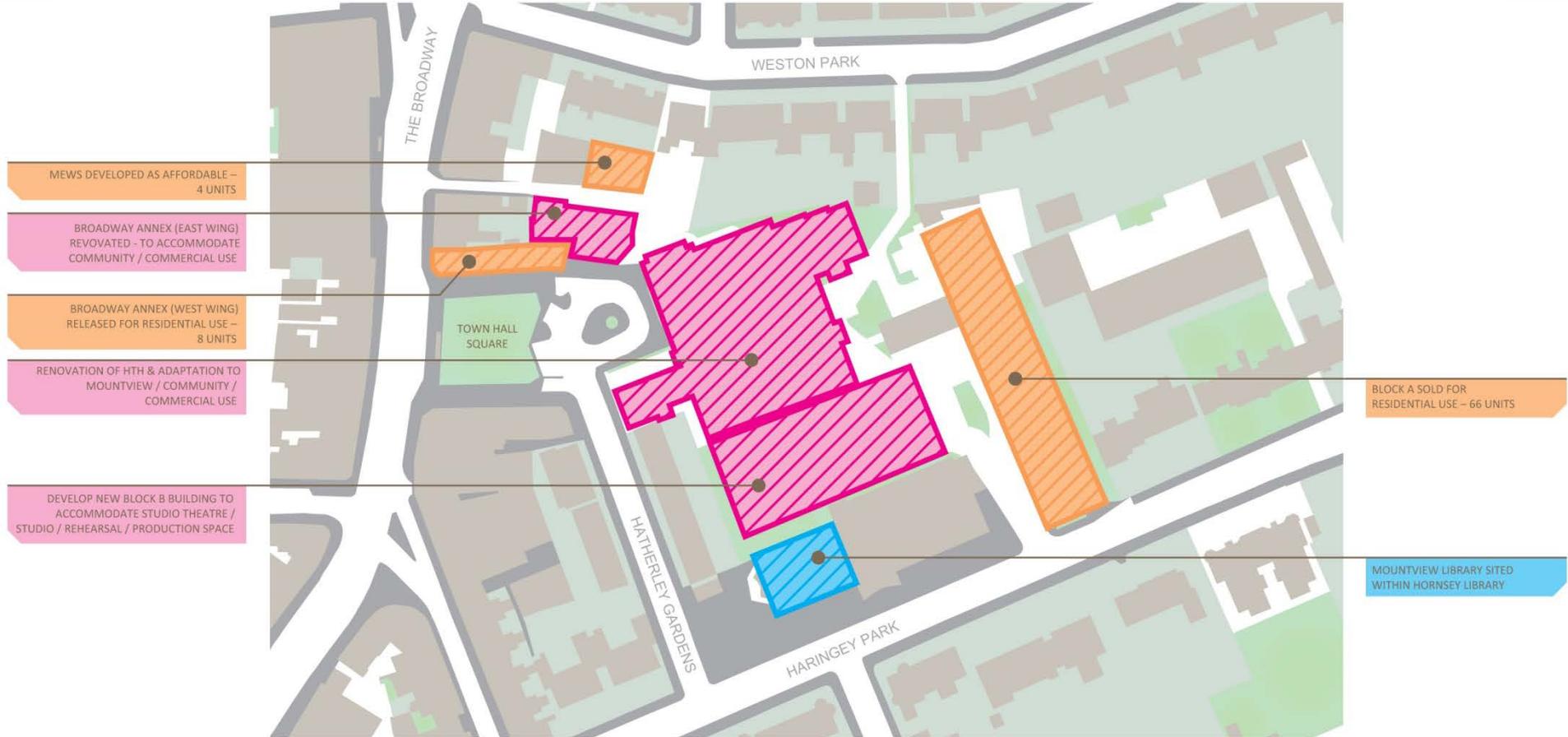
DEVELOPMENT OBLIGATION TO RENOVATE / ADAPT / OPERATE HTH IN COMMUNITY / COMMERCIAL USE

SITE CLEARED 2013

BLOCK A RESIDENTIAL DEVELOPMENT - 66 UNITS

BLOCK B RESIDENTIAL DEVELOPMENT - 26 UNITS

Mountview Site Proposals



Mountview Proposals – Delivery Review

Detailed design and costing report and independent Gateway Review (2013) identified the following challenges:

1. A significant funding gap
2. New wing required on site to accommodate Mountview activity
3. Costs higher than original feasibility study

Extensive work undertaken by the Council, HTHCT and Mountview to address issues

- Review of fundraising
- Review of scheme scope and cost
- Testing of 'split site' accommodation options
- Review of alternative funding models
- Assessment of delivery approaches

Challenges to the Mountview proposals were not able to be overcome

Mutual decision taken by LBH and Mountview that Mountview option unviable for both parties

Priorities & Objectives

The Council and HTHCT have agreed priorities to guide the future of the Town Hall.

1. Restore Hornsey Town Hall in a way that respects its Grade II* listed status
2. Secure a long term sustainable future for the building
3. Ensure/safeguard public access and opportunity for community use
4. Should have a positive impact on the local economy
5. Remove the Council's ongoing liability for the building
6. The Town Hall Square will be improved by integration into the final scheme, retaining public use
7. The Council wishes to balance financial and non financial benefits from the scheme

Securing Community Use

The 2011 Cabinet Report sets out a commitment by the Council that any future use of the Town Hall will:

- Facilitate cultural, community and other activities in the Town Hall,
- Provide public access to the building and
- Make a positive contribution to the local economy

This commitment is driving the ongoing development of the scheme

Town Hall Square

The Town Hall Square is highly valued resource

It does not currently provide a high quality public space

Should link an active Town Hall back into the town centre

Could act as an attractive front door

The next stages of the Town Hall project will secure investment to:

- Improve its quality
- Encourage greater public use
- Create opportunities for new activity
- Integrate with the building



For illustration only

Work Undertaken

The Council has undertaken work to identify a sustainable future use for the Town Hall:

- Mountview scheme development and testing
- Alternative use options appraisal
- Desktop research of future demand and uses
- Informal engagement with potential operators, developers and partners
- Formal soft market testing
- Review of potential community access requirements
- Development and renovation cost studies

Lessons Learned

The work has developed the Council's thinking and priorities, it confirms:

- Condition of the building & costs of repair
- Extent and range of potential uses the market may support
- Changing market dynamics – value and cost increases
- The need for investment from the Council

The range of potential options provide a clear strategy for the:

- Appropriate route to delivery
- Need for one developer and/or operator to be secured
- Need for a viable and sustainable anchor tenant
- Delivery of development in a short timeframe

Challenges

Securing a future use for the Town Hall is complex.

Key challenges include:

- Funding of restoration and ongoing maintenance
- Condition of the Building
- Long term sustainable operation
- Timescale for delivery

Interim Uses

The Council have secured a range of interim uses, these include:

- Filming
- 'Secret Cinema' event
- Hornsey Town Hall Arts Centre provide
 - Temporary office space
 - Programme of events

Interim uses have presented new challenges in terms of

- Health and Safety
- Security
- Building preservation

These do not provide sufficient activity or income to fully restore & maintain the Listed Building

The Next Steps

Subject to a Cabinet decision LBH will undertake a formal procurement process that will:

- Identify interested developers and operators
- Define the mix of uses
- Establish the delivery approach

The process will be guided by the priorities to

- Deliver community access and use
- Secure refurbishment of the Building
- Remove ongoing financial liabilities to the Council

The Process will be led by the Council with HTHCT playing an active role

Next Steps Timeline

Development Timeline

- **By end 2015**
 - Cabinet decision on preferred approach
 - Announcement of decision and next steps
 - Start formal procurement process

- **2016**
 - Assess submissions
 - Develop preferred delivery structure
 - Achieve cabinet approval
 - Public announcement of preferred bidder, scheme concept and next steps

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Q&A

