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## Alexandra Palace and Park Board

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TUESDAY, 12TH SEPTEMBER, 2006 at 19:30 HRS - ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22.

**Councillors:**

Councillor Adje (Chair), Egan (Deputy-Chair), Beacham, Hare, Peacock, Grainger, Thompson.

**Non-voting representatives:**

Ms V. Paley, Mr M. Tarpey and Mr N Wilmott  
(Alexandra Palace and Park Consultative Committee).

**Observer:**

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

**AGENDA**

**TABLED MINUTES**

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**MINUTES OF THE MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE - 29 AUGUST 2006, 7:30pm, Palm Court 5, Alexandra Palace (STATUTORY)**

**DRAFT MINUTES**

**TABLED**

**AGENDA ITEM 4(3)**

**Members present** (indicated thus\*)

**NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS:**

*Ms. J. Hutchinson	Alexandra Residents' Association
Mr P. Wastell	Alexandra Residents' Association
*Ms. M. Myers	Muswell Hill and Fortis Green Association
Ms J. Baker	Palace Gates Residents' Association
*Ms S Rees	Palace View Residents' Association
Mr N Lacroix	Palace View Residents' Association (Voting Member)
Mr. D. Frith	The Rookfield Association (voting Member)
*Mr. F. Hilton	The Rookfield Association
Mr. D. Liebeck (Chair)	Warner Estate Residents' Association
*Mr H. Aspden	Warner Estate Residents' Association

**APPOINTED MEMBERS:**

*Councillor. Oatway	Alexandra ward
Councillor M. Cooke	Bounds Green ward
Councillor M. Newton	Fortis Green ward – <b>deputised by Councillor Sara Beynon</b>
*Councillor M Whyte	Hornsey ward
Councillor G Engert	Muswell Hill ward
*Councillor A. Dobbie	Noel Park ward
Vacancy	
Vacancy	

**ALSO IN ATTENDANCE:**

*Councillor Hare	Highgate ward
*Councillor Oakes,	Bounds Green ward
*Mr K Holder	General Manager (Alexandra Palace)
*Mr D Loudfoot	Facilities Manager (Alexandra Palace)
*Mr M Baker	Development Manager (Parks)
*Mr N Mattis	Clerk to the Committee

**008 APOLOGIES FOR ABSENCE** (Agenda Item 1):

The Chair asked if there had been any apologies given.

The Clerk advised that apologies for absence had been received on behalf of Mr Liebeck, Councillor Cook, and Councillor Newton (for whom Councillor Beynon would be substituting), Mr Frith, and Ms Baker.

**009 DECLARATIONS OF INTEREST** (Agenda Item 2):

There were no declarations of interest.

**010 MINUTES** (Agenda Item 3):

**RESOLVED:**

- (i) That the Committee note the minutes of the inquorate meeting of 20 June 2006 and agree to and the Chair sign the minutes of the special Advisory Committee held on 20 July 2006.
- (ii) With reference to the 20 July meeting, Mr Aspden asked for clarity on whether the resolution to request the Charity Commission for an order under sec. 36 of the Charities Act and the authority to settle any outstanding drafting issues being delegated to the General Manager had been actioned. Mr Holder, General Manager, confirmed that this has been done. The Chair added that the Charity Commission may not give notice of the advertisement for the order, but nevertheless once the advertisement appears this Committee could submit its comments if it is felt necessary to do so. The role of the Members in this process is currently being considered and Members would be informed in due course.

With reference to paragraph iv of the extract taken from the minutes of the Alexandra Palace and Park Board of 24 July 2006, the Committee expressed its concerns that in respect of the issue of the production of a full traffic impact assessment, the Board would not have control of this matter if the Firoka Group were held responsible for this. Mr Aspden stated that he would like to see "totality" in road traffic plans in order to ensure that issues such as overflow parking is dealt with. Mr Holder clarified to the Committee that the Firoke group would have to undertake a comprehensive traffic impact assessment as part of the planning process, but that this was not for the Board to decide upon. Further, Mr Holder stated that the scale of the development would probably require some form of overview document to be submitted which would include traffic and environmental impact assessments and that each individual planning permission would refer back to this document. Ms Myers stated that any master plan should be brought before the Committee for consideration in order to assess the adequacy of transport plans. Ms Hutchinson stated that the concept of a master plan had not been discussed at the Board meeting to date but that it was necessary to have such a plan in place. The Chair added that traffic was a principal concern to the Committee and that the Committee should be minded to recommend to the Board that a traffic impact assessment is undertaken.

- (iii) The Committee noted the draft minutes of the meeting of the (a) Alexandra Palace and Park Board held on 4 July 2006, (b) 24 July 2006 (Special), and (c) the Consultative Committee held on 27 June 2006.

**RESOLVED:**

*That the Committee recommend to the Alexandra Palace and Park Board at its next meeting on 12 September 2006, that a traffic impact assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoke Group's developments.*

**011 FUTURE OF THE ASSET – UPDATE** (Verbal report of the General Manager Alexandra Palace) (Agenda Item 4):

The Chair asked the General Manager, Mr Holder, to give a verbal update to the meeting. Mr Holder advised that given the principal holiday season there was little

specific progress to report other than that solicitors acting on behalf of the Firoka Group and the Alexandra Palace and Park Trust had continued to be engaged in dialogue with each other particularly over the descriptions of phases one, two and three of the development wording of which had still to be agreed between the parties.

Mr Aspden sought clarity on the payment of the lease premium. Mr Holder responded that there would be five equal annual payments which would commence on the sixth anniversary of the signing of the lease. Further, Mr Holder confirmed that Haringey Council was making provision for the expenditure incurred for the upkeep of the park during the development stages. In response to a question from Councillor Hare, who was in attendance as an observer of the meeting, Mr Holder stated that he had no knowledge of a proposal to place a school playing field within the park's boundaries as part of the building of a new school in the Haringey Heartlands area. The Committee Clerk was asked to send details of the new school to Members for information.

**012 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE** (Report of the Development Manager) (Agenda Item 5):

The Alexandra Palace Development Manager, Matt Baker, presented his report to the Committee outlining some of the details about improvement works to the site and updating on the progress to date. As part of the discussions that followed Mr Baker's report, the Committee heard safe crossing points were being constructed on part of the traffic calming measures for the roads within the site, and there would be an investigation by the highway authority into possible funding streams for works at the West Gates. There was also some discussion on signage within the site, security issues since the introduction of new security systems, and the tenancy of the former boating lake café and other buildings recently completed.

**013 ITEMS RAISED BY ASSOCIATION REPRESENTATIVES** (Agenda Item 6):

- (i) In respect of items raised by the Warner Estate Residents Association, the Committee heard that the Bedford Road building was on the list for attention with the possible use for conservation work, but that no commitment could be made as yet. The Committee would consider any proposals in future, which would need a holistic approach/vision. The Chair requested a tour of the Park to be conducted by Mr Baker for all Committee Members.
- (ii) In respect of further items raised by the Warner Estate Residents Association, the Committee heard that fencing to Park Avenue North had been vandalised and that a number of options were considered to be available to prevent this from reoccurring.
- (iii) In respect of items raised by the Warner Estate Residents Associations on security issues around the Park since June 2006, the Committee heard that there had been muggings near the Bedford Road entrance to the Park. It heard that the Neighbourhoods Police and Parks Constabulary were working closely together and sharing information. It was highlighted that some reports of crime within the locality were using Alexandra Palace as reference point in the press which reflected poorly on the safety of the area.
- (iv) The Committee further discussed issues regarding the detail of the Lease. The Committee heard that that exact details of the Lease were not in the public domain because the details were confidential and that a summary had been made available for Members of this committee. Those who were

members of the local authority had also been invited to a Leader's Conference where the matter was discussed at length.

- (v) In respect of comments being made to the Charity Commission by this body, the co-ordination would be dealt with the Committee Secretary who was currently seeking legal advice on the use of local authority resources for this purpose. Once received the advice would be sent directly to Members of this Committee. The Committee discussed the possibility of holding another Leader's Conference on this matter, which a member said he would discuss with the Leader of the Council.

**014 ANY OTHER BUSINESS** (Agenda Item 7):

Ms Hutchinson requested that any spare funds be made available for improving the Muswell Hill foot entrance to the Park. Mr Baker noted this matter and agreed to add it to the list for possible funding from the contingency/underspends subject to agreement by Heritage Lottery Fund.

The Chair highlighted the possibility of bringing back into consideration by the Board the future of CUFOS. The Board heard from the General Manager that this matter had been discussed at length by the Board and the legal advice adopted by the Board was not to vary the previous decision. However the Board had instructed that through the negotiation process the General Manager should advise Firoka that the wish was for the building to remain for community use after the lease of the asset to the Firoka Group. In addition comment was made that concerns in the community stem from a perception that the building could be demolished at the end of its current lease thereby allowing for a rear entrance to the north service yard from The Avenue. The General Manager stated that in his view, as the site was listed demolition, if it were to be considered, would be subject to the same rigorous planning and listed building process as any other part of the building.

In response to a question of clarification by the Chair and other members in attendance the General Manager gave a verbal overview of the basis of the delegation of the function of trustee to the Board to avoid the inherent conflict of interest that arise. Mr. Holder confirmed that the principles adopted in this respect emanated from a series of Leading Counsels opinions over the years the content of which had been endorsed by the Charity Commission. However Mr. Holder stated that any further information required on this subject should be referred to the Council's Head of Legal Services.

**015 TO NOTE THE DATES OF MEETINGS OF THE ADVISORY COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/7** (Agenda Item 8):

The following dates were noted by the Committee:

31 October 2006  
23 January 2007  
27 March 2007

***There being no further business to discuss the meeting concluded at 21.45hrs.***

**Councillor SUSAN OATWAY**

Vice-Chair of the Advisory Committee 2006/7

**Date** \_\_\_\_\_

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**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

Councillors: \*Adje (Chair), \*Egan (Vice-Chair) , \*Beacham, Hare, Peacock, \*Rainger, \*Thompson

Nominated Members:

Alexandra Palace Action Group		(To be advised)
Alexandra Palace Allotments Association		Mr S. Ballard
Alexandra Palace Amateur Ice Skating Club	*	Mr. M. Tarpey
Alexandra Palace Angling Association		Mr K. Pestell
Alexandra Palace Indoor Bowls Club		(To be advised)
Alexandra Palace Organ Appeal	*	Mr.J. Apperley
Alexandra Palace Television Group	*	Mr J. Thompson
Alexandra Palace Television Society		Mr S. Vaughan
Alexandra Residents' Association		Ms. C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ranson
Friends of the Alexandra Palace Theatre	*	Mr. N. Wilmott (C Richelle deputising)
Friends of the Alexandra Park		Mr. G. Hutchinson
Hornsey Historical Society		Mr.J.O'Callaghan
Muswell Hill and Fortis Green Association	*	Ms D. Feeney
Muswell Hill Friends of the Earth		(To be advised)
Muswell Hill Metro Group	*	Mr J. Boshier
New River Action Group		Mr F. Clark
Palace View Residents' Association	*	Ms V. Paley
U.C.A.T.T.		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

\*Members present.

Also In Attendance:

Mr Keith Holder - The General Manager, Alexandra Palace  
 Mr David Loudfoot – Facilities Manager – Alexandra Palace  
 Mr Matt Baker – Parks Development Manager - Alexandra Palace  
 Mr Clifford Hart – Principal Support Manager – LB Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC01.	<b>APOLOGIES FOR ABSENCE (IF ANY)</b>  Apologies for absence were received on behalf of Councillor Beacham due to attendance at, and chairing a Licensing Sub-Committee, and from Councillor Peacock due to vacation.  <b>NOTED</b>	
<b>APCC02.</b>	<b>DECLARATIONS OF INTERESTS : MEMBERS TO DECLARE ANY INTERESTS</b>	

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

	<p><b>RESPECT OF ITEMS ON THIS AGENDA.</b> There were no declarations of interest.</p>
APCC03.	<p><b>URGENT BUSINESS : THE CHAIR WILL CONSIDER THE ADMISSION OF ANY ITEMS OF URGENT BUSINESS. (LATE ITEMS WILL BE CONSIDERED UNDER AGENDA ITEM WHERE THEY APPEAR. NEW ITEMS WILL BE DEALT WITH A BELOW).</b> Nil.</p>
APCC04.	<p><b>MINUTES:</b></p> <p><b><u>RESOLVED</u></b></p> <p>(i) that the minutes of the meeting of the Consultative Committee held on 27 June 2006 be agreed and signed by the Chair as an accurate record.</p> <p>(ii) That the minutes of the meetings of the Alexandra Palace and Park Board held on 4 July, and 24 July 2006 (special) be noted.</p>
APCC05.	<p><b>FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MA ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.</b></p> <p>The General Manager – Mr Holder, in a brief introduction of the report, advised that in respect of the current position the Section 36 Notice had be signed off by the Alexandra Palace and Park Board at a special meeting held on 24 July 2006 and formerly submitted to the Charity Commission for their consideration. An advertisement would be placed by the Charity Commission, appearing in the national press asking for any comments as to its intension to grant permission to the Section 36 Notice and interested parties had up 28 days to submit their views. Mr Holder advised that the Charity Commission would then give consideration to any submitted views and then advise the Board accordingly of its decision in respect of the Section 36 Notice.</p> <p>In response to questions in regards to the timescale Mr Holder advised that it was likely that a decision from the Charity Commission would come in mid October to early November and therefore a decision of the Board would follow after then.</p> <p>The Chair asked if there were any questions.</p> <p>Mr Thompson referred to the artefacts currently stored in the south east wing of the Palace and what would happen to these post transfer of the asset. In response to clarification from Mr Holder Mr Thompson stated that he was referring to the television equipment identified some years previously. Mr Thompson also sought clarification as to the ownership of the equipment.</p> <p>Mr Holder responded that the equipment remained within the ownership of the Charity and would transfer to the Firoka Group on completion of the transfer. As to its usage Mr Holder commented that hopefully it would be used as part of the heritage aspect of the Firoka proposals.</p> <p>The Chair asked that should Mr Thompson wish to have further details of the artefacts then he should write directly to Mr Holder for an inventory of such.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

	<p><b>NOTED</b></p>
<p><b>APCC06.</b></p>	<p><b>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (REPORT OF THE DEVELOPMENT MANAGER) (TO UPDATE ON PROGRESS TOWARDS THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEM</b></p> <p>Following a brief update of the report from the Parks Development Manager – Mr Baker in which he highlighted the recent ordering of site furniture, additional dog refuse bins, and signage the Chair commented that the positive progress was as a result of issues raised previously by the Consultative Committee.</p> <p>In response to concerns from Ms Feeney as to poor lighting within the park at various locations Mr Baker advised that an audit of lighting had been carried out and improvement works were expected in the next few months as a result.</p> <p>With regard to the traffic works that had been due to commence at Bedford Road and the withdrawal of the scheme by Haringey Council Councillor Egan sought clarification as to why the works had ceased. Mr Baker advised that he had not been given reasons for this and the Chair asked that a letter be sent to Mr Constantinedes at Haringey Council's Highway's service for clarification as to why the scheme was not progressed.</p> <p>Mr Hutchinson raised the issue of the future management of the Park following the transfer of the asset to the Firoka Group. In response Mr Holder advised that certain issues were being considered at the Board meeting the following week and dependent on the outcome of those considerations it would be more appropriate to give an update at the next meeting in relation to the future management of the Park.</p> <p>In response to questions from Mr Boshier, Professor Hudson and Mr Richelle as to signage in and around the area of the Palace both at Muswell Hill and other locations to both give direction and publicise the Palace location Mr Baker advised that he would take up the matter with the London Borough of Haringey.</p> <p>Mr Baker also updated the Committee on the issues of security in and around the Park as previously raised by Members and that the Safer Neighbourhood Team were getting to grips with the situation. A good rapport was developing between the Parks office and the team in terms of notification of incidents and a motorbike patrol had been commenced which would target in particular mo-ped users.</p> <p>Ms Feeney referred to the graffiti appearing on the building not yet finished at the boating lake and whether there were going to be security patrols around the building once completed. In response Mr Baker commented that there would be patrols around the building as part of the security patrol services. Professor Hudson referred to the recent security issues at Park Avenue North and the recent meeting of the Warner Estate RA where the view was expressed that the gates there should be locked. In response Mr Baker commented that new wrought iron fencing had been placed at the location but that despite this the fencing had still been vandalised and cut through. Consideration was being given to having a deeper drainage ditch in that particular area as well as letting the</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

	<p>foliage grow and the natural growth of nettles etc, as well as having dead wood too.</p> <p>Professor Hudson commented that the RA gave its full backing to any measures to be adopted and also would be happy for its written support to placed on any deterring signage. Mr Baker thanked Professor Hudson for his support and stated that any resident could continue to report any particular issue etc though it had seemed odd that quite a considerable act of vandalism had actually gone unnoticed.</p> <p>The Chair then summarised and it was:</p> <p><b><u>RESOLVED</u></b></p> <ul style="list-style-type: none"> <li>i. that the LB Haringey's Highways Service be written to ascertain why the traffic scheme at Bedford Road had not been progressed; and</li> <li>ii. that in respect of improving signage in and around the area of the Palace both at Muswell Hill and other locations and publicise the Palace location, the Parks Development Manager make contact with the London Borough of Haringey to ascertain what improvements could be progressed..</li> </ul>
<p><b>APCC07.</b></p>	<p><b>FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE THE THE FINANCIAL YEAR. TO BE TABLED</b></p> <p>Mr Holder TABLED details of forthcoming events at the Palace and highlighted those events confirmed and provisional as detailed.</p> <p>(Mr Wilmott arrived at 20:00HRS and Councillor Rainger arrived at 20:02HRS).</p> <p>Following clarification of events as detailed the Chair asked that the TABLED report be NOTED.</p> <p><b>NOTED</b></p>
<p><b>APCC08.</b></p>	<p><b>ITEMS REQUESTED BY NOMINATED REPRESENTATIVES (IF ANY)</b></p> <p>Nil Items</p>
<p><b>APCC09.</b></p>	<p><b>URGENT BUSINESS : TO CONSIDER ANY ITEM OF BUSINESS ADMITTED UNDER ITEM 3.</b></p> <p>Nil Items</p>
<p><b>APCC10.</b></p>	<p><b>TO NOTE THE DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:</b></p> <p>7 November 2006 30 January 2007 3 April 2007</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

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The meeting ended at 20:06HRS

**COUNCILLOR CHARLES ADJE**

Chair

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**Alexandra Park and Palace Advisory Committee – 29 August 2006**

**Future of the Asset**

**RESOLVED**

That the Alexandra Palace and Park Board be requested to consider the following resolution of the meeting of the **Alexandra Park and Palace Advisory Committee** of 29 August 2006 on the Future Use of the Asset when considering this item at the meeting of the Board on 12 September 2006 and take account of the matter prior to making its decision:

*‘that the Committee recommend strongly to the Alexandra Palace and Park Board at its next meeting on 12 September 2006, that a traffic impact assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group’s developments’.*

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