



Haringey Council

Agenda item:

[No.]

Cabinet

On 26 April 2011

Report Title. Hornsey Town Hall Refurbishment and Redevelopment

Report of Director of Corporate Resources

Signed : *J. Power* 11/4/11

Contact Officer: David Williamson 020 8489 2929

Wards(s) affected: Crouch End

Report for: Key Decision

1. Purpose of the report

- 1.1. To decide on the preferred option for the regeneration of part of the Hornsey Town Hall Complex (including the Hornsey Town Hall building) and approve the disposal of that part of the Hornsey Town Hall Complex and to seek approval to market the rest of the Hornsey Town Hall Complex on the open market.

2. Introduction by Cabinet Member

- 2.1. Since 2003, when Hornsey Town Hall was identified as being surplus to the Council's accommodation needs, the Council has consulted with stakeholders on its future use. The Hornsey Town Hall Creative Trust have been especially constructive in finding a long term solution to the challenge and in 2010 were instrumental in developing a planning application for the site which was given planning consent in December 2010.
- 2.2. Extensive work has been done to find a solution that will be both financially self-sustainable and provide community benefits, which has not been easy in current times. This report recommends the proposals by Mountview Academy of Theatre Arts as a solution which meets the project objectives.

- 2.3. Mountview is a well established charitable organisation. It has previously been located in Crouch End, near to Hornsey Town Hall. There are clear benefits in having Mountview at Hornsey Town Hall, many of which will be attractive to the local community. Mountview is renowned internationally for its achievements and has ambitious plans for its future at Hornsey Town Hall.
- 2.4. In the current climate we need to ensure a sustainable plan for the regeneration of the Hornsey Town Hall. The proposals in this report provide an opportunity to meet the shared objectives of the Council and residents in delivering a sustainable business solution alongside a strong dividend for the community which sees the Town Hall restored and regenerated to its rightful place within the heart of Hornsey.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. The vision for Hornsey Town Hall, developed by the Council working in a community partnership with the Hornsey Town Hall Creative Trust is:
- "A world class model of civic renaissance, an arena for all, which harnesses the spirit of progress, community, creativity and enterprise for future generations in Haringey, London and beyond".*
- This vision is complimentary to the Haringey Sustainable Community Strategy (2007).
- 3.2. Hornsey Town Hall was identified as surplus to the Council's needs in 2003. It is a Grade II* listed building and currently on English Heritage's 'Buildings at Risk' register. The Council has an obligation to ensure the building is maintained in good condition.
- 3.3. The Council's Accommodation Strategy sets out to rationalise the Council's Office portfolio. Older buildings such as Hornsey Town Hall have become increasingly unsuitable for modern and compliant working environments – particularly when constrained by listed building status.

4. Recommendations

- 4.1. To declare the land shown edged red on the attached Ordnance Survey Plan BVES A4 0825q , known as the Hornsey Town Hall Complex, as surplus to requirements in its present use as General Fund property.
- 4.2. Under the provisions of s.122 of the Local Government Act 1972, to appropriate the land and buildings known as the Hornsey Town Hall Complex and shown edged red on the attached Plan BVES A4 0825q for planning purposes.
- 4.3. To proceed with Mountview Academy of Theatre Arts Limited as the Council's preferred option for the area shown shaded orange on the attached Plan BVES

A4 0825g and known as the Town Hall Site in meeting the objectives of the Hornsey Town Hall Renaissance project.

- 4.4. Approve the disposal of the Town Hall Site to Mountview Academy of Theatre Arts Limited for the sum of one pound, to mitigate the Council's future liability for this Grade II* listed building and subject to such terms and conditions as shall be agreed pursuant to paragraph 4.5 below.
- 4.5. Delegate authority to the Director of Corporate Resources and Chief Finance Officer in consultation with the Lead member for Finance and Sustainability to agree the Heads of Terms for disposal of the Town Hall Site to Mountview Academy of Theatre Arts Limited and to approve the final version of the Agreement for Lease and Lease. A draft of the Heads of Terms is attached as an appendix (Exempt) to this report.
- 4.6. If in the event that Mountview Academy of Theatre Arts Limited is unable to comply with the provisions of the Agreement for Lease, provide a further report to Cabinet to seek approval for any other viable option for the Town Hall Site.
- 4.7. Approve the marketing of the remainder of the Hornsey Town Hall Complex being the land shown shaded blue in the attached Plan BVES A4 0825q with the purpose of seeking a residential developer and provide a further report to Cabinet on the preferred bidder once the marketing exercise has been completed.

5. Reason for recommendation(s)

- 5.1. The Hornsey Town Hall Complex was declared surplus to requirements in 2003, since when extensive research has been carried out to establish a sustainable future use for the property.
- 5.2. The land shown edged red on the attached Ordinance Survey Plan Drawing BVES A4 0825q, known as the Hornsey Town Hall Complex, is surplus to requirements in its present use as General Fund Property.
- 5.3. In 2010 after full consultation, planning consent was approved for the development of the site. To enable development, under the provisions of s.122 of the Local Government Act 1972, the Council is required to appropriate the land and buildings set out in attached Drawing BVES A4 0825q for planning purposes.
- 5.4. To achieve the objectives of the Hornsey Town Hall Renaissance Project, which are (inter alia) to:
 - Restore the Hornsey Town Hall in a way that respects its Grade II* listed building status and safeguards its future by providing financially sustainable spaces fit for purpose.
 - 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.

- 5.5. The Mountview proposal best meets these objectives within a reasonable timescale, with limited costs to the Council and to the greatest benefit to the community.

6. Appropriation of Land under Section 122 of the Local Government Act 1972

- 6.1. Appropriation is the statutory procedure changing the purpose for which land is held by the Council from one statutory purpose to another, provided that that land is no longer required for the purpose for which it was held immediately before the appropriation.
- 6.2. At present the Hornsey Town Hall Complex is being held for General Fund purposes. The Council no longer has any use for the site, which is therefore surplus to its requirements, and wishes to see it redeveloped.
- 6.3. Appropriation to planning purposes will enable the Council to secure its redevelopment and future use by relying on the statutory provisions relating to the redevelopment and disposal of land held for planning purposes. These provisions will facilitate the marketing of the land and also support the Council in fulfilling its obligation to obtain best consideration in the sale of the land.

7. The proposed preferred way forward - Mountview Academy of Theatre Arts

- 7.1. The Mountview Proposal comprises:

- The refurbishment for educational, community and heritage purposes of that part of the Hornsey Town Hall Complex shown shaded orange on the attached plan BVES A4 0825q ("Town Hall Site");
- The accommodation of Mountview Academy of Theatre Arts, a well established higher education provider in the field, as the head Lessee for the part of the site shown shaded orange in the attached drawing;
- A range of community benefits including:
 - access to and vibrant use of spaces currently not open to the public,
 - opportunities to explore the architectural interest of the building,
 - increased opportunities for local businesses and
 - the establishment of a major new centre for arts education and training.
- Financial independence from the Council for the repairs and

maintenance of the building for the full period of the lease.

- 7.2. A Joint Working Group (JWG) comprising representatives of Hornsey Town Hall Creative Trust and Haringey Council officers evaluated the Mountview proposal alongside several other options. The group developed an agreed set of evaluation criteria based on the vision for and core objectives of the regeneration project.
- 7.3. The JWG concluded that the Mountview proposals met very well almost all of the agreed objectives of the project. The Mountview proposal was judged to have a robust business plan which includes a commitment to a full repairs and maintenance lease of this Grade II* listed building and meets the broader objectives for community benefit.
- 7.4. In its funding strategy there is a clear commitment from Mountview to capital investment from its current reserves. A further sum will need to be raised and although this will be a major challenge in the current economic climate, the funding strategy gives a compelling case for achieving this target through a combination of funding methods.
- 7.5. At their own risk, Mountview has commissioned designers to establish the feasibility of using Hornsey Town Hall. The results show that the site provides an opportunity to meet their needs both now and into the future.
- 7.6. The Mountview proposals will mean that a smaller proportion of the site will be used for housing, with 78 residential units being built instead of the 123 units envisaged in the planning consent. All of the Hornsey Town Hall building will be occupied by Mountview, including the assembly hall. A further extension, similar to that proposed for part of the residential element in the planning consent, will form a new studio classroom block. The proposals will require a revised planning application and the consent of English Heritage.
- 7.7. Mountview has an ambitious programme of activities that will bring extensive community benefit, both at Hornsey Town Hall and across the borough.
- 7.8. (Exempt information).
- 7.9. Should Cabinet approve Mountview as the preferred option to go forward, there will then be a period where the Heads of Terms are agreed and the Agreement for Lease is entered into. Additionally, a funding agreement will provide the mechanism for the Council to re-invest any surplus capital from the land sale of the residential element of the scheme into the refurbishment of the Town Hall building.
- 7.10. The Town Hall Site will be disposed of to Mountview on a leasehold basis for a sum of one pound and the lease will be granted at a peppercorn rent for a term of 125 years. The reason for disposal at this value is that:
 - The site has been surplus to the Council's accommodation requirements since 2003

- The liability for this Grade II* listed building will become the responsibility of Mountview for the period of the lease;
 - Mountview will bring significant capital investment to the project
 - There are long term regenerative benefits of having a respected charitable educational organisation located in the area
- 7.11. The area shaded orange on the attached Plan BVES A4 0825q shows the extent of the land known as the Town Hall Site and which will be the subject of the proposed lease.
- 7.12. The terms and conditions on which the Council will dispose to Mountview will be agreed through the delegated authority of the Director of Corporate Resources, the Chief Finance Officer in consultation with the Lead Member for Finance and Sustainability. The negotiations with Mountview will be based on the draft Heads of Terms attached to this report.
- 7.13. Any Agreement for Lease will be subject to a number of conditions precedents which must be met within an agreed time limit before the lease can be granted. The conditions proposed are that Mountview will provide:
- 1) A plan for the works on the Town Hall, to be approved by the Head of Corporate Property Services on behalf of the Council;
 - 2) Detailed planning and listed building consent for the proposed Mountview scheme, including from English Heritage;
 - 3) A funding plan showing how the capital sum is to be met within agreed timescales to be submitted to the Chief Finance Officer for due diligence; The funding plan should include:
 - I. The contribution to be made from Mountview's reserves and any approved borrowing;
 - II. Any contribution made by Haringey Council from net receipts from the land sale of the remainder of the Hornsey Town Hall Complex;
 - III. Details of approved capital awards, grants and other funding mechanisms needed to meet the costs of the Mountview scheme, verifiable by the Chief Finance Officer of Haringey Council;
 - IV. A phasing plan linked to the conditions of the Council's funding agreement;
 - 4) The mechanism for ensuring public benefit is maintained for the duration of the lease, agreed by the Head of Corporate Property.
 - 5) Robust governance, project and risk management in place;
 - 6) Procurement arrangements that meets statutory requirements;
- 7.14. On submission of this information, the Council will commission an independent due diligence report reviewing the Mountview proposal,

including the conditions. If the due diligence report is favourable, no other issues are outstanding and the agreement of the Secretary of State has been received, the Lease will be granted.

- 7.15. The remainder of the Hornsey Town Hall Complex will be the subject of a separate process to find a private residential developer. This report seeks authority to market that part of the Hornsey Town Hall complex on the open market with a view to selecting a preferred bidder and a further report will be brought before Cabinet on this issue in due course.
- 7.16. Section 6 of this report deals with appropriation of the land on the whole of the Hornsey Town Hall Complex.

8. Other options considered

- 8.1. A wide range of options has been explored by the Council and the Hornsey Town Hall Creative Trust over a number of years.
- 8.2. The 'do nothing' option was considered alongside others, but is not recommended because the buildings have no further use as office accommodation for the Council and any other use will require significant investment. The vacant buildings have high annual running costs, even in a vacant state, and costly works need to be done to the fabric of the building to bring it up to and maintain it in reasonable condition.
- 8.3. The Hornsey Town Hall Creative Trust was established in 2007 to find a viable solution to the operation of the Town Hall. The Trust's vision was to run the Town Hall as a community, arts and cultural venture. By early 2010 a design was developed which articulated the Trust's vision and extensive work has been done on business modelling. But the uncertainties of setting up a new venture of this kind in the current economic climate led to the Trust's conclusion that it would need continuing financial support from the Council, at least for the first few years. However, Hornsey Town Hall Creative Trust continues to provide valuable advice on community benefits. They will also have an important role into the future, whether that is with Mountview as the Lessee or any other option.
- 8.4. The Hornsey Town Hall Creative Trust has worked closely with Council officers to evaluate the range of options. A joint working group (JWG) defined agreed evaluation criteria, based on the project objectives, and applied them to the range of options, including those from the Trust itself.
- 8.5. The outcome of this and previous work is that two options emerged as having the greatest likelihood of success:
- Option 1:
 - (a) Disposal of part of the Hornsey Town Hall Complex to Mountview Academy of Theatre Arts Limited, which has a long history in the area and which would take over the main Town Hall building, using it largely for their higher education needs, but with public access to historic areas

and an extensive programme of community activities both at this site and elsewhere in the borough; and

(b) Disposal of the rest of the Hornsey Town Hall Complex on the open market for redevelopment.

This option is described above.

○ Option 2:

Disposal of the whole of the Hornsey Town Hall Complex to a developer that will be able to operate the site on a long lease. Soft Market testing suggests that there is interest from developers that have experience in establishing a sustainable future with heritage buildings.

8.6. The Developer/Operator Option

8.6.1. Soft market testing established that there is an opportunity to find a developer that can:

- Develop surplus land on the site to yield sufficient capital from residential development to refurbish the Town Hall building and
- Establish a sustainable business into the future which is financially independent of the Council

8.6.2. The JWG assessed this option positively overall. Their analysis of the responses suggests that there is an opportunity to market the whole of the Hornsey Town Hall Complex as a single entity, including operation of the Hornsey Town Hall building, over an extended period. Initial responses also show that the main objectives of the project can be achieved – i.e. financial independence from the Council and some community benefits.

8.6.3. However, the JWG also noted that soft market testing is at a very early stage of the process and that, as developers begin to get into greater detail, there is a high risk that compromises would have to be made. Whilst the existing planning approval will be the template used for procurement, the JWG noted that a developer is likely to want to adjust the scheme to maximise profits and minimise costs. The JWG noted that whilst some community benefits could be achieved through this option, these were likely to be significantly fewer than those brought by the Mountview option.

8.6.4. The JWG noted that there has been longstanding opposition from the local community to a developer approach. To date the responses have been balanced in favour of the 2010 planning consent proposals. However, this could change if a developer approach is taken at this stage. If the Mountview option is explored further then found to be unworkable, stakeholders may be more understanding if it could be shown that all other alternative options had been fully explored.

8.6.5. The developer option would require compliance with the Public

Procurement Rules and contract negotiations, which may take up to a year. The Council's major costs and risks would only reduce at the point of signing a development agreement. Overall this is a longer timescale to minimise risks than that presented by the Mountview option.

9. Summary

- 9.1. After extensive research and consideration of a wide range of options by Council officers and members of the Hornsey Town Hall Creative Trust, the option which most effectively meets the objectives of the project is that presented by Mountview Academy of Theatre Arts.
- 9.2. Whilst the option of a developer will continue to remain in place as an alternative, the Mountview option appears to provide the greatest community benefit and reduces the costs to the Council in the shortest timescale.

10. Chief Financial Officer Comments

- 10.1. The original objective of this project was to bring the Town Hall back into use, funding the required capital via disposal of surrounding land / residential development. The Town Hall would then be transferred on a long lease to a partner that could operate at arms length with a viable business plan which required no Council subsidy.
- 10.2. The council has already invested significantly in this project (circa £2m) and continues to incur costs (albeit at a much reduced level). The successful hire of part of the town hall space for interim use is offsetting the majority of the annual revenue costs however, it is important that a permanent solution is found to ensure that the fabric of the building doesn't deteriorate further and that a valuable asset is brought back into use.
- 10.3 The recommendation to proceed with the Mountview Academy of Theatre Arts Ltd as the council's preferred option to meet the objectives of the project certainly has merit and based on the current timeframes will reduce the on-going risk to the council earlier than with the developer / operator model.
- 10.4 There are still considerable risks to the successful delivery of this project and the recommended approach to only enter into an Agreement for Lease initially until a number of key conditions can be demonstrated to have been met should protect the Council. It will only be at this point that the lease and funding agreement will be signed.
- 10.5 to 10.9 Exempt information.

11. Head of Legal Services Comments

- 11.1. The Council can appropriate the whole of the Hornsey Town Hall Complex for planning purposes as long as it is surplus to requirement.
- 11.2. Once appropriated the Council can dispose of the Town Hall Site but must do so for the specific purpose of securing the best use of the land, or to secure the construction of buildings or carrying out of other works needed for the proper planning of the area. The Council must also achieve the best consideration that can reasonable be obtained otherwise the consent of the Secretary of State is required.
- 11.3. Ideally in order to secure these objectives, the Council would normally require Mountview to enter into some form of development agreement, in order to ensure the redevelopment is carried out together with the refurbishment of the Town Hall building. Whilst the disposal of land by itself does not fall within the Public Procurement Rules, by contrast any obligations on Mountview to carry out such works would, which means that the Council would not be able to opt for the Mountview option without carrying out an OJEU procurement process first. Therefore any Agreement for Lease and Lease should contain enough provisions to safe guard the Council's interests and objectives. Those agreeing the heads of terms should seek legal advice as to how best to achieve this before agreeing these terms.
- 11.4. Authority is also sought to market the rest of the Hornsey Town Hall Complex with a view to selecting a preferred bidder to redevelop that site for residential purposes. In this instance the Public Procurement Rules must be complied with before any bidder is selected.

12. Head of Procurement Comments

- 12.1. The OGC Information Note 11/09 16 October 2009 Procurement Policy Note – preliminary guidance on the application of the public procurement rules to development agreements states the following. “the sale or lease of land or property by a public body is not within the scope of the public procurement rules, so a simple disposal of land is not caught as there is no acquisition (and thus no procurement) of any goods, works or services”, therefore the disposal of Hornsey Town Hall will not need to be tendered. However the Council should ensure that they receive best consideration for the disposal.
- 12.2. The agreement of the terms of the lease or sale should be reviewed to ensure that procurement rules are not breached.
- 12.3. The Head of Procurement therefore notes the recommendation to proceed with the preferred option of leasing Hornsey Town Hall to Mountview Academy of Theatre Arts Limited, subject to them complying with the provision of the

agreement for lease or funding agreement.

13. Equalities & Community Cohesion Comments

- 13.1. A full Equalities Impact Assessment was approved in 2010 as part of the planning application. In it the EIA noted the following:
- 13.2. The development of Hornsey Town Hall will reduce the current barriers to access by:
- designing a site that conforms to DDA requirements, unlike currently where access is very difficult;
 - providing residential apartments specifically designed for physical disability.
 - providing four affordable family homes;
 - establishing an operator that will provide access to a wide range of facilities, events and programs that also address equalities issues, reduce barriers to engagement and promote the well being of vulnerable groups;
 - establishing in the lease to the operator a requirement to address equalities issues identified in Step 2 in the equalities impact assessment proforma
 - increasing apprenticeships and use of local labour through the procurement process, contracts and leases that fully take equality and diversity issues into account, especially in regard to training and employment opportunities for young people.
- 13.3. If the Mountview option is approved, further benefits will be achieved, including:
- A robust business that will operate financially independent of the Council: Mountview's proposals ensure that the Council's limited resources can be focused on areas and issues of greatest need.
 - Community: The Mountview proposals are strong on community benefits, including educational programmes in schools and to the community, use of the Bernie Grant Centre, public access to the Town Hall, public events in the assembly hall and an animated building with a sense of vibrancy especially among young people who will be the predominant users.

14. Consultation

- 14.1. Since 2003 there has been extensive consultation with the local community and others with an interest in the future of Hornsey Town Hall. Since 2007 the Hornsey Town Hall Creative Trust have worked with the Council to carry out detailed consultation in the area, including exhibitions of proposals, meetings and a very informative website. In 2010 a full planning application ensured a

wide range of responses to the proposals, including a public open meeting at a development forum, an exhibition and model at Hornsey library, a response process to capture objections and comments and a public planning committee meeting.

- 14.2. Throughout this process there has been an overwhelming desire to see a sustainable future for Hornsey Town Hall and to see the building used for community benefits. English Heritage and other conservation bodies have been positive about the proposals.
- 14.3. Any changes to the current proposals will need to build on this groundswell of expectation and ensure that any changes will not be detrimental to the overarching vision of the project.
- 14.4. Officers have recently consulted with planners and any material changes to the existing planning consent will require a further planning application to be made. This will ensure that local interest groups will again have an opportunity to comment on any revisions.

15. Service Financial Comments

- 15.1. The original objective of this project was to bring the Town Hall back into use, funding the required capital via disposal of surrounding land/ residential development. The Town Hall would then be transferred on a long lease to a partner that could operate at arms length with a viable business plan which required no Council subsidy. These two principles have not changed.
- 15.2. Because the Town Hall is surplus to requirements, it is a liability to the Council. The annual costs of maintaining the Town Hall are in the region of £250-300k. Currently these costs are being mitigated through an interim uses strategy, but in the long term this is unsustainable.
- 15.3. There is a potential capital investment of circa £2m required in the medium term to meet out commitments under English Heritage requirements. The disposal aims to transfer these costs to the approved leaseholder.
- 15.4. There are circa £2m costs incurred in bringing the project to this point, largely as a result of the planning application and approval. The disposal of land aims to recoup these costs and provide a contribution to the refurbishment of the Town Hall.

16. Use of appendices /Tables and photographs

- 16.1. Appendix 1: the area shaded orange on the drawing BVES A4 0825q attached shows the proposed area for lease to Mountview. A detailed drawing based on this assumption will be included in the Agreement to Lease and Lease. The area of proposed land sale for residential units is shown shaded in blue. Rights of way will be developed as part of the detail required in the Agreement for Lease and Lease.
- 16.2. Appendix 2 (exempt) is the draft Heads of Terms for the Lease
- 16.3. Appendix 3 (exempt) is an initial assessment of Mountview's financial position
- 16.4. Appendix 4: Community Benefits proposed by Mountview
- 16.5. Appendix 5: Planned timescales

17. Local Government (Access to Information) Act 1985

17.1 Background Papers

The planning application ref Ref HGY/2010/0500 outlines the vision for the Town Hall. This is broadly in line with the Mountview option, for which a further application will be submitted at a later date.

Report to Cabinet on Hornsey Town Hall 21st July 2009.

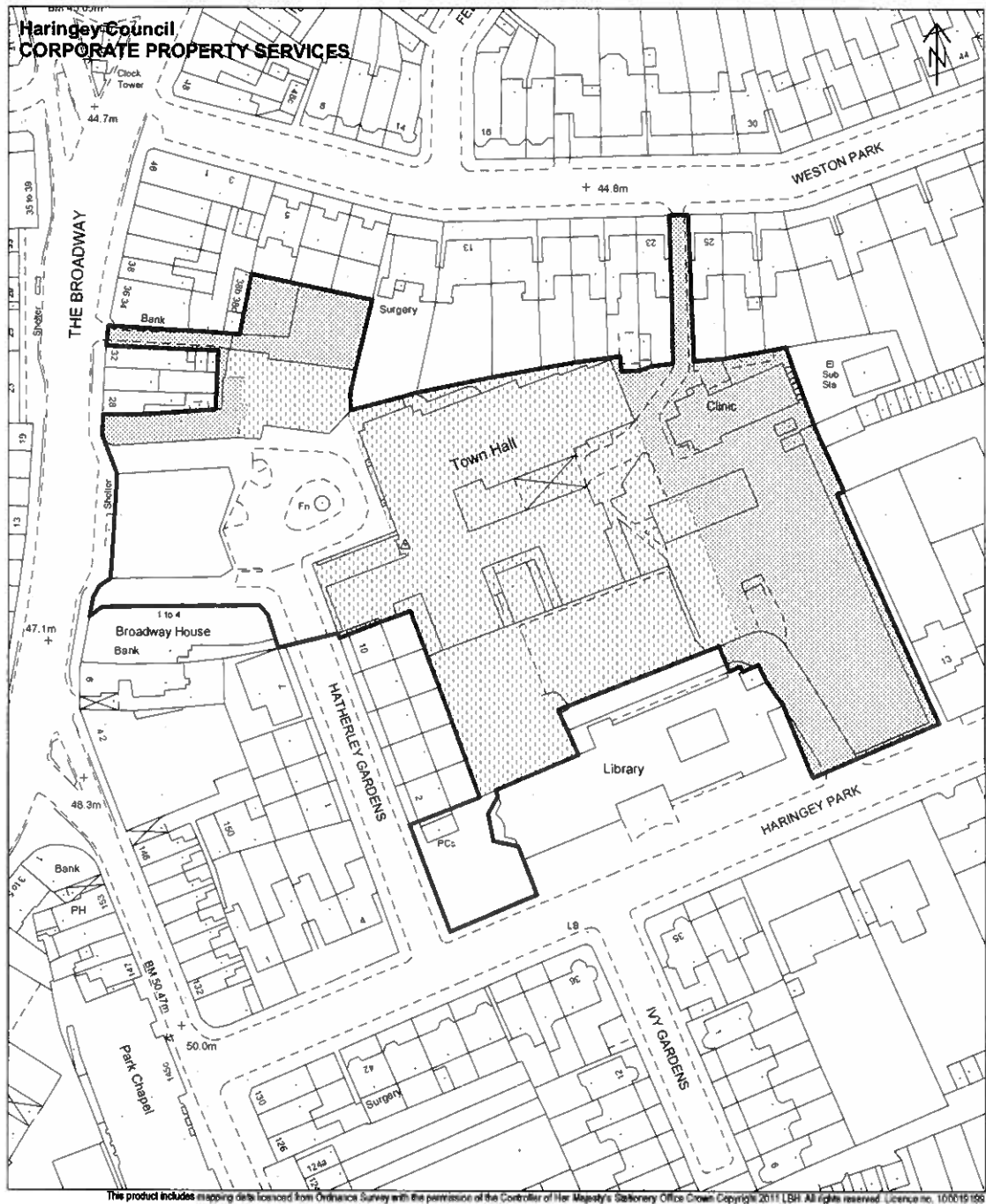
Notes

Hornsey Town Hall Creative Trust is a registered charity (no 1133610) www.hornsey-town-hall.org.uk/

Mountview Academy of Theatre Arts is a registered charity (no 274166)
<http://www.mountview.org.uk/>

- 17.2 This report contains exempt information contained in exempt Appendix A which is **not for publication**. The exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972)

S(3) Information relating to the financial or business affairs of any particular person including the authority holding the information.



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Hornsey Town Hall Complex
The Broadway
Crouch End
LONDON
N8

Edged red - Appropriation boundary (to Planning purposes)

INDICATIVE SITE DIVISION

Shaded blue (dot stipple) - Proposed land sale

Shaded orange (dash stipple) - Town Hall & Assembly Room site

CABINET REPORT APRIL 2011

CPM No.

Overlay : Property Terrier

Plan produced by Kevin Lincoln on 17/03/2011

Site Area (hectares) :

Scale 1:1250

Drawing No. BVES A4 0825q

Appendix 4: Community Benefits proposed by Mountview:

The core of proposal from Mountview Academy of Theatre Arts is to establish at Hornsey Town Hall one of the UK's leading drama schools with a worldwide reputation for excellence in education and training .

Founded in 1945, Mountview offers extensive and stimulating training for those interested in pursuing a Performance, Directing or Technical Theatre career.

Beyond this core mission there are potentially many community benefits, including:

- Increased opportunities in the arts for the children and young people of Haringey
- Financial benefits to the Haringey community
- The conservation of and public access to a historic building
- Outreach and support to a wide range of communities across Haringey and beyond
- Stimulus to the arts and cultural map of Haringey
- New opportunities for local businesses

Benefits to Haringey's Children and Young People

Mountview at Hornsey Town Hall will bring clear benefits for the young people of Haringey.

Mountview already runs Saturday workshops and summer schools for children and young people as well as working in schools and community settings in the Borough, performing and running workshops. The Town Hall will provide an opportunity to consolidate and develop this work.

A Youth Theatre will be established with young people drawn from across the Borough and the possibility of setting up a company calling on former Mountview students is also under consideration.

Open Days, mini festivals and other special projects will all provide on-going opportunities for children and young people, both at the Town Hall and within the Borough. We aim to work in close collaboration with the Music Services and other arts and education providers in Haringey, such as Haringey Shed, to develop this work.

Our five-year plan contains a proposal to develop an MA course specifically designed to train theatre practitioners for work in education and community settings and this will further enhance the programme and enable student participation and development.

We would seek to ensure that the public parts of the building are fully accessible and child-friendly. We would also present productions, both by Mountview and professional companies, specifically aimed at/by young people and families as part of the theatre programme with related activities.

Financial benefits to Haringey

In 2003 Hornsey Town Hall was identified as surplus to the Council's needs. It is a Grade II* listed building and currently judged to be in 'poor' condition on English Heritage's 'Buildings at Risk' register. The Council has a legal obligation to ensure the building is maintained. This is a potentiality a significant financial liability for the Council.

The Mountview proposals aim to bring the following financial benefits:

- reduce the annual revenue costs to the Council by managing the Town Hall financially independently to the council
- reduce the costs to the Council by securing substantial capital investment to bring the Town Hall back into new use
- maintain the fabric of the Grade II* listed building over 125 years;
- bringing investment in the arts into the borough
- increasing trade for local businesses

Especially at this financially challenging time, the Mountview proposals will allow the Council to focus other capital and revenue expenditure to areas of greatest need.

The conservation of, and public access to, a Historic Building

The Mountview proposals would enable the following areas of the Town Hall to be accessible to the public and the noted times:

Area	description
The Theatre foyer and booking office	Throughout each day this will be a combination of meeting space, café and the base for the Mountview community programme
The Theatre ante-room	A programme of activities through the year will provide opportunities for the community in this space. Children's activities during the day and after school, seniors programmes etc.
Administrative entrance foyer	This will be permeable space that balances the need for student security with public access. Generally accessible to the public but security details yet to be worked through.
Stairway and Upper landing	As above with permissions from reception desk and on guided tours.
Assembly hall	The assembly Hall will be open to the public during ticketed performances or as part of guided tours of the building.
Council Chamber	Open for public talks and events and for guided tours.

Committee rooms

Bookable for meetings and as part of guided tours.

Whilst this is the basic menu of public access, the Mountview proposal goes beyond just accessibility. The presence of hundreds of students and staff, all involved in the arts will bring a vibrancy and life to the building and area. Student rehearsals and performances will be frequent and even the 'background' of artistic endeavour will create an ambience that will go well beyond anything that the Town Hall has ever experienced previously.

Business community benefits

Hornsey Town Hall was conceived as an integral and cohesive element of the mixture of local businesses and services. Its use by Mountview will make a substantial contribution to the revitalising this relationship.

The inward investment attracted by Mountview's presence is potentially high and includes:

- Local economic benefits generated by full and part-time students, staff, visitors and audiences through shops, student and visitor accommodation, employment. Student population attracts friends, family and other visitors/residents to the area
- Around 3,000 applicants to Mountview each year, many of whom attend with parents and family members for audition and interview and stay overnight
- The two theatre spaces planned have the potential to attract and engage around 100,000 members of the public when used at full capacity. A significant proportion of these will also use local facilities e.g. cafes, shops
- On-going attraction of commercial and industry professionals into the area. Mountview's activities and events attract business people, opinion-formers, agents, directors and producers
- High international and UK reputation enhances profile of area, animates locality and increases investor confidence
- Over 100 full-time and part-time employees with several hundred sessional, temporary or related posts
- Locally-based training opportunities e.g. in technical theatre and production arts, develop skills, qualifications and employment within the Borough.

Broader benefits to Haringey communities.

Our aspiration for Hornsey Town Hall is to contribute to:

- activities that create a sense of community identity within the locality
- activities that bring together communities from different parts of the borough on the HTH site
- activities that reach out from our base in Hornsey Town Hall to other parts of

the borough/ neighbouring boroughs

Mountview will provide a strong cultural focus at the heart of the community, welcoming people of all ages, abilities and backgrounds to join in a shared creative endeavour.

Mountview's outreach programme is already having an impact across Haringey communities. This year the programme includes:

- Workshops in partnership with the Neighbourhoods branch of the Metropolitan police targeted on older and vulnerable people to deal with 'bogus callers'
- Mountview students supporting Haringey schools through workshops on three abridged works of Shakespeare
- A variety of workshops designed with a specific focus – storytelling, access programmes in colleges, street theatre, cabarets for fund raising events, etc;
- Evening courses, Saturday workshops and summer Schools.
- Storytelling workshops in primary schools
- Over 25 public performances accessible to all

But this is only a start. Our ambitions in a new location and with growing student numbers will go well beyond what we have done in the past, ensuring that Mountview's high standards are part of its work with its communities.

Arts, Culture and Creativity benefits

The Town Hall managed by Mountview will become a home to a unique arts and cultural project, an innovative model of a U.K. drama school. It will have local, national and global significance. It will deliver world class vocational training in all aspects of theatre and serve its local community through an extensive education and community programme.

Mountview works in close collaboration with the theatre and arts industry; and will be a focus of creativity, diversity and learning for all ages and abilities, animating and spotlighting a distinctive heritage building.

The link to the Bernie Grant Centre forms a second base for Mountview's performances, education and community work, providing a mutually beneficial cross over between the venues. By establishing a regular following and user groups for Mountview productions and activities, groups and individuals from both the west and the east of the borough will be encouraged to visit both venues.



Haringey Council

Appendix 5 - Planned Timescales

