


<b>Alexandra Palace &amp; Park Board</b>		<b>on 30<sup>th</sup> November 2010</b>
Report Title: <b>Regeneration Working Group Update</b>		
Report of: <b>Andrew Gill, Interim General Manager, Alexandra Palace &amp; Park Charitable Trust</b>		
<p><b>1. Purpose</b></p> <p>1.1 To report back on early progress made by the Alexandra Park &amp; Palace Regeneration Working Group (APPRWG) since the last meeting of the Board on 14 October 2010.</p> <p>1.2 To seek the Board's approval for a new Mission Statement and Vision for Alexandra Park &amp; Palace which will enable the Master Planning process to proceed in accordance with the strategic direction of the Board.</p>		
<p><b>2. Recommendations</b></p> <p>2.1 That the Board notes the early progress made by the APPRWG as outlined in this report.</p> <p>2.2 That the Board notes that the proposed Vision has emerged from previous work done by the Board with officers and the input from stakeholders through the Future Vision Review undertaken in 2009 and early 2010.</p> <p>2.3 That the Board approves or otherwise amends the Mission Statement and Vision for Alexandra Park &amp; Palace in section 6.1 of this report.</p> <p>2.4 That the Board endorses or otherwise amends the holding statement in section 7 of this report and authorises the Chair to issue this statement to stakeholders and interested parties, in consultation with the Interim General Manager and/or the Chair of the APPRWG.</p> <p>2.5 That the Board instructs the Interim General Manager to inform the Chair of the APPRWG of its resolution on these matters.</p>		
Report Authorised by: <b>Andrew Gill, Interim General Manager</b>		
Contact Officer: <b>Andrew Gill, Interim General Manager, Alexandra Palace &amp; Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4340.</b>		
<p><b>3. Executive Summary</b></p> <p>3.1 This report updates the Board on progress made by the Alexandra Park &amp; Palace Regeneration Working Group (APPRWG) since the last meeting of the Board on 14 October 2010.</p>		

- 3.2 The APPRWG considers it vital that the Board clearly sets out its Vision for AP&P in order to set the parameters for the Master Planning process.
- 3.3 The APPRWG appointed a sub-group chaired by the Vice Chair of the APPRWG to review the work previously done in this area, including the stakeholder liaison and one-to-one meetings undertaken by Harrison:Fraser as part of the Future Vision Review during 2009 and early 2010.
- 3.4 The APPRWG sub-group has proposed the Mission Statement (simply a quote of the Charity's objective from the 1995 Act of Parliament) and Vision Statement contained in this report.
- 3.5 The Vision Statement forms the basis of the Trust's direction to the APPRWG which will, in turn, inform the Trusts' future Strategy for the site.

#### **4. Reasons for any change in policy or for new policy development (if applicable)**

- 4.1 Resolutions made by the Board on 12 January 2010, June 2010 and 6 September 2010.

#### **5. Local Government (Access to Information) Act 1985**

- 5.1 N/A

### **6. Description**

- 6.1.1 At its meeting on 12 January 2010 the Board resolved to abandon its former strategy to award a long lease to a single developer, with a view to adopting a new Strategy for the regeneration of AP&P.
- 6.1.2 At its meeting on 6 September 2010 the Board resolved to approve the terms of reference and proposed membership of the Alexandra Park & Palace Regeneration Working Group (APPRWG) and to create that Working Group to oversee and give direction to the design, formulation and adoption of a sustainable regeneration strategy for Alexandra Park and Palace that will include the delivery of a strategic master Plan which will provide an integrated framework for future commercial and development delivery.
- 6.1.3 The APPRWG has met twice since its inaugural meeting on 5 October 2010 and it is focussed on some key work streams including;
- Developing a project outline
  - Identifying key next steps
  - Putting together a communication and stakeholder engagement plan
- 6.1.4 The communications plan needs to take account of the key stakeholders with which regeneration will need to engage and some initial work has been done to identify and categorise those groups which would feed into any subsequent communications strategy.
- 6.1.5 The APPRWG considers it vital that the Board clearly sets out its Vision for AP&P in order to set the parameters for the Master Planning process. This is important because the Vision is a very clear public statement of what the Board wants to achieve for AP&P and for whom. The Mission Statement sets out the Board's core purpose and reason for being.
- 6.1.6 The Board will recall that it worked with the former General Manager on a draft Vision as part of the Review of Governance. However, the draft Vision was not approved as the Board requested further work on the Code of Governance.

- 6.1.7 As the Board has now abandoned its former Strategy it needs to develop a new Strategy for regenerating AP&P and it is envisaged that this will be informed and shaped by the work of the APPRWG in the form of a Master Plan for the site.
- 6.1.8 The APPRWG appointed a sub-group chaired by the Vice Chair of the APPRWG to review the work previously done in this area, including the stakeholder liaison and one-to-one meetings undertaken by Harrison:Fraser as part of the Future Vision Review during 2009 and early 2010.
- 6.1.9 The sub-group engaged the pro bono support of John Harrison to ensure that in considering a draft Mission Statement and Vision this work was clearly grounded in the quotes, phrases and aspirations of the stakeholders and Board Members as expressed during the extensive one-to-one interviews held last autumn (2009).
- 6.1.10 The draft Mission Statement reflects the Charitable Objects as set out in legislation i.e. the Alexandra Park and Palace Act 1985. The 1985 Act repealed the earlier legislation although it re-enacted much of it.
- 6.1.11 The draft Mission Statement is;

**Mission: "To uphold, maintain and repair the Palace and to maintain the Park and Palace as a place of public resort and recreation and for other public purposes."**

(Alexandra Park and Palace Act 1985)

- 6.1.12 The draft Vision Statement is;

**Vision: "To regenerate Alexandra Palace and Park, in the pioneering spirit of our founders, creating a proud, iconic London destination with global appeal - a successful, valuable and sustainable asset for all including the local community and stakeholders."**

## 7 Consultation

- 7.1 While it progresses towards a Master Plan for the AP&P, the APPRWG recognises that it will need to communicate to stakeholders and interested parties what it is doing. The APPRWG has proposed the following holding statement for that purpose;
- "The APPRWG was recently created by the Board of Trustees; the primary focus of the Working Group at present is to identify key work streams and resources in order to start the regeneration planning process. In addition, the Working Group is devising a communications strategy which will outline how a broad cross section of stakeholders will be engaged in this process. It is anticipated that such engagement will commence in early 2011. "**
- 7.2 It is proposed that the above holding statement be attributed to the Chair and issued by him or on his behalf by the Interim General Manager or the Chair of the APPRWG.
- 7.3 The holding statement will be amended or replaced in early 2011 as the communications strategy for regeneration takes shape.

## **8 Recommendations**

- 8.1 That the Board notes the early progress made by the APPRWG as outlined in this report.
- 8.2 That the Board notes that the proposed new Vision has emerged from previous work done by the Board with officers and the input from stakeholders through the Future Vision Review undertaken in 2009 and early 2010.
- 8.3 That the Board approves or otherwise amends the Mission Statement and Vision for Alexandra Park & Palace in section 6.1 of this report.
- 8.4 That the Board endorses or otherwise amends the holding statement in section 7 of this report and authorises the Chair to issue this statement to stakeholders and interested parties, in consultation with the Interim General Manager and/or the Chair of the APPRWG.
- 8.5 That the Board instructs the Interim General Manager to inform the Chair of the APPRWG of its resolution on these matters.

## **9 Legal Implications**

- 9.1 The Trust solicitor's advice has been taken into account in the preparation of this report.
- 9.2 The LBH Head of Legal Services was invited to comment on this report and had no specific comments.

## **10 Financial Implications**

- 10.1 None.
- 10.2 The LBH Chief Finance Officer was invited to comment on this report.

## **11 Use of Appendices/Tables/Photographs**

None