



## Minutes of HTHCT trustees' meeting

Held at Hornsey Town Hall, Monday 5<sup>th</sup> June 2017

Present:

Cllr Sarah Elliott (SE)

Sue Davidson (SD)

Celia Greenwood (CG)

Sheila Kavanagh (SK)

Benjy Lesser (BL)

Kevin Pinnock (KP)

Liz Sich (ES) Chair

James Souter (JS)

Lucy White (LW)

Apologies:

Cllr Natan Doron (ND)

Graeme Jennings (GJ)

Item	Action
1. Apologies: Received from Cllr Doron	
2. The minutes of the last trustees' meeting held on 15 <sup>th</sup> March 2017 were approved.	
3. Matters arising SK to double check with Charity Commission on the status of the redaction of items on the minutes that continue to be covered by the confidentiality agreement with LBH. Trust history – 10 <sup>th</sup> anniversary this year; SK and SD to draft a history for	SK  SK/SD

<p>the HTHCT website when they have time.</p> <p>New trustees – LW and JS biographies now on the website.</p> <p>Middeys: ES and GJ raised current state of Middeys site with LBH. ES reported that her understanding was that Middeys’ licence could be revoked at a month’s notice if they breached planning.</p> <p>Fixtures &amp; fittings: ES and GJ will raise inventory with LBH at next meeting (12 June 2017).</p>	<p>ES/GJ</p>
<p>4. ES briefed trustees on the LBH review meeting they attended on Tuesday 30 May. Notes already circulated to trustees.</p> <p>Chaired by Cllr Strickland; also attended by Cllr Arthur; Lyn Garner; Saheeda Bowmer; Sarah Ward, Newington Comms.</p> <p>Memorandum of understanding: AS asked about its purpose; ES replied that it was based on principles of sharing information. Trustees agreed that we should press for a MoU; ES to review current draft and share any amendments with trustees before sending it to LBH.</p> <p>Arts operator: all remain concerned about the lack of progress made with the appointment of an operator. Update expected from FEC.</p> <p>Workspaces: BL asked whether ANA had provided the names of small businesses to LBH. ES commented that she thought it unlikely but would ask. CG made the point that any business coming back into HTH would have to undergo a two-year hiatus.</p> <p>Planning: Trustees discussed the decision to go to full plan and the inherent risk to the restoration project.</p> <p>Affordable housing: all agreed we need to develop a narrative around the fact that planning was granted in 2010 on the basis that the public benefit of the full refurbishment of HTH would compensate for large</p>	<p>ES</p>

<p>quantities of affordable housing. BL commented that a Financial Viability Assessment (FVA) would have to be undertaken for planning; also noted that the financial environment was now very different. CG felt it would be helpful to have a full picture of LBH supply of affordable housing to add to the picture and that it was important to emphasise that the HTH project was for the whole Haringey community. ES to follow up with Sally Lowe initially.</p>	<p>ES</p>
<p>5. FEC plans</p> <p>The meeting was joined by Richard Pearce from FEC, Sarah Ward from Newington Comms, and Katy Ghahremani, MAKE Architects.</p> <p>Katy outlined the latest iteration of the drawings for HTH; they have taken on board comments from the exhibition; key points to note: Most of the hotel apartments will now be housed on the lower ground floor; SK asked about light; Katy confirmed that the courtyards will provide light and that the apartments will have French windows.</p> <p>Assembly Hall: shortened length of AH (as in the McAslan plan) will mean that the new function room can be used independently and at the same time as the Assembly Hall. Bleacher seating planned with flat seating at the front which provides more flexibility. Acoustics, ceiling, windows and technical equipment need to be resolved.</p> <p>Square: from information-gathering at the exhibitions, Option 1 was much preferred by all; disabled access will be at the front of the building.</p> <p>Library garden: door (gated/secure) out into the garden is confirmed for public access.</p> <p>Mayor's lift: new lifts installed; mayor's lift retained for public use.</p>	

<p>Rates room (initially designated as hotel space) can be given over to workspace.</p> <p>First floor: link building is hotel; west wing retained as now.</p> <p>Apart-hotel rationale: means less servicing required and less amenity space, which frees up space (eg breakfast room not needed).</p> <p>Main lobby areas: reception and for the hotel.</p> <p>Post-meeting note: ES has asked for a pdf of current plans.</p>	
<p>6. Arts operator</p> <p>Richard Pearce confirmed that FEC was talking to a shortlist of three. BJ asked if all contenders were working to the same brief; SK asked about the criteria for choosing an operator; JS asked about the length of the agreement with an arts operator; Richard Pearce said this is still to be agreed. Richard Pearce agreed that he would send the Trust the arts operator brief.</p> <p>Trustees reiterated their offer to organise a day visiting similar venues, including Hampstead Town Hall.</p> <p>Trustees expressed support for the tender process to appoint an arts operator and recommended that an arts consultant could be appointed to help them with draft a detailed brief.</p> <p>CG made the point that the appointment of the arts operator is key for the following reasons:</p> <ul style="list-style-type: none"> <li>(a) Crossover means two operations need to work closely together</li> <li>(b) Long-term viability of the arts centre business plan</li> <li>(c) Involvement of operator in design and technical decisions of arts centre, particularly the Assembly Hall, is crucial because those</li> </ul>	

<p>decisions (eg type of lighting rig) will affect financial viability</p>	
<p>7. Planning issues</p> <p>BL asked about the decision to go to full planning. Katy replied that the existing planning consent is a "material consideration" in the FEC scheme. She also said that they had looked at the elevation again and ensured nothing was visible; sunlight/daylight study had also been received. Block B would be lower by sinking more of it into the ground. Extra height on Block A had been moved to the middle of the development.</p> <p>Sarah Ward confirmed that there would be more community engagement ahead of the planning submission.</p> <p>Katy confirmed that they had had an initial meeting with Heritage England who were content with the plans. Meetings set up with the 20<sup>th</sup> Century Society and Hornsey Historical Society; ES pointed out that HHS is particularly concerned with the state and use of fixtures and fittings. Sarah has also been in touch with the Crouch End Traders.</p> <p>Affordable housing: nothing decided as yet.</p> <p>Traffic issues: there had been many comments about access issues from Hatherley Gardens, Weston Park and Haringey Park.</p> <p>Next steps: a joint meeting ahead of the planning submission</p>	
<p>8. AOB (after FEC and MAKE had left the meeting)</p> <p>(a) Judicial Review by HTHAS: HTHCT to ask HTHAS about this at the meeting on 6 June.</p> <p>(b) ES confirmed she had bought a new printer for the Trust (£39.99) and filed the Companies House confirmation.</p>	
<p>9. Date of next meeting: date tbc but between 30 June and 10 July; ES to send round a doodle poll.</p> <p>Next LBH meeting: 12 June 2017.</p>	<p>ES</p>