

YOUR REF:
Our Ref: CH
This matter is being dealt Clifford Hart
by:
Direct line: 020 8489 2920
Fax no: 020 8489 2660
Email: clifford.hart@haringey.gov.uk

20 November 2009

Dear Member,

Alexandra Palace and Park Board - Tuesday, 24th November, 2009

I attach a copy of the following Agenda Items which were marked '**TO FOLLOW**' on your agenda for the forthcoming Alexandra Palace and Park Board :

- 9. FINANCE UPDATE (PAGES 1 - 2) APPENDIX 3**

- 13. MINUTES OF THE ADVISORY COMMITTEE OF 3 NOVEMBER 2009 (PAGES 3 - 8)**

Please note that the remaining **Agenda Item 10 – Governance Update**, and **Agenda Item 12 – Fireworks 2009** will be forwarded to Members on Monday 23 November 2009.

Yours sincerely

Clifford Hart
Committees Manager

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Agenda item: 9

ALEXANDRA PALACE & PARK BOARD

On 24th November 2009

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| Report Title: FINANCE UPDATE – Appendix 3 |
| Report of: Helen Downie, Head of Finance, Alexandra Palace & Park |
| Contact Officer: Helen Downie, Head of Finance, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 0208 365 4310. |

Update on Capital and Revenue bids

1. Capital

1.1 As previously reported to the Board in October, the Trust has submitted two capital bids to the Council for 2010/11 in line with the Council's Pre Business Planning Review. The first is a bid to address general buildings dilapidations, amounting to £1m p.a. for three years. The second is a £2m bid to repair and upgrade the ice rink facility. The Council has classified the latter bid as being one that prudential borrowing may be suitable for.

2. Revenue growth bids

2.1 The Board is asked to note that the following revenue bids have been submitted to the Council in respect of the Trust's revenue budget for 2010/11:

2.2 Core budget uplift - £243k

This represents the uplift required in the Trust revenue budget to bring it up to current operating levels and to fund facilities management support to deliver essential repairs and maintenance works. The Council allocated £1.728m revenue funding to the Trust in 2009/10. The Trust's internal budget, approved by the Board of Trustees, stands at £1.967m. The increased funding requirement is largely due to a reduction in the anticipated gift aid payment from Alexandra Palace Trading Limited due to the difficult economic climate and the increasingly dilapidated state of the building. It has not been possible to reduce Trust expenditure to cover the shortfall in gift aid income due to the requirement to maintain the building to legally required standards.

2.3 Repairs and maintenance - £250k

If the bid to secure £3m capital (£1m p.a.) to address critical dilapidations is not approved, it is anticipated that an additional £250k revenue expenditure will be required

in 2010/11 to ensure the building remains compliant with relevant legislation and can continue to function as a venue. This expenditure will be targeted towards the fire main, fire alarm system and key areas of buildings dilapidation. However this makes no allowance for uplift in general maintenance and decoration within the building, which will continue to impact on APTL's ability to sell the space.

2.4 Impact on APTL profit of the ice rink closure during capital works - £211k

This represents the anticipated reduction in APTL's profit for 2010/11 due to the need to close the ice rink for a period of six months to carry out the refurbishment work, on the assumption that the ice rink capital bid is approved. However, it is estimated that by 2012/13, the refurbished facility would generate a net increase in income of £188k.

2.5 Master Plan for Alexandra Palace - £150k

This investment will enable the Trustees (with delegated authority from the Council) to articulate a master-plan for the site which can then be tested and a fundraising strategy agreed for executing the required development. The funds would provide for a Project Manager to lead this work and commission the necessary reports to test such proposals.

All bids are being considered as part of the budget consultation process, the results of which will be considered by Cabinet and a formal decision will be taken in February 2010.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 3 NOVEMBER 2009**

PRESENT: * denotes attendee

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

| | | |
|---------------------|---|---|
| Ms J. Hutchinson | : | Alexandra Residents' Association |
| *Ms. M. Myers | : | Muswell Hill and Fortis Green Association |
| *Mr D. Heathcote | : | Muswell Hill and Fortis Green Association |
| *Ms J. Baker | : | Palace Gates Residents' Association |
| Vacancy | : | Palace View Residents' Association |
| Ms S. Rees (deputy) | : | Palace View Residents' Association |
| *Mr. D. Frith | : | The Rookfield Association |
| *Mr. D. Liebeck | : | Warner Estate Residents' Association |
| *Mr H. Aspden | : | Warner Estate Residents' Association |

APPOINTED MEMBERS

| | | |
|------------------------|---|--------------------------|
| *Councillor S. Oatway | : | Alexandra Ward |
| Councillor A. Demirci | : | Bounds Green Ward |
| *Councillor M Davies | : | Fortis Green Ward |
| *Councillor M. Whyte | : | Hornsey Ward |
| *Councillor S. Rainger | : | Muswell Hill Ward |
| Vacancy | : | Noel Park Ward |
| *Councillor M. Newton | : | Council Wide appointment |
| Councillor J. Patel | : | Council Wide appointment |

Also in attendance:

Mr Mark Evison – Park Manager – Alexandra Palace
 Ms Rebecca Kane – Managing Director, Alexandra Palace Trading Limited
 Mr Frank Hilton (deputy) – The Rookfield Association
 Councillor Egan (Chair of the Alexandra Palace and Park Board and Consultative Committee)
 Ms Natalie Cole – Clerk to the Committee

**MINUTE
NO.**

SUBJECT/DECISION

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| APSC21. | APOLOGIES FOR ABSENCE Apologies for absence were received from Andrew Gill (Interim General Manager – Alexandra Palace) and Jane Hutchinson (Alexandra Residents' Association). Apologies for lateness were received from Councillors Matt Davies and Martin Newton. |
| APSC22. | DECLARATIONS OF INTEREST There were no declarations of interest. |
| APSC23. | MINUTES |

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 3 NOVEMBER 2009**

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| | <ol style="list-style-type: none"> 1. The Committee noted that in relation to APSC17 the water drainage problems in the Redston Field area of the Park had been fixed by Thames Water. RESOLVED that the minutes of the Advisory Committee held on 1st September 2009 be agreed as a correct record of the proceedings. 2. The minutes of the meeting of the Alexandra Palace and Park Board held on 6th October and 15th October would be available at the next meeting of the Advisory Committee. 3. The draft minutes of the meeting of the Consultative Committee held on 8th September 2009 were noted. |
| APSC24. | <p>PITCH AND PUTT IMPROVEMENT WORKS</p> <p>The Committee received verbal presentations from David Bugg (Golf Wise Ltd) and John Angel (Urban Crazy Ltd) and other representatives on drainage and landscaping improvements, and proposals for the existing pitch and putt area, and a mini-golf course in an area which was not currently used.</p> <p>The pitch and putt drainage would be improved by using crushed materials to enable water to drain out of the soil, and to the bottom of the course. The fairways and slopes would be re-graded and re-grassed. The course appearance would remain natural with no damage to existing mature trees.</p> <p>A document detailing the mini-golf course was tabled and the Committee was informed that the installation would not change the visual aspect of the Park and would use natural resources. The course would be approved by the British Mini-Golf Association (BMGA) and accessible to all and training for young children could be provided. The Committee noted that this was not an adventure golf course.</p> <p>In response to questioning the Committee was informed that the toilets and refreshments facilities in the pitch and putt course would be accessible for patrons using the mini-golf course.</p> <p>Committee members expressed concerns that heavy duty lorries entering the Park to deliver materials would have an adverse affect on local roads and residents. Apart from this, the Advisory Committee approved the proposals as long as the view of the Park was not materially affected by the proposed works.</p> <p>RESOLVED</p> <p>That the proposals be noted and that the Board be asked to note the Advisory Committee's comments.</p> |
| APSC25. | <p>PARK ACTIVITIES UPDATE</p> <p>Mark Evison, Park Manager, introduced the report informing the Committee of he</p> |

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TUESDAY, 3 NOVEMBER 2009**

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| | <p>recent activities carried out in the Park. The Committee were informed that LB Haringey's Chief Financial Officer had noted the report with no further comments.</p> <p>Committee members questioned the tree works identified in paragraph 6.7 of the report. Mr Evison explained that the trees had to be assessed regularly and a range of works for health and safety reasons had to be carried out e.g. removing dead branches hanging over footpaths.</p> <p>Committee members questioned the pest control vehicles which were seen in the Park recently and were informed that they were removing guano (mess from the birds) from various locations around the palace building.</p> <p>RESOLVED</p> <p>That the report be noted.</p> |
| <p>APSC26.</p> | <p>FORTHCOMING EVENTS</p> <p>The Committee received the report detailing forthcoming events at the Palace, introduced by Rebecca Kane, Managing Director – Alexandra Palace Trading Limited (APTL). Ms Kane highlighted the concerts by Jay-Z and Morrissey occurring on 4th and 5th November and the Fireworks event on Saturday 7th November. The Committee expressed concerns about access to the Park during Fireworks night and that advance notice should be given if entrances were going to be closed. Ms Kane explained that the Police made the decision in previous years to close entrances to the Park and it was their prerogative to decide such matters.</p> <p>The Committee noted that APTL had launched e-commerce and pantomime tickets were now available on-line.</p> <p>RESOLVED</p> <p>That the report be noted.</p> |
| <p>APSC27.</p> | <p>GOVERNANCE AND BRANDING</p> <p>The Committee received the report on the review of governance, and creating a vision for Alexandra Palace, introduced by Rebecca Kane (Managing Director – Alexandra Palace Trading Limited (APTL)). She informed the Committee that a written report on the outcome of the Stakeholders Event held on 24th October 2009 would be sent to stakeholders in the week commencing 9th November 2009. Stakeholders were expected to communicate the report to their resident's associations/ colleagues etc. and provide feedback to the Palace.</p> <p>APTL had sent out a tender, for the appointment of a communications management firm and once a contract had been agreed the successful firm would take on the Palace website to make it more interactive and will be responsible for the Palace's newsletters and other communication.</p> <p>The link to the community page on the Alexandra Palace website was: http://www.alexandrapalace.com/About Us/Community.html</p> |

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 3 NOVEMBER 2009**

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| | <p>RESOLVED</p> <p>i. That the update on the Trustees' away day and next steps as prepared by the independent facilitator be noted.</p> <p>ii. That the key actions arising from the current communications strategy be noted and supported.</p> <p>iii. That the financial commitment to the project to date, which was budgeted within the Trust's development fund, and included an element of branding work, budgeted within APTL's marketing costs, be noted. Any additional works arising from the yet to be approved Communications Strategy would be subject to Trustee approval.</p> |
| <p>APSC28.</p> | <p>ADIZONE OUTDOOR GYM PROPOSALS</p> <p>The Committee received a presentation by Paul Ely (LB Haringey Recreation Service – Policy Development Manager) on proposals for an adiZone outdoor gym facility to be installed on the Newlands Road playing field, in the south eastern corner of Alexandra Park, 45 metres from the edge of the Park and abutting Newlands Road. Mr Ely was joined by Beverley Huie (LB Haringey Interim Neighbourhood Manager Crouch End Hornsey & Stroud Green) and Martin Hall (LB Haringey - Recreation Service - Open Space Performance & Programming Officer) to answer questions raised by the Committee.</p> <p>The adiZones were multi-sports facilities, with 15-20 year life-spans, created in the shape of the Olympic logo by Adidas as part of its sponsorship of the London 2012 Olympic and Paralympics Games. Schools would be encouraged to use the equipment as would play-schemes during school holidays but other adiZone schemes showed that older people made full, and regular, use of the equipment.</p> <p>The Council would be required to sign a maintenance contract with Adidas, and Alexandra Palace would require the area to be maintained under licence including daily, weekly, quarterly and yearly checks. There would be no cost to the Palace. The £150k cost of the equipment would be split between the Government (in partnership with Adidas) and the Council through a Section 106 Agreement by funding secured during development of the New River Village.</p> <p>Committee members questioned whether there would be scope to secure a better deal on funding given the amount of advertising Adidas would receive.</p> <p>In response to their concerns about the cost of maintaining the structure Committee members were informed that maintenance for the first year was free and would cost £2700 per year subsequently. The Committee wanted a guarantee that the resources would be made available to maintain the equipment for 15-20 years and that the costs would not fall to the Palace.</p> <p>Councillor Whyte expressed concerns from Hornsey Ward constituents as to how the site would be supervised. The site was hidden away and access was not from a main road. Mr Hall explained that the site was already heavily policed. It was not</p> |

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| | <p>anticipated that anti-social behaviour would increase as a result of the adizone being installed.</p> <p>Committee members were strongly of the view that consultation should take place with the local police as well as the residents in Newlands Road and in the immediate adjoining locality. A consultation should be meeting should be held at Campsbourne School. Mr Hall and Ms Huie explained that, whilst informal consultation had already occurred, by means of conversations with local residents, local residents would also be formally consulted as part of the planning application process.</p> <p>Other concerns raised by Committee Members concerned the nature of the structure as providing advertising in a metropolitan open area and that the shape and size of the structure would detract from what was a conservation area.</p> <p>In response to concerns raised about vandalism of the equipment, officers explained that the equipment had already been installed in 5 Boroughs which were amongst the most deprived in the country and there had been no evidence of vandalism.</p> <p>The Chair concluded that the Committee supported the proposal in principle but were concerned about the following points (1) security issues; (2) the structure would have a negative aesthetic impact on the historic park; (3) wider consultation was required and (4) that there would be on-going costs to Haringey and the potential financial implications for the Palace, in the longer term.</p> <p>RESOLVED</p> <p>That the comments made by the Advisory Committee be considered and noted by the Board.</p> |
| <p>APSC29.</p> | <p>DEER ENCLOSURE PLANNING APPLICATION</p> <p>The Committee received the report of Mark Evison, Park Manager, informing of the planning application for the extension to the secondary deer enclosure. Mr Evison stated that the Chief Financial Officer had noted the report with no additional comments and invited the Committee's comments.</p> <p>Caroline Hayter (Alexandra Residents Association) expressed concern that the extension would take space away from public use. In response Mr Evison stated that the small extension, fitted into the area and would benefit the wellbeing of the deer. This particular area was not in active use by the public. Mr Aspden commented that he had taken part in the site-visit, to which all interested groups had been invited and confirmed that the proposed extension was currently inaccessible.</p> <p>The Committee was given assurance that the mature oak trees in the proposed extension would not be damaged.</p> <p>RESOLVED</p> |

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
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| | That the Board be asked to note that the majority of the Committee supported the proposal for the extension of the secondary deer enclosure (with the exception of Ms Hayter). |
| APSC30. | DATE OF FUTURE MEETINGS Tuesday 9 th February 2010 Tuesday 30 th March 2010 |
| APSC31. | ANY OTHER BUSINESS <u>Resolutions of the Advisory Committee held on 10th February 2009</u> Mr Aspden highlighted that the Board had not responded to the resolutions of the Advisory Committee at its meeting on 10 th February 2009. RESOLVED That the Board be asked to respond to the resolutions of the Advisory Committee at its meeting on 10 th February 2009. |

The meeting ended at 21:35hrs

David Liebeck

Chair