



NOTICE OF MEETING

Alexandra Palace and Park Board

TUESDAY, 3RD APRIL, 2012 at 19:30 HRS – THE TRANSMITTER HALL, ALEXANDRA PALACE, PALACE WAY, WOOD GREEN, LONDON N22 7AY.

Councillors:

Councillor Matt Cooke (Chair), Councillor Bob Hare, Councillor Sheila Peacock, Councillor Nigel Scott, Councillor James Stewart (Vice-Chair), Councillor Ann Waters and Councillor Neil Williams

Non-voting representatives:

Mr C. Marr, Ms V. Paley and Mr N Willmott
(Alexandra Palace and Park Consultative Committee).

Observer:

Mr D. Liebeck (Chair, Alexandra Park and Palace Advisory Committee).

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with at items 6 & 13 below)

3. DECLARATIONS OF INTERESTS

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. QUESTIONS, DEPUTATIONS OR PETITIONS

To consider any questions, deputations or petitions received in accordance with Part 4, Section B29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 8)

- i. To confirm the unrestricted minutes of the Alexandra Palace and Park Board held on 16 February 2012 as an accurate record of the proceedings.
- ii. To receive the minutes of the Alexandra Park and Palace Advisory Committee held on 6 March 2012 and to consider any recommendations from that Committee (see attached Appendix B). **TO FOLLOW**
- iii. To receive and consider the minutes of the informal joint Alexandra Palace and Park Consultative Committee, and Alexandra Park and Palace Advisory Committee held on 6 March 2012 (see attached Appendix C). **TO FOLLOW**

6. ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT

7. FUTURE MEETINGS

To be advised at the meeting.

8. EXCLUSION OF THE PUBLIC AND PRESS

Items 9-12 are likely to be subject of a motion to exclude the press and public from the meeting as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information; and Para 7 – any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

9. MINUTES (PAGES 9 - 14)

To confirm the exempt minutes of the Alexandra Palace and Park Board held on 16 February 2012 as an accurate record of the proceedings

10. PRESENTATION OF SECURITY REVIEW FOLLOWING LOCK & LOAD EVENT ON 25/26 NOVEMBER 2011 (PAGES 15 - 20)

Report of the Chief Executive – Alexandra Palace

11. PRESENTATIONS OF SPATIAL MASTERPLAN FOR ALEXANDRA PALACE & BASIS OF PUBLIC CONSULTATION ON REGENERATION ASSUMPTIONS, OPTIONS AND PARAMETERS

Report of the Chief Executive Alexandra Palace – detailing

(a) Presentation of Spatial Masterplan for Alexandra Palace.

(b) Presentation of Basis of Public Consultation on Regeneration Assumptions, Options and Parameters.

TO FOLLOW

12. LEASE FOR LAKESIDE BUILDINGS (PAGES 21 - 32)

Report of the Park Manager – Alexandra Palace

13. ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT

David McNulty
Head of Local Democracy & Member Services
River Park House
225 High Road
Wood Green
London N22 8HQ

Clifford Hart
Democratic Services Manager
Tel: 020-8489 2920
Fax: 020-8881 5218
Email: clifford.hart@haringey.gov.uk

26 March 2012

This page is intentionally left blank

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

Councillors Willmott, Liebeck, Cooke (Chair), Hare, Scott, Stewart (Vice-Chair),
Waters, Williams and Marr

Non-Voting C. Marr and N. Willmott
Representatives:

Observer: D. Liebeck

Also present:

Mr D. Wilson (Chief Executive – Alexandra Palace)

Ms R. Kane (Managing Director – Alexandra Palace)

Mr N. Watts (Director of Finance – Alexandra Palace)

Ms J. Parker (LB Haringey Director of Corporate Resources)

Mr M. Hopson (LB Haringey – Head of Regeneration and Development – Alexandra Park & Palace)

Mr C. Hart (LB Haringey – Democratic Services Manager)

Ms. H Chapman (Clerk)

**MINUTE
NO.**

SUBJECT/DECISION

| | |
|----------------|---|
| APBO172 | APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Peacock and Val Paley. |
| APBO173 | URGENT BUSINESS There were no items of urgent business. |
| APBO174 | DECLARATIONS OF INTERESTS There were no declarations of interest. |
| APBO175 | QUESTIONS, DEPUTATIONS OR PETITIONS There were no such items. |
| APBO176 | MINUTES i) <u>Unrestricted Alexandra Palace and Park Board minutes – 17th and 29th November</u> RESOLVED That the unrestricted minutes of the Alexandra Palace and Park Board held on the 17 th and 29 th November 2011 be confirmed as an accurate record of the proceedings. ii) <u>Alexandra Park and Palace Advisory Committee – 10th January 2012</u> NOTED the minutes of the Alexandra Park and Palace Advisory |

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

| | |
|------------------------|---|
| | <p>Committee held on 10th January 2012.</p> <p>iii) <u>Informal Joint meeting of the Alexandra Palace and Park Consultative Committee and Alexandra Park and Palace Advisory Committee – 10th January 2012</u></p> <p>NOTED the amended minutes of the Informal Joint Meeting of the Alexandra Palace and Park Advisory and Consultative Committees held on 10th January 2012, as tabled at the Board meeting on the 16th February 2012.</p> |
| <p>APBO177.</p> | <p>WORLD HERITAGE SITE RECOGNITION</p> <p>RECEIVED the report of Duncan Wilson, APP Chief Executive, on the SAC/CC recommendation that World Heritage Site (WHS) status should be pursued by Alexandra Palace, attaching the proposal document prepared by Mr Clive Carter.</p> <p>AGREED that standing orders be suspended at 7.30pm to enable Mr Carter to address the Committee for a maximum of seven minutes.</p> <p>Mr Carter presented the proposal, set out in the agenda pack, that the Board, supported by the Council, should seek UNESCO World Heritage Site gift-of-inscription for the South East wing of Alexandra Palace. Mr Carter reported that the campaign was receiving significant support; there was a valid and enduring public interest in the site as the birthplace of television. It was felt that wider awareness and appreciation would increase the ability to protect and preserve the site. It was reported that modern history was already starting to be reflected in the WHS list in the form of the UK's industrial heritage, and communications had been acknowledged at Varberg, Sweden. Television heritage should be the next to be recognised, and Alexandra Palace was a site of global significance. Details regarding the proposal were set out in Mr Carter's document, including the high profile endorsements of the campaign received; Mr Carter had also received support from broadcaster Melvyn Bragg, not included in the documentation. The broad range of supporters demonstrated that the strategic goal of attaining WHS status for the site was right.</p> <p>Mr Carter acknowledged Duncan Wilson's covering report as an appropriate response to the proposal document and asked the Board:</p> <ul style="list-style-type: none"> i) To endorse the proposal as a strategic goal for Alexandra Palace; ii) That the South East wing should be reserved for a facility as a UNESCO WHS, and any developments surrounding the edge of this site should bear this goal in mind; iii) That a Committee be established to take this proposal forward. <p>Duncan Wilson addressed the Board, and advised that the regeneration project currently in progress was broadly aligned with this proposal. A masterplan was required for the Palace as a whole, and it was felt most appropriate that the studios should be considered in the light of this overarching, strategic process.</p> <ul style="list-style-type: none"> • In response to a question from the Board, Mr Carter confirmed that his proposal was for the South East wing only to be listed as a WHS, as the |

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

only element of the site which would qualify in respect of its significance for television heritage.

- The Chair thanked Mr Carter for the amount of work he had put into this proposal; the Board recognised that the current approach to regeneration was now heritage-led, and this was very different to the previous approach.
- In response to a request for clarification of what was meant by “the application would not progress easily without reform both in finance and in governance” under the ‘risks’ section of the report; Mr Carter advised that it had been hoped that there would be a change in governance arrangements to include independent Board Members. He was disappointed that this no longer seemed to be a prospect, but felt that the proposal remained strong, independent of governance arrangements. The Chair stated that everyone would welcome greater independent representation on the Board, and that this should be an aspiration for the short term.
- In response to a question regarding the cautious tone adopted by English Heritage, Mr Carter reported that they had a duty to remain neutral in respect of WHS applications, and may also be discouraging applications in the context of an over-representation of Western European sites on the WHS list. Mr Carter felt, however, that the nature of Alexandra Palace as a site whose merits were non-political, non-religious and technical, meant that it was likely to be accepted.
- The Board was advised that the cited cost of £0.5m was an estimate based on the average cost of an application; this cost would be for the submission of a bid to go on the UNESCO Tentative List. Some concern was expressed regarding diverting resources from delivery of the regeneration project; in response, Duncan Wilson advised that a suite of documents would be produced as part of the regeneration project, many of which could subsequently be incorporated into a bid for WHS status, such as the Heritage Management Plan, 80% of the cost of which was to be met by English Heritage.
- Duncan Wilson advised that the technical difficulties associated with WHS bids for cultural and scientific sites, previously highlighted by English Heritage, were the very issues that would need to be considered as part of the regeneration project over the next few months. Delivery of the regeneration project was identified as the main priority for the Palace.

AGREED that standing orders be reintroduced at 8pm.

RESOLVED

- i) that the Board endorse the proposal that seeking UNESCO World Heritage Site status for the South East wing of Alexandra Palace should be a strategic goal for the Trust.
- ii) That an update on the WHS bid progress be reported to the Board on a 6-monthly basis under the Regeneration agenda item.

NOTED that the regeneration project would incorporate the South East wing and how this was to be preserved going forward. The long-term goal of attaining WHS status would be taken into account as part of this process. It was felt that the

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

| | |
|-----------------|--|
| | <p>establishment of a committee to work on the WHS bid was unnecessary and would impact on resources available for the delivery of the regeneration project.</p> |
| APBO178. | <p>REPORT OF THE CHIEF EXECUTIVE, ALEXANDRA PALACE</p> <p>RECEIVED the report of Duncan Wilson, Chief Executive – Alexandra Palace, covering fabric affairs and facilities management, recruitment and HR and the tender process for legal advice to the Trust and Trading Company as set out in the report.</p> <p>Rebecca Kane, Managing Director – APTL, gave a presentation on the events programme over the Summer:</p> <ul style="list-style-type: none"> • <u>Holland Heineken House</u>: to celebrate the success of Dutch athletes at the Olympics in front of a ‘home’ audience of Dutch nationals. 6k visitors per day were expected to attend, with tickets going on sale in Holland prior to sales elsewhere. This was an excellent opportunity to showcase the capability of Alexandra Palace as a venue. It was agreed that the communications plan would be circulated to Trustees for information. • <u>Olympic torch relay</u>: feedback from LOCOG had been positive; 10k visitors were expected to attend a high-profile celebratory event. <p>In response to questions from the Board, Rebecca Kane confirmed that entire Palace was reserved for the use of Holland Heineken House, and that users of the ice rink had been notified accordingly. With regards to signposting routes to Alexandra Palace for this event, the Palace was working with Heineken and the Netherlands Olympics Committee to map out likely routes and signpost transport links.</p> <p>On behalf of the Board, the Chair remarked that the success of the events business at Alexandra Palace was a testament to the work of Rebecca Kane and the team she had built, which was a legacy for which the Board was extremely grateful. The performance had been an incredible success story and the Board thanked Rebecca Kane for all her work. Nigel Wilmott added his thanks on behalf of local residents for the way in which she had projected the image of the Palace, and wished her the best in her new role.</p> <p>RESOLVED that the content of the report be noted.</p> |
| APBO179. | <p>PARK UPDATE</p> <p>RECEIVED the report from Mark Evison, Park manager – Alexandra Palace, on Park matters as set out in the report.</p> <p>RESOLVED that the content of the report be noted.</p> |
| APBO180. | <p>REGENERATION UPDATE</p> <p>RECEIVED the report of Mark Hopson, Head of Regeneration and Development – Alexandra Palace, on the work of the Regeneration Working Group as set out in the report.</p> |

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

- In response to a question from the Board, Duncan Wilson advised that the Trust was paying Colliers, with the approved budget. It was hoped that the reinvestment of budget savings could be continued in future years for regeneration work. It was confirmed that the Colliers team was the same as had previously been involved at the Palace.
- The Board was advised that a draft outline strategy for the theatre had been produced and adopted by the Friends of the Theatre – Duncan Wilson advised that this was being incorporated into a briefing as part of a business case for the running of the theatre, drawing on professional expertise in this area. The documentation around this issue would be circulated to the Board in the next couple of weeks. The Friends of the Theatre were thanked for their work in moving things forward in this regard.
- In response to a question from the Board, Duncan Wilson advised that, where contract values were within the agreed regeneration budget and below the threshold for further approval by the Board, professional expertise would be engaged as required within the masterplanning envelope in order to drive the regeneration project forward.

RESOLVED

- i) That the Board note and approve the on-going regeneration related work since the last update on the 29th November 2011.
- ii) That the Board note and approve the emerging business plan and financial strategies outlined and specifically the detail of the information relating to potential funding models.
- iii) That the Board consider and approve the approach to public consultation in May 2012.
- iv) That the Board note the forthcoming regeneration milestones.
- v) That the Board formally advise the Council of the emerging issues in particular the potential funding options.

APBO181. FINANCE UPDATE

On behalf of the Board, the Chair welcomed Nigel Watts, new Director of Finance.

RECEIVED the report of the Director of Finance - Alexandra Palace, as set out in the report. The Chair stated that the performance of the Trading Company was very gratifying and asked that the Board's appreciation be communicated to the team.

RESOLVED

- i) That the Board note the results for the nine months to 31st December 2011.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

| | |
|-----------------|--|
| | <p>ii) That the Board note that the Trust is expecting to make a £500k reduction to its £2.102m deficit budget for 2011/12, subject to the risks set out in 7.4 of the report, and to reinvest the £500k saved into the regeneration programme, including capital improvements.</p> <p>iii) That the Board approve the Trust's budget for 2012/13, which also shows a £500k saving against an original deficit position of £2.1m, with the £500k saving being reinvested in regeneration as above.</p> <p>iv) That Nigel Watts, the Finance Director, be added to the list of approved cheque signatories.</p> |
| APBO182. | <p>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</p> <p>There were no such items.</p> |
| APBO183. | <p>FUTURE MEETINGS</p> <p>NOTED</p> <p>3rd April 2012</p> <p><u>Provisional dates for the municipal year 2012/12</u></p> <p>7th June 2012 - PROVISIONAL 24th July 2012 - PROVISIONAL 6th November 2012 - PROVISIONAL 12th February 2012 - PROVISIONAL</p> |
| APBO184. | <p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED that the press and public be excluded from the meeting for the consideration of agenda items 14 – 18 as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Para 1 – information relating to any individual and Para 3 – information relating to the business or financial affairs of any particular person (including the authority holding that information).</p> |
| APBO185. | <p>MINUTES</p> <p>i) <u>Board Exempt minutes</u></p> <p>RESOLVED that the exempt minutes of the meetings held 17th November and 29th November 2011 be confirmed as a correct record.</p> <p>ii) <u>Recommendation of the Statutory Advisory Committee – 10th January 2012</u></p> <p>After full discussion of the following item on the agenda in respect of the Event in the Park May 2012, it was RESOLVED that the recommendation of the SAC held on 10th January 2012 be agreed.</p> |

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
THURSDAY, 16 FEBRUARY 2012**

| | |
|----------------|---|
| | |
| APBO186 | EVENT IN THE PARK MAY 2012 RECOMMENDATIONS AGREED |
| APBO187 | FINANCE UPDATE RECOMMENDATIONS AGREED |
| APBO188 | BRIEFING ON SECURITY REVIEW FOLLOWING THE EVENTS OF 25/26 NOVEMBER 2011 RECOMMENDATIONS AGREED |
| APBO189 | ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT <ol style="list-style-type: none">1. The Board was asked to consider a verbal report in respect of road repairs. The recommendation made was AGREED.2. NOTED an update in respect of planning matters.3. The arrangements for ensuring an effective transition to the new Legal Advisor, and associated legal matters, were discussed. The meeting closed at 10:15pm. |

COUNCILLOR MATT COOKE

Chair

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank