

# Hornsey Town Hall

ISDS Volume 2

Descriptive Document

November 2015

**Haringey**  
LONDON











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## Foreword



Hornsey Town Hall is one of north London's most iconic landmarks. Sitting in the heart of Haringey's vibrant Crouch End, the fabulous art deco building is steeped in local history – having served as the civic heart of the former borough of Hornsey and played a leading role as a much-loved arts and culture hub.

Opened in 1935 and built to designs by renowned architect RH Uren, Hornsey Town Hall was given its much-deserved Grade II\* listed status in 1981.

This is a building rich in architectural heritage, boasting a wealth of intricate period features. It is also a building in a state of considerable disrepair, and one that now demands careful and sensitive restoration and refurbishment to preserve its heritage for future generations.

The Hornsey Town Hall opportunity includes the town hall itself, together with development land to the rear of the building, the town hall square to the front of the building, and various adjacent properties.

This is a tremendous opportunity to take the lead on a major heritage regeneration scheme with the potential to breathe new life into this much-loved building and encourage community access and use, while also delivering significant development to the wider site.

We share local enthusiasm for Hornsey Town Hall, and we want to see innovative bids that demonstrate how this iconic building can be carefully restored and given a lasting and sustainable future, on a solid financial footing.

We've got an open mind about the future use of the Town Hall and the future shape of the wider site. We want to hear from developers that are excited by the opportunities and challenges presented at Hornsey Town Hall, and who can bring their wealth of experience in delivering heritage and development projects to this fantastic corner of North London.

**Cllr Alan Strickland**  
**Cabinet Member for Housing & Regeneration**  
**Haringey Council**





 **RUGBY WORLD CUP** **GIANT SCREEN**  
RESERVE YOUR TABLE AT [WWW.HTHARTSCENTRE.CO.UK](http://WWW.HTHARTSCENTRE.CO.UK) **HUGE ARENA**  
**HOT FOOD & BEER**  
**TABLE SERVICE**

HTH ARTS CENTRE

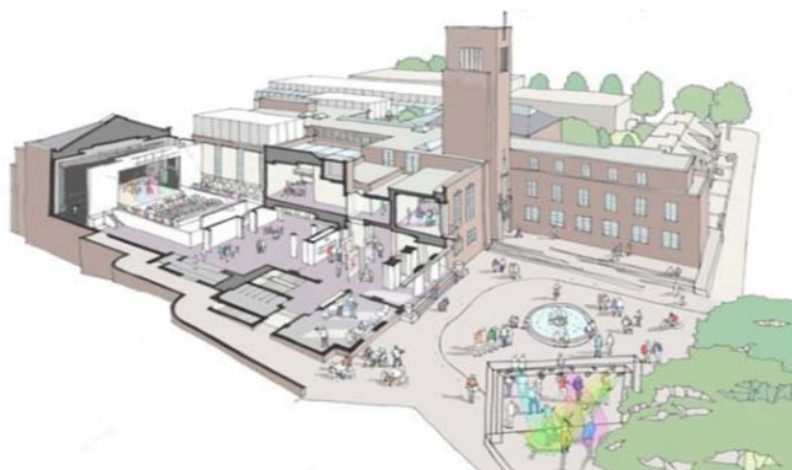




# Introduction

## What are we seeking?

The London Borough of Haringey is seeking a partner with experience in delivering large scale mixed-use development to help fulfil its ambition for the iconic and historic Hornsey Town Hall site situated in the heart of Crouch End.



The Town Hall itself requires substantial restoration and refurbishment in order to bring it up to occupancy standard. The council is not able to meet the substantial capital costs of up-front work; neither does the council have the financial means to meet the current and projected operational and maintenance costs.

The council is therefore seeking a holistic and comprehensive development and operational solution that will generate the requisite capital and revenue returns (across the Town Hall and wider site) to ensure a long term sustainable future for the Town Hall itself.

The council's ambitions and objectives have been subject to extensive research and market testing, supporting the proposition for a development that:

### **is high quality...**

A development sensitive to heritage and conservation, informed by a 'place making' approach, to create a high quality scheme that enhances a key part of the district centre of Crouch End.

### **supports economic development...**

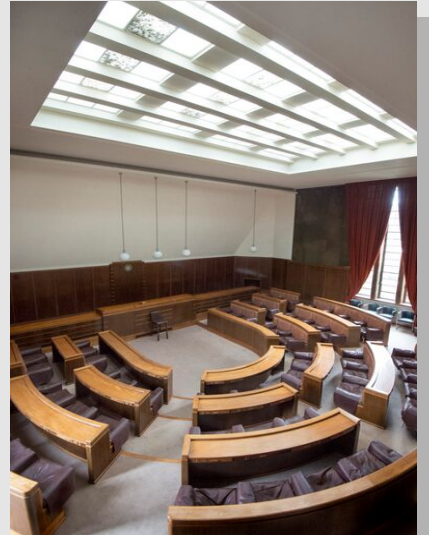
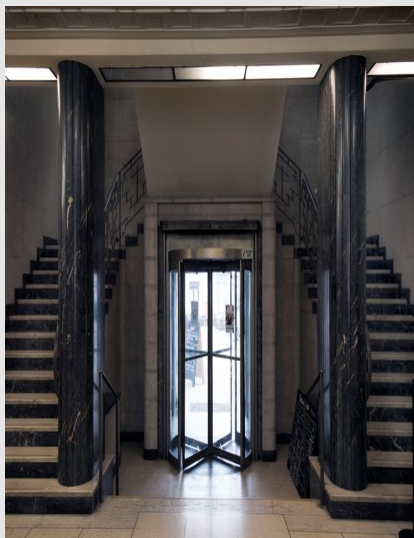
A development that creates job opportunities and encourages inward investment into the local area.

### **is commercially sound and deliverable...**

A development that is viable, deliverable and sustainable in the long term.

### **delivers a strong community focus...**

A development that provides high quality and accessible space for the use and enjoyment of the wider public and local community, which hosts a desire to play an active role in the future of the property.



## Context

Crouch End is located within the London Borough of Haringey approximately 4.5 miles north of Central London. The area enjoys good connectivity; there are a number of easily accessible London Underground stations, Mainline Rail stations and bus routes locally, in particular, the W7 bus route which links Crouch End with Finsbury Park in 13 minutes.



**Figure 1: Location plan**

Crouch End is a fashionable, affluent and desirable residential district offering numerous amenities and open spaces, with good transport links with Central London. The area is bounded by Highgate to the west, Alexandra Park to the north and Finsbury Park to the south. The Parkland Walk, running through Haringey, connects Crouch End with Highgate Woods, Alexandra Park and Finsbury Park. In addition, the wider area benefits from numerous good schools making it popular with young families.



**Figure 2: Transport connections via Highgate**



## Background

The site was purchased by Hornsey Borough Council in 1920. A competition to design its new Town Hall was announced in 1933, drawing 218 entries and eventually seeing Reginald Uren named the successful architect. The Town Hall opened on 4 November 1935, and received an award from the Royal Institute for British Architecture (RIBA) for the best building erected in London between 1932 and 1935.

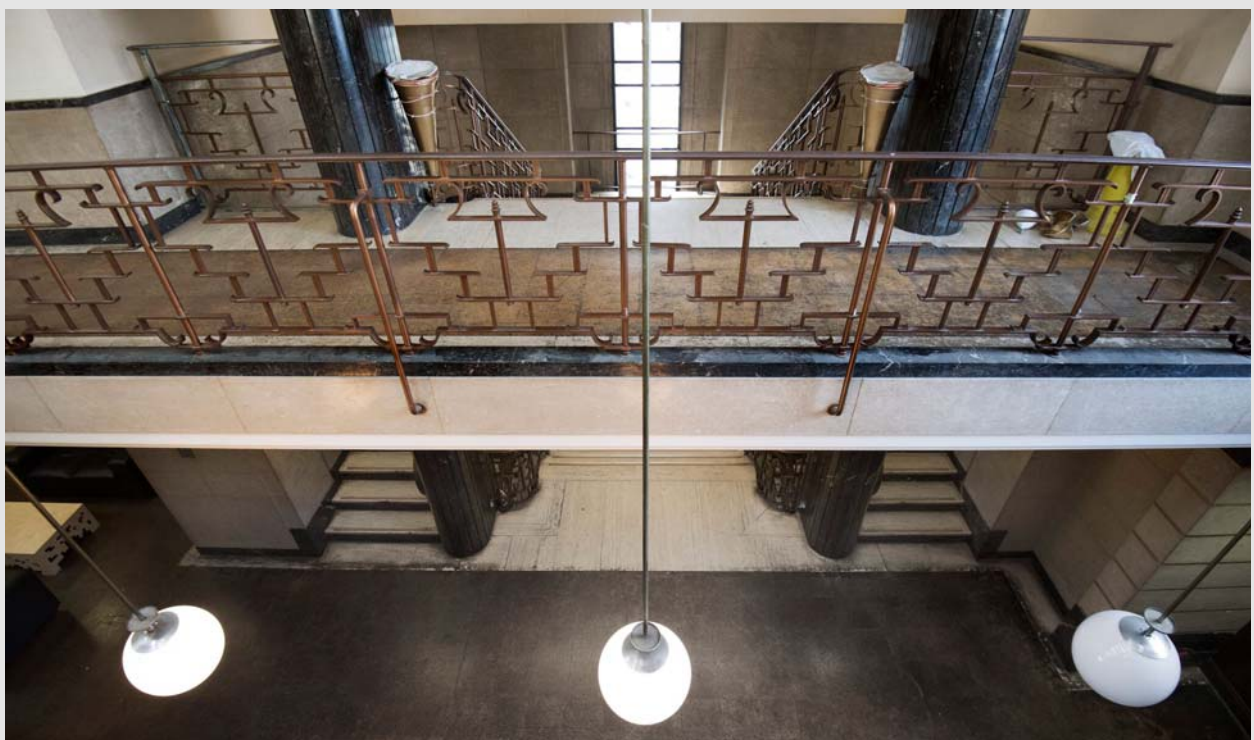
The building continued to house municipal functions until Hornsey, Tottenham and Wood Green Councils were merged as Haringey Council in 1963, when Wood Green Civic Centre was chosen as Haringey's new municipal centre. Between 1963 and 2003 the Town Hall was used by the council as offices, while the Assembly rooms hosted public performances and events until the 1980's.

In 2003, the Town Hall was identified as surplus to the council's needs and since then much has been done to try to find a suitable and sustainable future use for the building.

The local community has taken a keen interest in the Town Hall and has been campaigning for this much loved building to be preserved and brought back into use. The community has expressed a strong desire for community access and use, and the council has committed to meet this aspiration whilst also ensuring the long-term viability of the asset and its status as a building of national importance through any development.

Between 2006 - 2010 the council, along with the Hornsey Town Hall Creative Trust (HTHCT) - an independent local charity working in partnership with the council - has been involved in extensive consultation with the community, local businesses, residents and other key stakeholders in the area to gather views, thoughts and opinions on the future of the building. Following this early consultation, planning consent to refurbish the Town Hall and to develop residential units both within the Town Hall itself and the wider Town Hall Site was granted to the council in 2010. The mixed-use consent was implemented in 2013.

In August 2015, Haringey Council announced that Hornsey Town Hall and the Town Hall Square had been designated an asset of community value (ACV) in recognition of their cultural significance to Crouch End and Haringey. Hornsey Town Hall is a Grade II\* Listed Building and currently sits on English Heritage's "Buildings at Risk" register.



## The site

The Hornsey Town Hall Site extends over approximately 1.34 hectares (3.31 acres) and is situated to the southern end of the Broadway within the heart of Crouch End, approximately 4.5 miles north of Central London.

The site is broadly level (bar a drop in levels to the back of the site) and accommodates a Grade II\* listed building (main town hall building), which is on English Heritage's Buildings at Risk Register, plus the Grade II listed Broadway Annex building and other ancillary buildings, with associated car parking and landscaping including a public square connecting the site with The Broadway.

The Site comprises:

- The main Town Hall building, including the Assembly Hall and the former Council Chamber
- The Old Clinic
- The car parks to the rear of the Town Hall and the Library
- The garden area between the Town Hall and Library
- The Broadway Annexe on the north side of the Town Hall Square, the former Customer Services Centre, council offices and Studio
- The Town Hall Square (Public Realm) in front of the Town Hall

The council holds a freehold interest in the H Site. A plan of the site is attached at Appendix I.

Interested Parties are advised that a pedestrian and vehicular right of way must be preserved at all times to access the rear and side entrance of the Library from Haringey Park as identified on the Site Plan.

In April 2011, the council appropriated the Site (together with other adjoining land) for planning purposes under the provisions of s.122 Local Government Act 1972.

### Residential market

Crouch End is an affluent residential district situated in north London immediately east of Highgate. It continues to be popular with young families and professionals with buy-to-let investors taking advantage of its perennial popularity.

The trend of strong growth in prices of London's residential market is still continuing. According to the Land Registry House Price Index (July 2015), average house prices across the borough increased by 8.6% to an average price of £517,202. The local market has outperformed the London average in recent years where prices have grown 8.3% to an average of £488,782.

The most notable development locally is Berkeley Homes' St James' Smithfield Square, a residential led mixed use development, where following a successful marketing campaign, just 3 units remained as at early October 2015 with prices having recently achieved in the order of £750 - £900 per sq ft within the scheme, reflecting strong growth over the previous 12 months.

### Commercial market

Crouch End boasts a cosmopolitan retail offer where recent research suggests rents are in the order of £40 per sq ft Zone A.

Although there is no established office market in Crouch End we are aware that recent transactions have achieved rents of £15 - £20 per sq ft for reasonable quality accommodation, with lesser values having been achieved at lower grade accommodation.



## The site

### The role of Hornsey Town Hall Creative Trust

The Hornsey Town Hall Creative Trust (HTHCT) is an independent charity and buildings preservation trust. HTHCT emerged out of many years of dialogue between the community and the council about the future of the Town Hall. It was set up in 2007 and its primary objective is to promote the regeneration of the Town Hall and to ensure continuing community access and use.

The HTHCT will be assisting the council with the evaluation process, specifically in relation to securing community use/access for Town Hall.

Through April and May 2015 the HTHCT undertook an informal and independent consultation exercise to capture a sample of community stakeholder views and opinions as regards to preferred community uses and access arrangements for the Town Hall in the future. The findings of this exercise can be found on the HTHCT website at [www.hornsey-town-hall.org.uk](http://www.hornsey-town-hall.org.uk).

### Council Objectives

In order to identify the right partner to deliver this project, the council submitted a paper to the June 2015 Cabinet including recommendations to endorse the following objectives and priorities, which were agreed with HTHCT, which must be met by the future development on the site:

1. Restore Hornsey Town Hall in a way that respects its Grade II\* listed status and safeguards its future by providing financially sustainable spaces fit for purpose
2. Facilitate cultural, community and other activities in the Town Hall, provide public access to the building for Crouch End, Haringey and the wider community and make a positive contribution to the local economy
3. Remove the council's on-going liability for the building
4. Enhance the Town Hall square by integration into the final scheme, retaining public use

These objectives have been used to inform the parameters for delivery and associated evaluation criteria through the disposal/procurement process that will help guide development. These have been in development since the council's June 2015 Cabinet meeting and are set out later in this document.



# The development context

## Planning Policy Framework

The opportunity relates to the Site in its entirety and is broadly for the refurbishment of the existing Town Hall, ancillary buildings and the Broadway Annex together with the development of two residential blocks and mews housing within the site.

The Development Plan affecting the Site comprises the London Plan (2015) (consolidated with alterations since 2011) and the Haringey Local Plan which comprises:

- The Haringey Unitary Development Plan (saved policies, 2013)
- The Haringey Local Plan (Strategic Policies (2013))

Both tiers of the Development Plan are under review:

- Minor Alterations to the London Plan were published for consultation in May 2015
- The Haringey Development Plan Policies DPD is under preparation (Issues and Options paper consulted on in early 2013)
- The Haringey Site Allocations DPD (including Hornsey Town Hall) is under preparation (Preferred Options draft plan consulted on in February 2015, and is due for Cabinet approval)

The site is not subject to any area-specific policies in the London Plan.

The site is allocated for development in the UDP (saved Policy SSP9), which supports mixed use development that could include A1, A2, A3, B1, C3, D1, D2, theatre, and farmers market uses (a flexible use position in policy terms with no express 'requirements').

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## The development context

This site specific policy is intended to be replaced by the emerging Site Allocations DPD (Policy SA8) (currently in draft), which requires the restoration of the existing listed buildings (including associated enabling works where justified) for mixed use development incorporating a range of town centre uses, which should include publicly accessible community type uses within part/all of the refurbished town hall building.

The site is subject to the following policy designations:

- Conservation Area (Crouch End), where Local Plan Policy SP12 applies
- Strategic View of St Paul's (viewing corridor and wider setting) where Local Plan Policy SP12 applies
- Part of the site (the town hall building and public square) is located within the defined town centre boundary (Local Plan Policy SP10 applies)
- Part of the site (the public square) is designated as being within an Area of Archaeological Importance, where Policy SP12 applies

A Planning Brief (Supplementary Planning Guidance) was published in 2004 to supplement UDP policies. While clearly dated, we consider this to remain valid and therefore a material consideration in decision making.

### Planning History

Planning and associated Listed Buildings and Conservation Area Consents were granted for the redevelopment of the site in December 2010 (these were subject to conditions requiring implementation by December 2013 and a s.106 agreement).

Applications were subsequently submitted to amend conditions attached to these consents in 2013. Amendments to the planning consent and listed building consent were approved. 'Fresh' applications for LBC and CAC have subsequently been approved for (what appears to be) the same development covered by the 2010 consents. The s.106 agreement associated with the original planning consent has been varied in order to link it to the fresh planning consent. The deadline for implementing these consents is 11/09/2016.

On the above basis, the relevant 'live' consents comprise the following:

- Planning (H/2013/0694)
- Listed Buildings Consent (2013/1383)
- Conservation Area Consent (2013/1384)

The planning consent and Conservation Area Consent have technically been implemented via the demolition of ancillary buildings (the mews buildings and the digging of trenches).

### Development Phasing

An existing planning condition is detailed within the planning reference HGY/2010/0500 and the revised s106 agreement dated 11 September 2013 (clause 15.33), which prohibits the first occupation of new build residential development prior to essential heritage and repair works to the Town Hall.

English Heritage has since indicated to the council that it may be willing to consider a proposal that phases the above condition, for example 50% occupation of new build residential units following 50% of the repair and heritage works having been carried out.

# The opportunity

## The Role of the selected Partner

The Town Hall requires extensive restoration and refurbishment to allow it to be fully restored to a safe and secure operational state; these works requiring considerable capital investment. Thereafter the Town Hall will require on-going investment to secure its successful operation and maintenance.

In this respect the council is seeking a holistic and comprehensive development and operational solution that will generate the requisite capital and revenue returns (across the Town Hall and wider site) to ensure a sustainable future for the Town Hall itself.

Consequently, and in light of the scheme objectives, the council has arrived at the following delivery parameters:

### Fixed parameters / minimum requirements for delivery

1. The council is offering a new long leasehold interest in the site for a term of 125 years
2. The council does not expect an on-going role in the future operation of the building and site or to have any role or future stakeholding in, nor carry any liability for, the Town Hall. Within this, the council does not wish to participate in any share of development or operational risk
3. There will be no capital or revenue contribution from the council
4. The Town Hall Square, which will be included in the development, will be enhanced by the selected developer and given appropriate provision for public use and access through the lifetime of the lease
5. The development proposals for the Town Hall must ensure that the Town Hall is restored so that it is removed from English Heritage's "Buildings at Risk" Register
6. The development and operational proposals for the Town Hall must meet the minimum community use and access requirements as set out below:
  - Improvements should be made to the Town Hall Square and open public access and use secured
  - An open front door policy should be adopted to ensure public interaction with the building

### Council aspirations / expectations for delivery

The council has also established a series of key aspirations / expectations for delivery that it would like to see within the selected partner's proposals:

- The Town Hall should be refurbished, bringing the building back to an appropriate occupancy standard and safeguarding it for future generations
- Enhanced community use/access arrangements as detailed in the evaluation questions
- Development proposals should complement the operation and setting of the adjacent library building
- The development should mitigate the impact on surrounding building and occupiers during construction
- The partner should engage and communicate positively with local residents and community throughout development process
- The council is flexible to receiving a capital receipt or revenue stream or combination of the two through the commercial proposition proposed
- The partner should seek to minimise the period that the Town Hall is closed or unavailable for use during construction / development
- The Town Hall should be operational at the earliest opportunity
- The partner should engage in a sustainability and environmental programme with the council. Further detail of the usual aspirations the council has for developments is set out within the Information to Submit Detailed Solutions



## The proposed delivery structure

### The partnering arrangements

A Development Agreement will be used to control development with the Partner and, if applicable, any guarantor will be expected to enter into the Development Agreement with the council immediately following their appointment as the selected developer.

The Development Agreement will be conditional on a number of conditions precedent being satisfied by an agreed longstop date, principally the obtaining of a satisfactory planning consent for the proposed development by the selected partner and vacant possession of the site being secured by the council.

Once these conditions precedent have all been satisfied, the Development Agreement will become unconditional and the Private Sector Partner will be committed to delivering the approved development in accordance with the development obligations set out in the Development Agreement and in accordance with an agreed delivery programme.

The Development Agreement will incorporate license provisions allowing the Private Sector Partner and its contractors access to the site both before the Development Agreement becomes unconditional in order to undertake any required surveys and inspections and after the Development Agreement has gone unconditional in order to carry out the actual building and refurbishment works.

The commitment by the council to grant the long (125-year) lease of the whole site to the Private Sector Partner on practical completion of the development will be incorporated into the Development Agreement, which will also reflect the final financial offer made by the Private Sector Partner and accepted by the council.

Drafts of both the Development Agreement and the form of long lease will be issued with the other contract documents to be developed further during dialogue.

### The Development Components

The existing planning consent provides for the following:

- Block A: 66 residential units
- Block B: 26 residential units
- East Wing / Link Block: 13 residential units
- Mews: 4 residential units (affordable)
- Broadway Annex: 8 residential units
- Hornsey Town Hall: Must be brought to occupational standard before residential units can be occupied
- Hornsey library: Not included within the current planning consent
- Total residential units: 123

## Key development deliverables

### Community Use / Access

The local community has a long standing history of using the Town Hall building, from its time as an event and performance space through its use as council offices and centre for civic functions, to its current continued use for local events, including Crouch End Festival, and the buildings' current interim use as an arts centre.

The council is committed to ensuring that this engagement continues in the future and there has been ongoing engagement with local people, businesses, community groups and interested stakeholders through the development of options for the building. This is represented by the role of Hornsey Town Hall Creative Trust as a member of the evaluation panel for community proposals through the tender process and the high level of local interest in the future of the Town Hall.

The council has, therefore, developed two core guiding principles to help safeguard this requirement and shape the development of the scheme:

- To restore 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
- To 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

To clarify the council's expectations from bidders in terms of community use and access, the following definitions are provided:

- Community access: publicly accessible space free at point of entry
- Community use: space made available at a blend of commercial and non-commercial rates for given period to members of the public to use.

The council is keen to receive innovative approaches from interested parties in respect of proposed community uses.

The council has developed a two stage evaluation process to assess bidders' proposals for community use and access at the Invitation to Submit Detailed Solution and Final Tender stages. These comprise evaluation against the council's 'minimum requirements' and evaluation of bidders' 'enhanced value' offer.

### Potentially Interested Operators

Hornsey Town Hall has drawn significant interest over many years from those who would like to play a part in operating or providing future uses for the former Town Hall. The council and HTHCT have contacted those parties who previously submitted expressions of interest to establish their levels of continued interest.

The results of this are set out within the schedule at Appendix 2. The schedule provides brief details of the organisation/individual and their interest in the building. This schedule is the council's mechanism for putting bidders in direct contact with potentially interested operators who may be suitably placed to form part of bidder's proposal.

The interest in the operation of this project is by no way limited to only those on the schedule and we are confident bidders will have their own proposals for operating the building, however it may be that discussions with groups included on this schedule could help to strengthen bidders' proposals.

The schedule is provided by way of information only and interested parties are advised to carry out their own independent enquiries should they wish to engage with the listed third parties, or otherwise in respect of the community use element.







## Timetable and process

The council intends to use a streamlined and efficient competitive dialogue process to select its partner. The process will be split into three stages:

### Pre-Qualification Stage

The council's intention is to take five successful bidders through to participate in dialogue.

### Competitive Dialogue (Detailed Solutions)

The dialogue stage will commence with the issue of the Invitation to Submit Detailed Solutions document by the council.

This will be followed by site visits (one for each shortlisted party), followed by a series of dialogue meetings to be held during the detailed solutions stage in order to assist bidders to develop their detailed proposals for the site.

The first of these dialogue meetings will include a presentation by the council on its requirements in order to develop bidders' understanding of the scheme.

This stage of the process will culminate in the submission of Detailed Solutions by bidders, after which bidders will be asked to present to the council and its advisers their Detailed Solution proposals.

Following evaluation of the Detailed Solutions, the council intends to reduce the number of bidders participating in the Dialogue Stage to a maximum of three bidders.

### Final Tenders

All bidders participating at this stage will be invited to submit Final Tenders and present their proposals to the council.





## Timetable and process

The following indicative timetable sets out the key milestones and target dates.

Please note the timescales shown above are indicative as at the date of publication and the council reserves the right to change any or all of the dates. Further details regarding the terms of participation are included within the Pre-Qualification Questionnaire.

For additional information please refer to the dedicated website [www.hthcrouchend.com](http://www.hthcrouchend.com) which provides a link to the council's Delta e-Procurement Portal which contains the relevant detailed information.

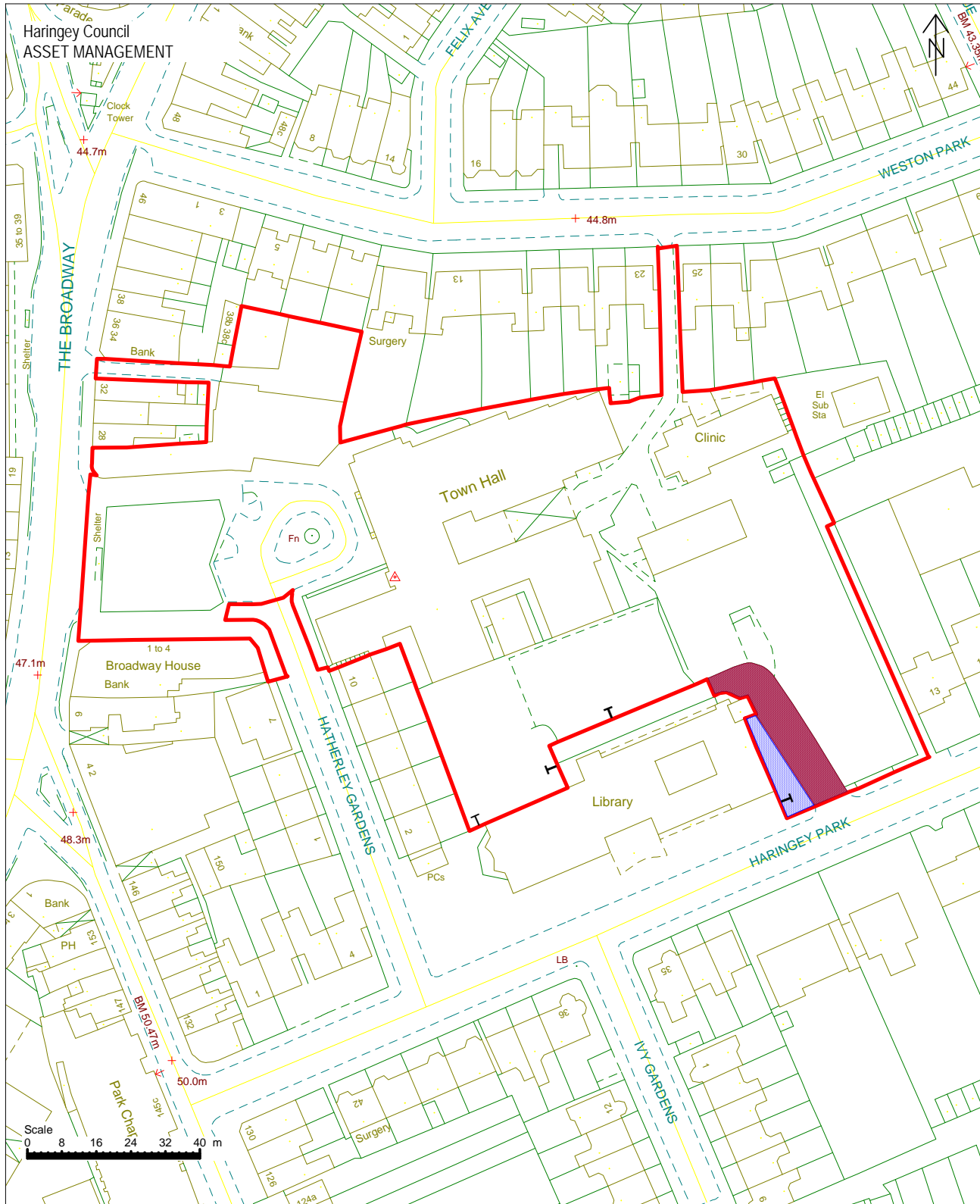
Milestone	Date
Issue OJEU Contract Notice	09 November 2015
Submission of completed Pre-Qualification Questionnaires (PQQs)	14 December 2015
Evaluation of PQQs	15 December 2015 – 14 January 2016
Issue Invitation to Submit Detailed Solutions (ITSDS)	15 January 2016
Submission of Detailed Solutions	15 April 2016
Presentation of Detailed Solutions	18 April 2016
Evaluation of Detailed Solutions	19 April 2016 - 13 May 2016
Issue Invitation to Submit Final Tender (ISFT)	17 June 2016
Submission of Final Tenders	04 July 2016
Evaluation of Final Tenders	05 July 2016 – 29 July 2016
Notification of Recommended Preferred Bidder	05 September 2016







## Appendix I



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Hornsey Town Hall Complex  
The Broadway  
Crouch End  
LONDON  
N8 9JJ

Red verging - Extent of Site  
Brown shading - Reserved Right of Way  
Blue shading - Foot Path

Deed Packet no. : 1928,HD123, HD174, HA213

LR Title no. : NGL129796, AGL198253

CPM no. Commercial file ref

Site Area (hectares) : 0.1386 ha

Overlay : Corporate - Admin Buildings

Scale : 1: 1250

Plan produced by Akinsola Fasubaa on 20/10/15

BVES Drawing no. A4 0825ab



# Appendix II

Organisation	When Established	Key Contact	Broad Activity	Specific Interest in HTH
Burgers @ Ltd	2014	Ali Mehmet (ali@alimehmet.com)	Licensed Restaurant that is about sourcing all produce for our restaurant from local independent suppliers, within the N8/Haringey borough. We also donate % of our net profits to local charities and community projects.	Interested in the land rear of the annexe building which my organisation is currently occupying, we wish to maintain our current activity on the site. They have developed the site for the purposes of a temporary restaurant and can commit to occupying the site for 5-10 years in its current state.
ANA Arts Projects LTD	2014	Nick Saich (nick@hthartscentre.co.uk)	Arts & Events creation, management and production specific to Hornsey Town Hall as ANA launched the HTH Arts Centre in 2014 and the current occupiers of the building.	HTH Arts Centre has broken the building down into the following uses: small business incubator, community performance resources, Health, wellbeing & Fitness classes, bars & cafe, hireable event spaces, hot desk space, gallery and weddings. ANA believe they have the capability to use all or any part of HTH and are interested in a long term collaboration with the preferred bidder for any space which may be available.
Middlesex University School of Art and Design	1970s	Fiona Belton (F.Belton@mdx.ac.uk)	Middlesex University is a large, modern university based in north London, offering undergraduate and postgraduate programmes to its 40,000 students in a wide range of subjects. Middlesex operates from state of the art facilities at its Hendon Campus, as well as through its three overseas campuses in Dubai, Mauritius and Malta and the programmes it runs in collaboration with partners across the world. It has six Schools: Art and Design; Media and Performing Arts; Business; Law; Science and Technology and Health and Education and provides benefits to communities and society more generally not only through its graduates but also through the impact of its research.	Wide ranging opportunities, including but not exclusive to using space for arts foundations and other short courses and projects.
Collage Arts	1985	Manoj Ambasna (manoj@collage-arts.org)	Collage Arts actively seeks to provide access and support to under-represented sections of the community, offering skills, experience and opportunities in music, film, performing arts, multimedia and ICT; and progression routes to further and higher education, employment and entrepreneurship.	Collage Arts would be very interested in developing further studios and a gallery for local artists along the model of the Chocolate Factories. They currently have a waiting list of 150 creative companies waiting for studios.
Secret Group Ltd	2005	Fabien Rigall (Fabien@secretcinema.org)	Secret Cinema is an immersive events company that host events whereby we create a world around a central theme. Film screenings are what we are known for but we also do musical productions, short film festivals and bespoke white label events for 3rd parties. Secret Cinema has hosted an event (Miller's Crossing) at Hornsey Town Hall which lasted a duration of 9 weeks.	Secret Cinema would be looking to take the whole building for at least a year, which would include hosting productions and musical events. Secret Cinema would want to open the site up to the local community and encourage local schools, youth groups, artists, film makers and musicians to come and share the space with us and to build a dedicated arts centre that will benefit the whole community.
The London Youth Support Trust	2001	Nicolette Nichols (Nicolette@Lyst.Biz)	LYST is dedicated to helping young entrepreneurs from economically disadvantaged backgrounds start and grow successful businesses. We do this by providing heavily subsidised business space for two years, as well as advice and support.	LYST feel that the town hall is an ideal location to encourage and support young people in the area who wish to start a business. The proposal would be to set up including nation space for small businesses to have a place to develop their ideas. Within this space we would incorporate a shared workspace for entrepreneurs who are not ready for office space but still need a place to get advice and develop their business plan. LYST would be looking for a 3 year lease with a view to extend.
Hornsey Town Hall Community Interest Company	2015	Christopher Currer (chris.currer@gmail.com)	The company will operate in the interest of the community of Crouch End – and the surrounding area – by working to secure Hornsey Town Hall as a community asset, to ensure it is owned and operated in the best interest of the community, and continues to provide the community benefit it currently does."	We want Hornsey Town Hall – a Grade II* listed building of national importance – to evolve into a social, cultural and business hub for the north London area, that recognises its distinctive character and its rôle as civic centrepiece. With the right partners, HTH CIC can develop a civic space which combines creativity, versatility and commercial sustainability – a creative solution that grasps this pivotal opportunity for cultural and economic regeneration, and continues the conversation with local people, Haringey residents and the wider north London community that began fifteen years ago.
Urban Social Enterprise, C.I.C	2012	Paola Boffo (paola@urbansocialenterprise.co.uk)	Urban Social Enterprise (USE) main interest is to help build new communities and work with existing communities to improve urban areas, retrofit empty spaces and buildings forgotten by their owners for the benefit local residents and the wider community.	To use skills and experience to bring together a collection of uses and organisations, with a community focus, together to be able to operate a sustainable operation.
Individual	-	Peter Grahame Walsingham	Runs and programmes events at the Kings Head pub across the road from HTH.	Has had a keen interest in the Town Hall for some time and was a part of the original group 15 years ago wanting for it to be brought back into use. Specific interest now is to programme events in the building.

No name - will create an SPV	-	Ania Assadi-Sabet	The renovation of disused historic buildings and the creation of a new economic purpose to make them fit for the present century.	To be developed with the bidder.
London Farmers Market	1999	Cheryl Cohen (cheryl@lfm.org.uk)	Running farmers markets across London.	Run farmers market at the front of HTH.
Border Crossings		Valerie Synmoie (valerie@bordercrossings.org.uk)	Border Crossings is currently working with a consortium of theatre organisations in London and we are looking at the possibility of developing a new cultural space to house us all and also provide workshop / rehearsal / performance and community spaces	Keen to explore opportunities to operate from HTH.