

## THE TASK FORCE SOLUTION

- 1 The proposals were produced by Insalls in preliminary form in June 2002 and were subject to public display in the local library and Safeways supermarket in Palmers Green and informal local consultation in September 2002.
- 2 Extremely positive reaction and response to the scheme was received with over 70 residents volunteering to become trustees of the new house trust management body proposed for the management of the facility and over 300 responses of which an overwhelming majority were positive in nature.
- 3 Subsequently, the detail of the display designs were refined and are now approved as part of planning and Listed Building Consents for the scheme
- 4 Advice from Turpin Smale was submitted with the application together with a snap shot of the prospective likely annual income/expenditure for the proposed solution based on expert advice and evidence of income /expenditure profiles of various similar community based operating buildings .
- 5 The designs and proposals provide a versatile array of usable rooms with appropriate disabled access, lift, emergency routes, public toilets and food preparation/servery space catering space based on the design and catering. Some of the space will be of a prestigious ambiance. The opportunity has been taken to feature historic elements of the building including the grand staircase. it is intended a first floor gallery area will allow visitors to inspect the original Tudor core .
- 6 Internally and externally the solution presents the historic built fabric and landscape in terms of PPG15 and PPG16. Great care is intended to allow the building to be enjoyed to its heritage status.
- 7 All these self imposed limitations of the consents obtained and landlord controls restrict the opportunity to undertake any alternative radical adjustment to the Use profile
- 8 It is assumed that any franchisee for the café operation will require capital investment into kitchen fit out and furniture costs and will pay a rent after an initial rent free period to the management trust for use of the space and a service charge contribution to common toilets cleaning etc.
- 10 The intention is to grant a lease to a locally elected community based charitable trust to manage the facility. In the event that the charitable trust was to fail then another charitable trust with similar aims or in the last resort the Council would assume step in rights to manage the space.