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02 February 2007

To: All Members of Alexandra Palace and Park Board

Dear Councillor,

Alexandra Palace and Park Board - Tuesday, 6th February, 2007

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**4. MINUTES (PAGES 1 - 8)**

To approve the minutes of the Consultative Committee held 30  
January 2007

**18. SCOPE OF WORKS AND FEE FOR THE PROPOSED MONITORING  
SURVEYOR POST TRANSFER OF THE ASSET (PAGES 9 - 16)**

To receive proposals for the scope of work for the proposed post of  
Monitoring Surveyor post transfer of the asset. (Report of the General  
Manager)

Yours sincerely

Clifford Hart  
Non-Executive Committees Manager

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**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 30 JANUARY 2007**

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

\*denotes Members present.

Also In Attendance:

Mr Keith Holder, General Manager, Alexandra Palace  
Mr David Loudfoot, Facilities Manager, Alexandra Palace  
Mr Clifford Hart – Non-Executive Committees Manager, London Borough Haringey

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>APCC01.</b>	<b>APOLOGIES FOR ABSENCE</b>  Apologies for absence were received on behalf of Mr Tarpey, Mr Pestell and Mr Tucker.  <b>NOTED</b>	
<b>APCC02.</b>	<b>URGENT BUSINESS</b>  There were no items of urgent business.	

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	<p><b>NOTED</b></p> <p>The Clerk advised that he had been notified of 3 items of 'any other business', as advised by Ms Hayter.</p>
<p><b>APCC03.</b></p>	<p><b>DECLARATIONS OF INTERESTS</b></p> <p>There were no declarations of interests.</p> <p><b>NOTED</b></p>
<p><b>APCC04.</b></p>	<p><b>MINUTES (I) ADVISORY COMMITTEE MINUTES - 3 APRIL 2006 &amp; 22 NOVEMBER 2006 (II) ALEXANDRA PALACE AND PARK BOARD - 25 OCTOBER 2006 &amp; 14 NOVEMBER 2006 (III) ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE - 7 NOVEMBER 2006</b></p> <p><b>(A) Minutes</b></p> <p><b>(i) Alexandra Palace and Park Consultative Committee – 7 November 2006</b></p> <p>The Chair asked if there were any points of accuracy.</p> <p>Mr Thompson referred to APPC016 and advised that in respect of point (ii) 9<sup>th</sup> line – the word 'all' should be changed to 'the majority of items'.</p> <p>The Clerk advised that he had been advised by Mr Tucker (who was absent) that in respect of 13<sup>th</sup> line the date '1989' should be changed to '1981'.</p> <p>Professor Hudson commented that in respect of APPC016 – point (i) his recorded comment in the 4<sup>th</sup> line was incorrect and the words 'tightened up.....' be replaced with 'simplified'.</p> <p>The Chair MOVED and it was:</p> <p><b>RESOLVED</b></p> <p>That the minutes of the Consultative Committee held on 7 November 2006 be agreed as an accurate record of the proceedings with the following amendments:-</p> <p>APPC016 point (ii) 9<sup>th</sup> line – the word 'all' should be changed to 'the majority of items'.</p> <p>APPC016 – point (i) 4<sup>th</sup> line – the words 'tightened up.....' be replaced with 'simplified'.</p> <p><b>(ii) Alexandra Palace and Park Board – 14 November 2006</b></p>

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	<p>There being no points of clarification the Chair MOVED and it was:</p> <p><b>RESOLVED</b></p> <p>That the minutes of the Board held on 14 November 2006 be noted.</p>
<p><b>APCC05.</b></p>	<p><b>FUTURE OF THE ASSET - VERBAL UPDATE</b></p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager – Mr Holder advised the Committee that he had received notification from the Charity Commission of the receipt of 328 representations by the public in response to the advertisement of the Section 16 Notice. The Commission had now advised that a Commissioner would make the final decision on the granting of the order. There were no timescales given as to when this would take place and as previously advised the only part of the process with a set time period imposed was the actual period of advertisement.</p> <p>Mr Holder advised that the 328 submissions consisted of a considerable number both for and against the proposals. In clarifying queries from Councillor Peacock, Mr Holder advised that the Commission did not hold meetings in public for the purpose of making these decisions and that the determination may give a response of either yes or no but beyond that it was unclear whether it may quantify or clarify answer given.</p> <p>In response to questions Mr Holder advised that the Firoka Group were living with the timetable and process. The Chair added that the Council also were living with the timetable and process. The being no further questions from the Committee the Chair thanked Mr Holder for his summary.</p> <p><b>NOTED</b></p>
<p><b>APCC06.</b></p>	<p><b>HLF UPDATE AND AUDIT</b></p> <p>In a succinct introduction to the circulated report the Head of Facilities Mr Loudfoot gave a brief update of each of the areas of HLF work and answered points of clarification.</p> <p>In particular comments were expressed in respect of:</p> <ul style="list-style-type: none"> <li>• The current vacancy of parks Development Manager to be filled shortly and the need to ensure that the calibre of the candidate was of the same standard as the previous incumbent. Members were advised that the standard and experience of shortlisted candidates could not be commented on but the needs and requirements of the postholder were fully recognised and those requirements would be met ;</li> <li>• Whether any remaining monies left within the HLF could be spent on other areas in the park requiring improvement. The Facilities Manager responded that if Members or their respective organisations had any views</li> </ul>

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	<p>on areas of improvement then these could be considered noting that there may not be that much available once the estimates for the proposed entrance works had been quantified;</p> <ul style="list-style-type: none"> <li>• Comments in respect of either possible overspends or moving finances across the programme and the response that no overspends were allowed and there were very clear restrictions on movement of grant monies;</li> <li>• Clarification of work to be completed to the rose garden and fountain;</li> <li>• various entrances to the Park to be reviewed and improved including the Muswell Hill entrances to the Park, and improvements to the Park entrances at various locations;</li> <li>• Update on the proposed Haringey Heartlands Secondary School and that the matter would be further discussed by the Board on 6 February 2007</li> <li>• The issue of CCTV camera use in and around park areas and the areas where there was current CCTV and whether there should be publicity showing that CCTV had been used as a deterrent</li> </ul> <p>The Chair then summarised and it was:</p> <p><b>RESOLVED</b></p> <p>that the contents of the report and comments expressed be noted.</p>
<p><b>APCC07.</b></p>	<p><b>ANY OTHER BUSINESS</b></p> <p>(a) Ms Hayter advised that she had 3 issues to raise, which she had given notification of prior to the deadline of 11 January 2007 but these had not been received by the Clerk. The Chair agreed to hear each of the matters.</p> <p>(i) Ms Hayter referred to the future of the Consultative Committee following the Firoka Group's take over of the lease, and clarification of its future status.</p> <p>(ii) Ms Hayter referred to the inadequate supply of required notices during the period of the Commission's notice period and that she had not been satisfied with the process to ensure adequate notice. Ms Hayter commented that had it not been for her efforts, as someone in the know there would not have been further adequate advertisement, and the irony that at the close of the advertisement period notices were almost everywhere. Ms Hayter commented that she had thought that it would be in the Palace's interest to ensure that the advertisement was 'loud and proud'.</p> <p>(iii) The future monitoring of the work of Firoka and how the supervisory/successor body would operate in a monitoring capacity.</p> <p>The Chair asked Mr Holder to respond to the points raised.</p> <p>In respect of point (i) Mr Holder advised that the Consultative Committee and its function would continue following the lease being signed and the Committee will continue to liaise with the Board of trustees as they would remain as landlord. The Consultative</p>

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Committee would continue to have comment in relation to the operation and management of the Park as this function would remain with the Board of Trustees.

In respect of point (ii) Mr Holder commented that the Charity Commission had required 2 notices in the park, and 2 at the Palace and no more. However the palace had undertaken to display the notices in the local libraries and he had personally delivered notices to the Head of the Libraries Service of LB Haringey but these had been misplaced and not put up. However once his staff had knowledge of this default it was rectified and notices were then displayed within 24 hours. The notice information was then also displayed on the website for Alexandra Palace.

In regard to point (iii) it was the case that the Board of Trustees as Landlord would be appointing a Monitoring Surveyor who would ensure that the work carried out by the Firoka Group complied with the terms of the lease/project agreement and would report to the Board of trustees as landlord. Ms Hayter commented that whilst she appreciated that there would be initial monitoring etc whether this would be the case in 5 and 20 years and how effective would the Landlord be in stopping the Firoka group from doing exactly what it wanted – this view was shared by a number of representatives present. Mr Holder responded that it was the case that he would be remaining post transfer to oversee the work of the Monitoring Surveyor and see through the development. . In response to questions Mr Holder advised that it was the case that in future the General Manager would carry the responsibility to ensure covenants were not breached post the development/construction phase. In terms of the actual development it was the case that the Firoka Group would be unable to do anything other than prescribed within the lease and any departure from this would require consideration by the Board. Also any breach that occurred could result in the lease being terminated.

The Chair thanked Mr Holder for his responses.

**NOTED**

- (b) Mr Thompson raised an issue in respect of the 3 year period following the transfer of the lease in terms of the TV studios proposals and sought clarification with regard to the terms and conditions of the proposed agreement and the level of rent to be determined.

Mr Holder responded that the Firoka Group would not commence discussion with any interested parties until the lease was signed and unconditional. At that point it was envisaged that the Firoka Group would then commence negotiations with interested parties, the studios being only one example. Further that individual groups or a Consortium should be composed to develop concepts and business plan. The rent would be set and determined by the Firoka group and the Board as landlord would have no involvement with this process.

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In response to further comment by Mr Thompson Mr Holder advised that people needed to be clear as to the involvement of other parties i.e. the BBC. Mr Holder advised that it was a fact that the BBC had met with representatives of the Firoka Group and had clearly stated that it would not be a 'player' in the process and would offer no financial support. It was also the case that in the day before the Board met on 14 November 2006 to enter into the lease with the Firoka Group Mr Holder had received a call from the BBC to ensure that there was no mention of the BBC anywhere in the lease relating to the future of the Studios. In Mr Holder's view that was an extremely clear and precise message. In response to further comments expressed by both Mr Thompson and Councillor Hare that the lease had not allowed for any room for manoeuvre on behalf of the interested parties or any protection in terms of levels of rent or future use of the studios, unlike the Ice Rink which had been protected, the Chair reiterated the comments of Mr Holder that a consortium of interested parties or individual groups would need to negotiate with the Firoka Group.

**NOTED**

- ( c ) Ms Feeney raised the issue of a proposed event at the palace during the Easter period 2007 and whether this could be confirmed. Ms Feeney also asked if the previously circulated list of events could be re-circulated again.

In response Mr Holder advised that whilst this was a matter for the trading company he could confirm that discussions were currently underway in respect of the proposed event which would last from 7pm on 7 April to 7am on 8 April 2007. In respect of likely noise monitoring, set procedures were now adopted to ensure that noise would not become intrusive to residences in the neighbourhood. A recent noise complaint had been caused by some faulty sound equipment and once repaired it had been shown that the event's noise levels had been within acceptable levels. It was possibly the 4<sup>th</sup> occasion that the event had taken place and that the event would be 'policed' and monitored.

Ms Paley commented of the recent enquiry she had received from the Hornsey Journal, and Mr Holder confirmed that they had also contacted him about the event. Ms Paley added that the previous year she had been in the vicinity of Alexandra Palace Station at 7.00am and the behaviour of those who had attended the event was exceptional and good humoured.

**NOTED**

In conclusion the Chair asked that in future representatives give 24 hours notice of 'any other business' items.

**APCC08. TO NOTE THE REMAINING DATE OF THE CONSULTATIVE COMMITTEE FOR MUNICIPAL YEAR 2006/07**

The Clerk advised that the next scheduled meeting – 3 April 2007 may be rescheduled to the latter part of April 2007 in light that the Board meeting on 10 April 2007 may be rescheduled. The Clerk advised that he would notify Members accordingly.



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	The meeting ended at 20.44hrs.
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**COUNCILLOR CHARLES ADJE**  
**Chair**

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

Document is exempt

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