

NOTICE OF MEETING

AGENDA FOR THE ALEXANDRA PARK AND PALACE STATUTORY ADVISORY COMMITTEE

**Thursday, 17th September, 2026, 7.00 pm - Creativity Pavilion,
Alexandra Palace Way, Wood Green, London N22.**

Members of the public are welcome to attend this meeting. If you wish to speak at the meeting please register by emailing the Democratic Services Officer. Contact details can be found at the end of the agenda front sheet.

Elected Members:: AJ Egemonye, Marc Jenner, Emily Arkell, Dawn Barnes, Luisa Brands, Karolina Braun, Erin Wolson and Elin Weston

Independent/Co-Opted Members: John Crompton, Elizabeth Richardson, Jason Beazley (SAC CHAIR). Joyce Rosser and Kevin Stanfield.

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

4. 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 under item 11 below).

5. MINUTES (PAGES 1 - 12)

To approve the minutes of the Statutory Advisory Committee held on 18th June 2026 as a correct record.

To note the minutes of the Consultative Committee held on the 18th June 2026 as a correct record.

6. CHARITABLE TRUST - PROGRESS REPORT (PAGES 13 - 28)

7. SUMMER SERIES REPORT (PAGES 29 - 38)

8. PANORAMA ROOM REPORT (PAGES 39 - 52)

9. PLANNING, ADVERTISING AND LISTED BUILDING CONSENT REPORT (PAGES 53 - 60)

10. STATUTORY ADVISORY COMMITTEE FEEDBACK

To formalise any feedback to the Trustee Board arising from discussions in the Joint Statutory Advisory and Consultative Committee meeting.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items of urgent business as identified at item 4.

12. DATES OF FUTURE MEETINGS

To note the dates of future meetings:

- 30th November 2026
- 15th March 2027

Democratic Services Contact: Chris Liasi - Committee and Governance Officer
Telephone: 020 8489 5343
Email: chrisovalantis.liasi@haringey.gov.uk

Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Wednesday, 09 September 2026

Public Questions

Any resident, council tax payer or national non domestic rate payer of the Borough may ask the Chair of any Committee or its sub bodies any question on anything for which the Committee is responsible at any ordinary meeting. Notice of questions must be given in writing to the Democratic Services Manager by 10 a.m. on such day as shall leave three clear days before the meeting (e.g. Tuesday for a meeting on the following Monday). The notice must give the name and address of the sender. Should a question be rejected, the questioner will receive a written response advising of this, including the reasons for the rejection.

Deputations

A deputation may only be received by a Committee or its sub bodies if a requisition signed by not less than ten residents of the Borough, stating the object of the deputation, is received by the Democratic Services Manager not later than 10am to leave three clear days prior to the Committee meeting.

Accessibility Requirements

If you would like to attend and you have any special requirements, please email Chris Liasi - Committee and Governance Officer at chrisovalantis.liasi@haringey.gov.uk. Please note that public seating is limited and will be allocated on a first come first served basis.

Advice To Members On Declaring Interests

Information on declaring an interest is set out in the Council's Constitution in Part 5 Section A. However, you may need to obtain specific advice on whether you have an interest in a particular matter.

If you need advice, you can contact:

- Monitoring Officer
- the Legal Adviser to the Committee; or
- Democratic Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

MINUTES OF THE Alexandra Park and Palace Statutory Advisory Committee HELD ON Thursday, 18th June, 2026, 7.00 - 8.00 pm

PRESENT:

Councillors: Nick da Costa, AJ Egemonye, Marc Jenner, Emily Arkell, Dawn Barnes, Luisa Brands, Karolina Braun, Erin Wolson and

Also Attending: Jason Beazley (Chair of SAC), Duncan Neil (Chair of CC).

1. FILMING AT MEETINGS

The Chair referred to the notice of the filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

Apologies of absence were received by Joyce Rosser.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There were none.

5. ELECTION OF CHAIR

The Committee agreed that a chair was elected in the October 2025 meeting which meant this item would be moved to the October 2026 meeting.

6. ELECTION OF VICE-CHAIR

The Committee stated a vice- chair needed to be elected at the next meeting.

7. MINUTES

Approved the minutes of the Alexandra Palace and Park Consultative Committee held on 9th March and to consider any recommendations from that Committee.

Noted the minutes of the Alexandra Park and Palace Advisory Committee held on 9th March 2026 and to consider any recommendations from that Committee.

Noted unrestricted minutes of the Alexandra Palace and Park Board held on 12th March 2026 as an accurate record of the proceedings.

8. PLANNING, ADVERTISING AND LISTED BUILDING CONSENT

Emma Dagnes stated there was no new updates to report on this item.

9. RESPONSE TO TRAFFIC-RELATED ANTI-SOCIAL BEHAVIOUR ON ALEXANDRA PALACE WAY

This report provided an update on traffic-related anti-social behaviour affecting Alexandra Palace Way and the surrounding area. It summarised the issues reported, the partnership response to date, the legal and enforcement context, and the additional measures under consideration to reduce nuisance, improve safety, and respond to residents' concerns.

Concerns had been raised about a rise in traffic-related anti-social behaviour, including dangerous driving, street racing, excessive noise, and behaviour causing alarm or distress to residents and visitors. These issues had the potential to affect public confidence, the enjoyment of the area, and the safety of those using Alexandra Palace Way.

The Trust had been working with key partners to respond to these concerns, including Haringey Council, the Metropolitan Police, local Safer Neighbourhood Teams, Alexandra Palace security, residents, and community groups. Police were notified promptly when incidents were reported, and additional patrols were requested, particularly during evenings, weekends, and other higher-risk periods. Alexandra Palace security was deployed to provide a visible deterrent and, where appropriate, to collect vehicle registration details and CCTV evidence; however, as the team's primary responsibility was the 7.5-acre building, they were not always able to remain on Alexandra Palace Way. A traffic management sergeant was asked to attend the site and review potential traffic-calming and enforcement options, and existing traffic management arrangements, barriers, signage, and other site controls were reviewed.

In the enforcement context, the police had powers to respond to anti-social vehicle use where driving was careless, inconsiderate, or caused alarm, distress, or annoyance, including behaviours such as street racing and burnouts. The Metropolitan Police indicated that such activity could be addressed through warnings and, where appropriate, the seizure of vehicles. Local authorities were also able to use wider anti-social behaviour powers where legal thresholds were met, including Public Spaces Protection Orders (PSPOs), provided these were justified and proportionate. Haringey Council had introduced a borough-wide PSPO from 1 May 2025, covering anti-social use of bicycles, mopeds, e-scooters and e-bikes, which could be enforced by police, council officers and authorised personnel.

A range of operational, enforcement and infrastructure measures had been explored to reduce the attractiveness of the route for anti-social driving and improve deterrence and response. These included increased police and security presence during higher-risk periods, reviews of CCTV coverage and potential monitoring technologies, signage and speed reduction measures, and the possible use of noise-monitoring technology. Consideration had also been given to seasonal or time-limited traffic management interventions, encouraging residents to report incidents, and strengthening cross-agency coordination.

Further work had been planned with relevant partners to assess the feasibility, proportionality, cost and legal basis of these measures, alongside continued engagement with the Metropolitan Police and Haringey Council, further review of available evidence, and consideration of whether additional interventions were required to protect residents' amenity and maintain safe use of Alexandra Palace Way.

RESOLVED:

The update was noted and the ongoing partnership work to address traffic-related anti-social behaviour.

10. ALEXANDRA PARK OUTDOOR EVENTS REPORT

This report outlined the delivery of Alexandra Palace's outdoor events programme for 2026, supported by a clear licensing framework and established operational controls. The Summer Series, Kaleidoscope Festival, Redbull Soapbox and the Fireworks Festival were highlighted, with detailed information provided for each.

Overall, the programme reflected a balanced approach to commercial performance and responsible management of the Park, ensuring events were delivered safely and with consideration for residents.

Kaleidoscope Festival, produced in-house since 2018, formed the cornerstone of Alexandra Palace's outdoor events programme, offering live music, comedy and a family-focused programme to broaden its multi-generational appeal. Following Board approval in 2019, the Summer Series was expanded to maximise infrastructure and commercial return, growing into a key annual component delivering both revenue and audience development.

In 2026, the programme included six outdoor concerts alongside Kaleidoscope, each with a capacity of up to 14,500. Post-event surveys consistently recorded Excellent or World Class Net Promoter Scores, indicating strong customer satisfaction. The schedule ran across July with headline acts including The Maccabees, Wet Leg, Super Furry Animals, The Streets and Richard Ashcroft, alongside Kaleidoscope Festival. Contingency plans were also in place to screen FIFA World Cup matches indoors if England progressed.

Operationally, event delivery required temporary closures of parts of the Park, road restrictions, and bus diversions, while most areas remained accessible. Event finish times were generally earlier than the licensed curfew to reduce local impact. A second entrance was introduced to improve crowd management following resident feedback, alongside revised transport arrangements developed with TfL to reduce disruption.

Red Bull Soapbox, a separate biennial event held in June 2026, was managed outside the Park licence with its own controls, requiring limited Park and road closures and temporary bus diversions.

The Fireworks & Drone Festival remained a flagship event, attracting up to 45,000 attendees per night and combining fireworks, a drone show and wider festival activity.

In 2026, the format was revised from Friday–Saturday to Saturday–Sunday to increase family attendance, with dates set for 7–8 November. Operational details for this event were to be confirmed and communicated in advance.

RESOLVED:

The report was noted.

11. CHARITABLE TRUST - PROGRESS REPORT

The report summarised progress in FY 2026/27 against the Trust's vision to create a sustainable home for all its activities, highlighting key achievements and delivery across its strategic goals.

Delivery of entertainment and cultural programming remained strong, with a diverse and high-quality offer across concerts, theatre, exhibitions and corporate events. Major performances and a varied theatre programme attracted broad audiences, while the ABTT Theatre Show returned with increased attendance and exhibitor growth. Leisure and ancillary activities, including the Ice Rink, Boathouse and rooftop experiences, continued to perform well, supporting year-round visitor engagement.

Progress was made in building climate resilience through energy efficiency improvements and infrastructure upgrades, including secondary glazing works, planned solar generation and ongoing decarbonisation planning.

Work to protect heritage assets advanced through maintenance and refurbishment projects across the estate, including road repairs, safety improvements, upgraded facilities and enhanced connectivity. Electrical and safety compliance programmes also continued.

The Park remained a well-used and valued green space, with ongoing efforts to maintain biodiversity, enhance habitats and encourage public engagement. Volunteer contributions continued to play a significant role, supporting conservation and receiving external recognition.

Further progress was made in developing future plans for the Park, alongside infrastructure works and preparations for major utilities projects.

Activity to protect archives and share heritage expanded through the Creative Campus project, partnership development and archive acquisitions, improving access to collections and strengthening engagement with Alexandra Palace's history.

Preparations for the Wood Green x Alexandra Palace Neighbourhood Programme as part of the London Festival of Architecture were completed, delivering a diverse programme of tours, talks, workshops and community activities that highlighted the site's broadcast heritage and future Creative Campus plans. Events included BBC Studios tours, a heritage crafts panel, skills workshops, SkateJam and a range of creative and community-led activities involving local partners.

The Charity's 10-year Strategic Plan was finalised, setting out priorities across the Park and Palace based on stakeholder feedback, asset condition and funding

opportunities. Early fundraising activity was successful, including a crowdfunding campaign for accessibility improvements in the Park Wetlands which exceeded its target.

Progress was made in restoring and repurposing underused spaces, including planning work for the Panorama Room replacement and continued development of the Creative Campus project, supported by initial National Lottery Heritage Fund engagement.

Partnership working remained central to delivery, with collaborations across education, heritage and community sectors supporting participation, skills development and public engagement. Key activity included hosting sector groups and engagement with the Mayor's Cultural Leadership Board.

Work also continued to strengthen the organisation as an inclusive and supportive workplace, with a focus on staff wellbeing, development and maintaining capacity to deliver both operational and strategic priorities.

RESOLVED:

The report was noted

12. STATUTORY ADVISORY COMMITTEE FEEDBACK

There was no feedback.

13. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

14. DATES OF FUTURE MEETINGS

The date of the next meeting was scheduled for 17 September 2026.

CHAIR:

Signed by Chair

Date

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MINUTES OF THE Alexandra Park and Palace Consultative Committee HELD ON Thursday, 18th June, 2026, 6.00 - 7.00 pm

PRESENT:

Councillors: Melanie Gingell, Nick da Costa, Marie Kristensen and Eva Bell

ALSO ATTENDING:

Nigel Willmott (Friends of the Alexandra Palace Theatre), Duncan Neill (Chair of CC - Muswell Hill and Fortis Green Association), Jason Beazley (Three Avenues Residents Association)

63. FILMING AT MEETINGS

The Chair referred to the notice of the filming at meetings and this information was noted.

64. APOLOGIES FOR ABSENCE

Apologies of absence were received by:

Patricia Moody

Cllr Rosie Latchford

Cllr Daniela Parry

65. DECLARATIONS OF INTEREST

There were none.

66. URGENT BUSINESS

There were none.

67. ELECTION OF CHAIR

The Committee agreed that a chair was elected in the October 2025 meeting which meant this item would be moved to the October 2026 meeting.

68. ELECTION OF VICE-CHAIR

The Committee stated a vice- chair needed to be elected.

Duncan Neill proposed Nigel Wilmott and Cllr Da Costa Seconded.

69. MINUTES

Approved the minutes of the Alexandra Park and Palace Advisory Committee held on 9th March 2026.

Noted the minutes of the Alexandra Palace and Park Consultative Committee held on 9th March.

Noted unrestricted minutes of the Alexandra Palace and Park Board held on 12th March 2026.

70. PLANNING, ADVERTISING AND LISTED BUILDING CONSENT

Emma Dagnes stated there was no new updates to report on this item.

71. RESPONSE TO TRAFFIC-RELATED ANTI-SOCIAL BEHAVIOUR ON ALEXANDRA PALACE WAY

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RESOLVED:

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72. ALEXANDRA PARK OUTDOOR EVENTS REPORT

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Festival. Contingency plans were also in place to screen FIFA World Cup matches indoors if England progressed.

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RESOLVED:

The report was noted.

73. CHARITABLE TRUST - PROGRESS REPORT

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The Charity's 10-year Strategic Plan was finalised, setting out priorities across the Park and Palace based on stakeholder feedback, asset condition and funding opportunities. Early fundraising activity was successful, including a crowdfunding campaign for accessibility improvements in the Park Wetlands which exceeded its target.

Progress was made in restoring and repurposing underused spaces, including planning work for the Panorama Room replacement and continued development of the Creative Campus project, supported by initial National Lottery Heritage Fund engagement.

Partnership working remained central to delivery, with collaborations across education, heritage and community sectors supporting participation, skills development and public engagement. Key activity included hosting sector groups and engagement with the Mayor's Cultural Leadership Board.

Work also continued to strengthen the organisation as an inclusive and supportive workplace, with a focus on staff wellbeing, development and maintaining capacity to deliver both operational and strategic priorities.

RESOLVED:

The report was noted.

74. CONSULTATIVE COMMITTEE FEEDBACK

There was no feedback to report.

75. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

76. DATE OF THE NEXT MEETING

The date of the next meeting was scheduled for 17 September 2026.

CHAIR:

Signed by Chair

Date

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST
MEETINGS OF THE STATUTORY ADVISORY COMMITTEE
& THE CONSULTATIVE COMMITTEE**

Date: 17th September 2026

Location: Creativity Pavilion

CC: 1800hrs

SAC: 1900hrs

Report Title: Charitable Trust Progress Report

Purpose: To update the SAC & CC on progress of Alexandra Park and Palace Charitable Trust during FY 2026/2027

1. Recommendations

1.1 To note the contents of this report.

2. Executive Summary

2.1 This report summarises progress to date in FY 2026/27, aligned to the Trust's Vision to **"Create a Sustainable Home for All That We Do."** Updates under each strategic goal highlight the most material delivery milestones, issues, and achievements since the previous report. Vision and Goals can be found at Appendix 1

3. **Provide Great Entertainment and Culture for All:** *Accessible and welcoming, we will continue to challenge ourselves to gain better understanding of our current and future audiences and their needs, ensuring our Cultural and Entertainment programme reflects the tastes and innovations of the time. We will support and develop opportunities for artists to showcase their talents and reach new and diverse audiences.*

3.1 Delivery remains strong across both the commercial and cultural programme, with a varied and high-quality schedule spanning concerts, theatre, corporate events and exhibitions.

3.2 Several high-profile concerts performed strongly during the period. Highlights in the Great Hall included three nights of Empire of the Sun, while the Summer Season returned in July with successful performances from The Maccabees, Wet Leg, Super Furry Animals, Richard Ashcroft and two nights of The Streets. Kaleidoscope Festival, headlined by Rudimental, sold out and received excellent audience feedback and reviews.

- 3.3 Following Kaleidoscope, indoor football screenings were held in the West Hall for England's quarter-final and semi-final matches.
- 3.4 Kaleidoscope Festival 2027 is now on sale and 2027 summer season concerts will go on sale over the coming months.
- 3.5 The Red Bull Soapbox Race returned to Alexandra Palace for its seventh edition, welcoming thousands of spectators to the Park for a celebration of creativity, engineering and entertainment.
- 3.6 The Theatre programme continued to deliver a broad range of activity, including An Evening with Alice Osman, Ricky Gervais and Royal Philharmonic Orchestra with Mandle Cheung. The Theatre also hosted a highly successful two-week run of *Malory Towers*, a co-production with Emma Rice. The production achieved over 90% ticket sales and received numerous four and five-star reviews, further demonstrating the Theatre's established and loyal audience base.
- 3.7 Leisure and ancillary offers continue to play an important role in the year-round visitor experience. The quieter summer trading period at the Ice Rink has allowed the team to undertake essential maintenance works and facility improvements ahead of the busy autumn and winter season.
- 3.8 The Boathouse continues to operate seven days a week, opening from 10:00 to 16:00 on weekdays and 09:00 to 17:00 at weekends. A targeted local marketing campaign is now live to increase awareness and drive footfall. Pedalo hire has performed particularly well during the summer period; however, due to reduced water levels in the lake, operations have had to be paused.
- 3.9 The Summit Rooftop Experience continues to attract both local and national visitors and is becoming an increasingly important year-round attraction for Alexandra Palace. A dedicated summer marketing campaign is currently underway to increase awareness and drive additional visitor numbers.
- 3.10 Alexandra Palace is supporting the Government's Great British Summer campaign. Alongside the wide range of free family activities available across the Park, a series of Summer Savings offers have been introduced to help families make the most of their visit. These include discounted boat hire, reduced-price skating sessions, money off children's meals at both the Boathouse and Phoenix Bar & Pizzeria, and discounted tickets for the Summit experience.
- 3.11 The pre-registration campaign for the Alexandra Palace Fireworks & Drone Festival is now live. The event will take place on Saturday 7th and Sunday 8th November 2026. Saturday's event will feature an 8.00pm display alongside a German Bier Festival, while Sunday will have a stronger family focus, including an earlier 6.00pm

display. Ice skating, the bonfire, DJ tent and funfair will operate across both days. Information for residents and the wider community will be shared in due course and published on the Alexandra Palace website. Tickets are on sale from 2nd September, with further details to be announced nearer the event. Details of road closures will be published and proactively shared with residents nearer the time of the event.

3.12 Teams are now preparing for a busy autumn and winter period across the venue. The live events programme includes several concerts in the Great Hall and returning exhibitions, while the festive season will feature a production of *Sherlock Holmes* in the Theatre, *Cinderella on Ice*, and the return of Festive Skate.

3.13 The PDC World Darts Championship will move into the Great Hall for the first time in December 2026, increasing overall event capacity and reinforcing Alexandra Palace's position as the event's long-term home. The championship will run from Friday 11 December 2026 to Sunday 3 January 2027 and will comprise 36 sessions. A test event may also be held in advance of the championship. The outdoor beer garden, event activations and sections of the terrace will only be accessible to event customers to support security and event delivery. Tickets go on sale in September.

4. **Build Climate Change Resilience:** *Actively responding to the climate change emergency, we will strive and challenge ourselves to take the Palace off grid within a generation, lessening our impact on the environment, reducing our energy consumption and harnessing the parkland to build climate resilience.*

4.1 Alexandra Park and Palace is committed to making environmentally and financially sustainable choices that address climate change while protecting this historic site for future generations. Our ambition is to achieve net zero carbon emissions by 2041, in line with Haringey Council's target. While the technical solutions needed to reach net zero are well understood, progress is currently constrained by limited funding. APP's annual energy consumption is significant, with gas use equivalent to around 850 households and electricity use equivalent to approximately 1,740 households, representing the energy demand of one to two London neighbourhoods.

4.2 To deliver net zero in a practical and affordable way, APP has developed a phased carbon reduction programme with support from the Mayor of London's Local Energy Accelerator and Zero Carbon Accelerator. The strategy is structured around three work packages: energy efficiency, renewable energy generation and heat decarbonisation. This approach prioritises reducing energy demand and costs first, creating a stronger foundation for future investment in renewable technologies and low-carbon heating systems. Collectively, these measures have the potential to

substantially reduce emissions from APP's estate, which is currently one of the borough's largest sources of carbon emissions.

- 4.3 Given the challenging funding environment for public sector, heritage and charitable organisations, APP is currently prioritising Package 1: Energy Efficiency. This package focuses on practical, phased improvements that reduce wasted energy while respecting the Palace's heritage fabric, including upgrades to heating and lighting controls, improved monitoring and metering, optimisation of system settings, and measures to reduce heat loss. These projects offer strong value for money and reduce energy consumption equivalent to the gas use of 39 households and the electricity use of 167 households. Importantly, they also improve visitor comfort and prepare the estate for future decarbonisation measures.
- 4.4 Looking ahead, APP's longer-term ambitions include Package 2: Renewable Generation and Package 3: Heat Decarbonisation. Renewable generation options include solar photovoltaic installations on buildings and car parks, as well as potential wind energy projects, helping to reduce energy costs and reliance on the grid. Heat decarbonisation would replace existing gas boilers through the development of an on-site heat pump solution. These measures could deliver substantial carbon savings, including reducing gas demand equivalent to between 550 and 710 households. However, both packages require further development work and significant external funding, which is not currently available. As a result, APP's immediate focus remains on delivering energy efficiency improvements while building the evidence base and seeking future investment opportunities.
5. **Protect Our Heritage Assets:** *Reverse the decline in the heritage asset by raising the funds needed to tackle the backlog of conservation and infrastructure repair and maintenance across the estate. We commit to utilising innovative sustainable materials and methods at every opportunity.*
 - 5.1 A comprehensive building-wide drone survey has been completed across the Palace, using both daytime and night-time flights, high-resolution imagery and thermal imaging. This is the first survey of this type undertaken across the whole building. The data will be used to develop a detailed three-dimensional record of the Palace, identify defects and areas of heat loss or water ingress, and strengthen the evidence base for future fabric maintenance and capital investment.
 - 5.2 Planning and development of the Great Hall Bridge project continues. The team is progressing the scope and design requirements, with the next stages being developed alongside the operational and heritage constraints of the Great Hall.
 - 5.3 The refurbishment of the Ice Rink mezzanine toilets has been completed. The works form part of the continuing programme to improve the condition and quality of

customer-facing facilities while addressing areas of the building that require targeted investment.

- 5.4 The Joint Control Room / Security Room project is approximately halfway through its construction programme. The project will bring together security control and event control functions within a single purpose-designed facility and includes significant upgrades to CCTV, access control and communications. Construction and technical coordination continues to be closely managed to protect the programme and planned occupation.
- 5.5 A complete planned shutdown of the Palace's main electrical transformers has been successfully undertaken as part of routine high-voltage maintenance. The overnight operation required the building's electrical mains to be fully shut down and involved extensive coordination across Property & Engineering, Security, IT, Operations and contractors. The shutdown was also used to identify and verify services supported by standby and backup power, strengthening future incident management and business continuity planning.
- 5.6 The EE infrastructure project is approaching completion, with final works and close-out activities now being progressed. The project represents a further improvement to the Palace's communications infrastructure and resilience.
- 5.7 The Great Hall 'Toblerone' replacement project has now been completed. The existing structures have been removed and replaced with new square-profile trusses, providing the opportunity to undertake a significant upgrade of the associated infrastructure. The Great Hall emergency lighting system has been overhauled, including improvements to lux levels and replacement cabling to meet current regulatory requirements. The new installation also provides improved control of the Great Hall lighting during events. As part of the project, PAVA cabling within the Great Hall has also been renewed and upgraded to improve system performance and output.
- 6. **Safeguard Our Green Lung for London:** *We will implement new technology and innovation to help local habitats and species thrive in our 196-acre park, whilst encouraging diverse audiences, new visitors and new communities to engage with and benefit from our unique environment through outdoor interpretation, events and activities.*
 - 6.1 The Park team prepared the site for the summer series of events by tidying shrub beds, cutting back brambles, and using soil and woodchip to make uneven areas of ground safe and suitable for public use.
 - 6.2 Drought conditions have had a visible impact on the Park, with grassed areas turning brown, young trees coming under pressure, and reduced water levels in the

lake and ponds. The team has prioritised watering young trees to support them through this challenging period.

- 6.3 A fire in the composting area within the paddocks was attended by the Fire Brigade and quickly brought under control. Familiarisation visits have since taken place with the Fire Brigade to highlight areas with limited access and the bespoke water outlets available across the Park for emergency use.
- 6.4 Further action has been taken to reduce fire risk in the Park, including reducing the volume of material in the composting area and bringing forward the meadow cut-and-collect operation to reduce the risk of grass fires. The Park Fire Management Plan has also been reviewed in light of more frequent drought and heatwave conditions.
- 6.5 The Park continues to benefit from significant volunteer support across a range of projects:
- AXA insurance: painting railings and bollards around the play area and lakeside
 - Dice (our ticketing partner): litter picking and archive volunteering
 - AP staff undertook a litter pick for World Environment Day
 - Friends of the Park: working in the ant hill meadow and strengthening the laid hedge in the Grove spinney
 - The Conservation Volunteers: glade management and woodland improvements in the Blandford woodland
- 6.6 The Friends of the Park celebrated their 20th anniversary with a fete in the Grove in June. Opened by the Mayor of Haringey, Cllr Dawn Barnes, the community event brought together live music from the Palace Band, the Swing Busters, the London Metropolitan Brass Community Band and the London Metropolitan Brass Senior Band. Family activities included Art in the Park, crown making and a nature scavenger hunt. Special recognition was given to Gordon and Jane Hutchinson for their long-standing leadership and commitment to the Friends since its creation.
- 6.7 Volunteer activity, the work of the Friends of the Park, and the outdoor learning programme all contributed to Alexandra Park being awarded Green Flag status for 2026. The award is the international quality standard for parks and green spaces, and this marks the 19th time the Park has achieved it. The London in Bloom judge visited in June, with the results due to be announced in September.
7. **Protect Our Archives and Share Our Stories In Innovative Ways:** *Celebrating our heritage and growing our reputation in the sector, we will provide environmentally sustainable facilities for the care of our valuable collections and archives to tell our stories and enable access to a wider range of people.*

- 7.1 The archive digitisation and storage project has progressed since the last report, with more than 1,000 drawings and plans now scanned and securely stored. Progress has been slower than anticipated because enhanced cyber security requirements introduced through the Cyber Essentials work have required a review of legacy technology used within the project.
- 7.2 Archive volunteers continue to play an important role in preserving, documenting and improving access to the archive material, helping to ensure the collections remain accessible and useful for future research, interpretation and engagement.
- 8. **Inspire And Engage Our Communities:** *Taking inspiration from our eclectic history and inspiring cultural assets, we will collaborate with our communities and partners providing a range of creative and engaging events and workshops, to help people of all ages and backgrounds gain skills, explore their creativity and improve their well-being whilst cultivating warm and affectionate attachments to everything we do.*
 - 8.1 Planning and development of displays and programming for the celebration of Ally Pally's BBC television's 90th anniversary continue following the launch of the heritage season on 10th August.
 - 8.2 Over the summer, regular programmes for older people, including Singing for the Brain and Café Palais, paused their usual sessions. In response, we delivered *Mindful Music and Movement* and took Café Palais on the road, visiting care homes across the borough. The first session, led by Kaos Choir leader Suzy Davies at Priscilla Wakefield House, brought live music and social engagement directly to residents.
 - 8.3 Alexandra Palace partnered with Pinhole London to deliver *Upside Down London*, a programme of heritage and early photography workshops during July. Participants explored the history of photography through the camera obscura and hands-on creative activities.
 - 8.4 Young people from across Haringey connected with local youth services at Alexandra Palace through a partnership with Haringey Council Youth Service and the United Borders bus, helping to raise awareness of local opportunities and support networks.
 - 8.5 Thirty students from Alexandra Palace Performing Arts School concluded the summer term with a celebratory performance in the Theatre, attended by 54 family members and friends. Over the summer, work also progressed on the rebrand of the school to *Palace Performing Arts*, supported by new films and evergreen digital marketing campaigns.

- 8.6 Twenty-seven volunteers attended the annual Volunteer Summer Social in the Theatre Courtyard. The event brought together volunteers and staff from across the organisation, including Fundraising, Parks, Theatre and Strategic Projects, recognising the vital contribution volunteers make to the charity.
- 8.7 Nineteen volunteers supported the Curatorial Team over the summer by digitising archive material and updating the collections management system. This work is helping to improve access to the collections and strengthen long-term stewardship of the Palace's heritage assets.
- 8.8 Twenty-five volunteers from AXA supported a park improvement day, painting railings across the site. Following the success of the event, discussions are underway to increase the company's volunteer contribution next year.
- 8.9 Development of new community growing spaces continued through the Community Herb Garden project, part of the wider *Wild in the Park* initiative. Volunteers and community groups have supported site preparation, groundworks and soil improvement, while new accessible raised planting beds are being constructed to encourage participation, biodiversity and pollinator-friendly habitats.
- 8.10 In September, Rhythm Stick will launch a new Events Management course for people who identify as disabled. The programme will provide employability skills and insight into careers across events, marketing, technical theatre and venue operations through sessions led by Alexandra Palace staff.
9. **Strengthen Our Overall Resilience:** *Safeguarding the assets for future generations, we will fortify our governance and raise funds through diversifying our revenue streams. This will include introducing a donor programme, building our corporate partnerships in line with our Values and attracting visitors all year round to the Park and Palace, creating a dynamic and sustainable future for the charity.*
- 9.1 Fundraising activity has continued to support delivery of the Strategic Plan. The wetlands crowdfunder, delivered in partnership with the Friends of Alexandra Park to support accessibility improvements in the Alexandra Park Wetlands, closed on 15 June. The campaign reached its initial £10,000 target within two days and raised over £24,000, with Gift Aid expected to increase the total income from the appeal.
- 9.2 The campaign also benefited from an anonymous £7,000 match-funding gift, which helped to encourage further public donations by matching contributions pound for pound. In total, more than 400 individuals supported the appeal, with gifts ranging from £5 to £1,000.

10. **Restore Derelict Spaces:** *Adopting an adaptive reuse approach to restoration, we will bring currently underused, inaccessible or derelict spaces back into use, unlocking potential and enabling us to welcome everyone through our doors with a wider range of activities, entertainment and experiences.*
- 10.1 Design work continues on the Creative Campus (phase 1) project, which includes the North East Office Building, Theatre Courtyard and Transmitter Hall. A Development Phase application is due to be submitted to the National Lottery Heritage Fund in the winter. Further detail is provided in the Planning and Listed Building Consent Report.
- 10.2 The Panorama Room Replacement Project is also progressing, with planning and listed building consent applications expected to be submitted at the end of September. Further detail is provided in the separate Panorama Room Report. Both the Panorama Room and Creative Campus projects form part of the Strategic Plan.
11. **Establish new, Exciting Partnerships:** *Amplifying our purpose of enriching lives, we will strive to form stand-out partnerships with universities, colleges and creative institutes and employers to support skills development and career opportunities for people of all ages.*
- 11.1 Discussions are progressing with several partners on the development of heritage skills training at Alexandra Palace. Most significantly, Alexandra Palace is working with a local college and a heritage skills company to develop a pilot programme focused initially on lime plastering, with practical training proposed to take place on site.
- 11.2 The pilot will be recorded and evaluated to measure its impact and capture learning for future development. This evidence will help support the longer-term ambition for Alexandra Palace to become a Creative Campus and a centre for heritage skills training. Further detail on the pilot and wider programme will be provided in a future report.

12. Legal Implications

The Council's Director of Legal and Governance has been consulted in the preparation of this report and has no comments.

13. Financial Implications

The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comments.

14. Use of Appendices

- Appendix 1 - APPs Vision & Goals

15. Background Papers

None.



Our Vision is to Create a Sustainable Home For All That We Do

**Enabling everyone to experience inspirational culture,
world-class entertainment, unique heritage, life-enriching
creative and educational opportunities and restorative
green space. Forever.**



Goals

Over the Next 10 Years We Will



Build Climate Change Resilience

Actively responding to the climate change emergency, we will strive and challenge ourselves to take the Palace off grid within a generation, lessening our impact on the environment, reducing our energy consumption and harnessing the parkland to build climate resilience.



Safeguard Our Green Lung For London

We will implement new technology and innovation to help local habitats and species thrive in our 196-acre park, whilst encouraging diverse audiences, new visitors and new communities to engage with and benefit from our unique environment through outdoor interpretation, events and activities.

Goals

Over the Next 10 Years We Will



Protect Our Heritage Assets

Reverse the decline in the heritage asset by raising the funds needed to tackle the backlog of conservation and infrastructure repair and maintenance across the estate. We commit to utilising innovative sustainable materials and methods at every opportunity.



Restore Derelict Spaces

Adopting an adaptive reuse approach to restoration, we will bring currently underused, inaccessible or derelict spaces back into use, unlocking potential and enabling us to welcome everyone through our doors with a wider range of activities, entertainment and experiences.

Goals

Over the Next 10 Years We Will



Provide Great Entertainment & Culture For All

Accessible and welcoming, we will continue to challenge ourselves to gain better understanding of our current and future audiences and their needs, ensuring our Cultural and Entertainment programme reflects the tastes and innovations of the time. We will support and develop opportunities for artists to showcase their talents and reach new and diverse audiences.



Protect Our Archives And Share Our Stories In Innovative Ways

Celebrating our heritage and growing our reputation in the sector, we will provide environmentally sustainable facilities for the care of our valuable collections and archives to tell our stories and enable access to a wider range of people.

Goals

Over the Next 10 Years We Will



Inspire And Engage Our Communities

Taking inspiration from our eclectic history and inspiring cultural assets, we will collaborate with our communities and partners providing a range of creative and engaging events and workshops, to help people of all ages and backgrounds gain skills, explore their creativity and improve their well-being whilst cultivating warm and affectionate attachments to everything we do.

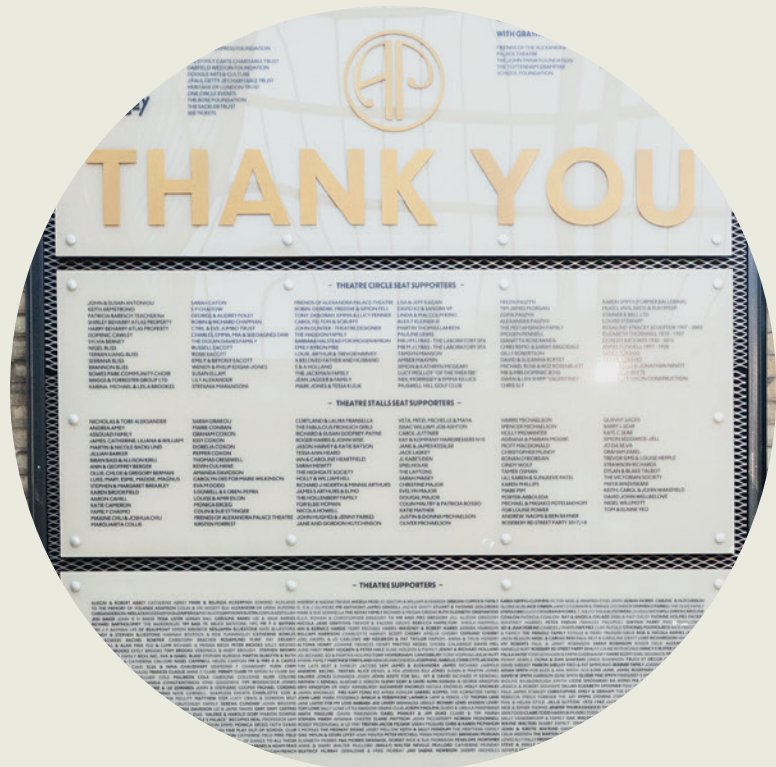


Create A Great Place To Work

An inclusive environment where staff are happy and proud to work and feel like they belong. A culture that listens, recognises, and empowers its staff and lives by its Values and Behaviours. We will support our staff to grow and develop to achieve their potential.

Goals

Over the Next 10 Years We Will



Strengthen Our Overall Resilience

Safeguarding the assets for future generations, we will fortify our governance and raise funds through diversifying our revenue streams. This will include introducing a donor programme, building our corporate partnerships in line with our Values and attracting visitors all year round to the Park and Palace, creating a dynamic and sustainable future for the charity.



Establish New, Exciting Partnerships

Amplifying our purpose of enriching lives, we will strive to form stand-out partnerships with universities, colleges and creative institutes and employers to support skills development and career opportunities for people of all ages.



MEETINGS OF THE
STATUTORY ADVISORY AND CONSULTATIVE COMMITTEES

Date: 17th September 2026
Location: Creativity Pavilion, East Court, Alexandra Palace
CC: 1800hrs
SAC: 1900hrs

Report Title: Alexandra Palace Summer Series 2026

Report of: Simon Fell – Director of Event & Festivals.

Purpose: This report sets out the feedback received from residents to the 2025 series and the operational improvements made across the 2026 Summer Series in response. It also highlights areas that will be of interest to stakeholders and residents from the 2026 series.

Recommendation: That the SAC and CC members note the contents of the report

1. Executive Summary

This report provides an update on the feedback received following the 2025 Summer Series and the actions taken in response, while highlighting key areas of interest arising from the 2026 Summer Series for consideration by stakeholders and residents.

2. Transport 2025 Feedback / 2026 Response

2.1 Taxi Pick Up Point

During the first week of the 2025 Summer Series, concerns were raised by a resident on Dukes Avenue that members of the public were leaving the site via Gate 11, on The

Avenue and waiting in the area for taxis. In response, additional security was deployed during the second week of the 2025 series to help manage taxi pick-ups and reduce the impact on local residents.

For the 2026 Summer Series, additional security was in place throughout the two-week run. In addition, a pilot scheme was introduced with Uber to geo-fence The Avenue and Dukes Avenue during event times. This was intended to prevent event attendees from ordering Uber journeys to those locations and to reduce congregation and taxi pick-up activity in residential streets.

A concern was raised by a resident that the geo-fencing could restrict residents' own access to Uber. One complaint was received about being unable to order an Uber to a home address during the day. This was raised with Uber, as the geo-fence was intended to operate only during event times. No further complaints were received.

It should also be noted that Uber was the only taxi provider included in the geo-fencing pilot. Residents and visitors remained able to use other taxi providers, which were not affected by the arrangement. The team will continue to review the approach with Uber and consider any refinements needed for future events.

2.2 The Avenue Bay Closures

The Avenue narrows as it approaches Alexandra Park and the junction with Dukes Avenue, making two-way traffic more challenging. When the Alexandra Palace Way Road closure is in place, traffic using The Avenue increases.

Following past Summer Series, Haringey Council received feedback from residents on The Avenue and Dukes Avenue requesting parking suspensions to be put in place alongside the Alexandra Palace Way Road closure. These suspensions were introduced in response to those concerns.

The Alexandra Palace team has since received further feedback from a resident on The Avenue suggesting that the parking suspension is not required and reduces the availability of parking for residents.

The presence or absence of a parking suspension does not materially affect the delivery of the event from Alexandra Palace's perspective. The measure was introduced in response to feedback received via Haringey Council.

Further discussion will therefore be needed with residents and Haringey Council ahead of future events to determine whether parking suspensions should remain in place, be amended or be removed.

This will help ensure that any decision is clearly understood and does not result in further concerns being raised if the arrangements change.

2.3 Bus Route W3

The W3 bus historically followed a defined diversion route during road closures, which resulted in services missing all stops between Wood Green Station and Middle Lane N8. Following feedback from ward councillors and local residents, the Alexandra Palace delivery team reviewed whether the diversion arrangements could be improved, as several stops were not being served during the closure period.

The team worked with Transport for London to explore an alternative diversion route. These discussions were successful and a revised route was agreed and implemented throughout the Summer Series whenever the road closure was in place. As a result, no bus stops were left entirely unserved, and the W3 missed only five stops in total across both eastbound and westbound journeys, excluding those on Alexandra Palace Way. Alexandra Palace Way Closures.

To deliver the event safely and effectively, a significant amount of infrastructure is required on or alongside Alexandra Palace Way. This is largely because a substantial part of the event site is located on a hill, which limits the available space for essential facilities such as food and bar provision. These facilities are important to both the customer experience and the commercial viability of the Summer Series.

As a result, Alexandra Palace Way is closed from the day before the first event and reopens at 14:00 on the day after the final concert. Reopening the road during this period would not be possible due to the infrastructure located on or immediately adjacent to the road.

The delivery team recognises the impact of these closures on road users and will continue to review the arrangements to identify whether any further refinements can be made for future events.

2.4 Lime Bikes

A significant number of visitors use hire bikes, including Lime and Forest, to travel to the event. The venue welcomes this as a sustainable mode of transport. However, issues have arisen in previous years where bikes have been left outside park gates, causing obstructions to gates and footpaths.

The Head of Security & Traffic worked closely with the operators throughout the events to arrange for bikes to be removed where necessary and to help limit the impact on the local area. On one event day, when the Piccadilly line was not operating, there was a significant increase in Lime bike usage and consequently, a higher volume of bikes left around the park. The team continued to press the operators to increase their collection activity.

However, responsibility for the management and removal of these bikes rests with the operators and is not within the direct control of the Alexandra Palace team.

3. Additional Event Operation 2025 Feedback / 2026 Response

3.1 Onsite Plant & Machinery noise

Plant and machinery used during the build and break of the event site, such as forklifts and scissor lifts, are required to include safety warning systems to alert those working nearby when equipment is in operation. In previous years, feedback was received that traditional reversing alarms and beeping signals could be disruptive to some local residents.

In response, the production team sought to hire equipment with alternative, less intrusive safety warning systems where possible. For the 2026 Summer Series, 9 of the 11 pieces of plant used on site were fitted with white-noise warning systems. This approach helped reduce the impact of plant noise on the local area while maintaining the necessary safety standards for the event build and operation.

3.2 Additional Entrance Gate West Side

In 2025, there was one entrance gate on the east side of the site, level with the BBC Tower. This location was close to Alexandra Palace Station and reflected the main route used by many visitors accessing the event. Visitors approaching from the west were directed along Dukes Avenue to the entrance on The Avenue.

Following feedback from residents about increased footfall on Dukes Avenue, a second entrance gate was introduced for the 2026 Summer Series on the west side of the site. This provided more direct access for visitors approaching from that direction and helped to reduce the need for them to travel along Dukes Avenue before entering the event site.

4. 2026 Resident Feedback and Operational Matters

4.1 Sound Management

The team worked closely with the production company and PA supplier to design a sound system that contained amplified sound within Alexandra Park as far as possible. The external event licence permits sound levels of up to 75db; however, across the seven events, recorded levels did not exceed 65db, remaining 10db below the permitted threshold. Sound impact is also considered as part of event programming, with the team working with the promoter to manage the overall effect of the series.

All noise complaints were logged and referred to the independent noise monitoring team. Where residents provided an address and requested a visit, the monitoring team attended to take readings and confirm whether permitted levels were being exceeded. Across the seven events, 46 noise complaints were received in total. Of these, 26 included addresses, representing 14 unique addresses, and requested a visit from the monitoring team. There were no instances of permitted levels being exceeded during any event this year.

There was an increase in complaints from parts of Muswell Hill that are not usually affected by event sound. Although the numbers were relatively small, the pattern is being reviewed to understand whether it was linked to system design, weather conditions or other factors.

In addition to managing amplified sound, a post-event team was deployed to premises where residents had previously raised concerns about noise from people leaving events. The team's role was to remind attendees to be considerate of neighbours, discourage gathering outside residential properties, ask vehicles not to idle, and

monitor or intervene where anti-social behaviour was identified. This work was overseen by the Director of Events and the Head of Security, and positive feedback was received from residents about these measures.

4.2 Piccadilly Line Closure

The Piccadilly line was closed through Wood Green on the final event day, Saturday 19 July, when The Streets performed to a sold-out audience. This placed additional pressure on local transport arrangements, with increased demand at Alexandra Palace Station and a higher volume of visitors using hire bikes, particularly Lime bikes, as noted in point 2.4.

While transport hubs were busier than usual and no significant issues were reported beyond this increased demand, the closure created additional operational pressure for the delivery teams. This included managing higher volumes of visitors using alternative routes, responding to increased hire bike activity around the park, and maintaining safe and effective crowd movement at key arrival and departure points.

This issue has been raised with Transport for London, and the team is continuing discussions with TfL and other partners to better understand how planned closures can be avoided on major event days wherever possible, or how earlier notification and mitigation planning can be improved where disruption cannot be prevented.

4.3 Crime / Metropolitan Police Presence

Crime Statistics

Throughout the concert run, there was only one occasion on which the Police were called to site. This is a positive indicator of the overall operation and is consistent with the profile of events typically delivered at Alexandra Palace. It reflects the careful planning, programming and event management arrangements that are put in place to support safe and well-managed events.

Metropolitan Police on site

There was a Metropolitan Police presence on site on each event day. This was primarily a visible, reassuring presence for visitors rather than a response to any specific intelligence or identified crowd management concern.

The approach supported the overall safety and confidence of visitors throughout the event period and reflects the strong working relationship that has developed between Alexandra Palace and the Metropolitan Police.

4.4 Site Wide & Beyond Boundary Lines Clean

Effective cleaning is an important part of reducing the impact of major events on residents, park users and the surrounding area. It helps ensure that both the event site and the public areas around key entry and exit points are returned to a good standard promptly after each event.

The cleaning team carried out full cleans across the event site itself, as well as outside the main entry and exit points to the park, including Alexandra Palace Way, Dukes Avenue and The Avenue.

The Starting Gate pub was busy both before and after each concert, during the summer series, with a number of its customers using the grassed area opposite. It is important to note that the management and clean-up of activity associated with the pub's customers sits outside the responsibility of Alexandra Palace. The Alexandra Palace team cleans the event site and key egress routes, including the station-side route opposite the pub, after each event. However, it is not Alexandra Palace's responsibility to clean up after customers of neighbouring businesses.

The Alexandra Palace team has offered support to The Starting Gate as part of a constructive partnership approach and remains willing to work with the pub where support is requested. However, it is disappointing that this offer has not yet been meaningfully engaged with. The team will continue to encourage dialogue with The Starting Gate to ensure that, where possible, the wider local area is managed collaboratively during major event periods.

4.4 Wildflowers

Steel shield security fencing was installed across the lower road to secure the event site. The fencing route ran alongside the wildflower area, and local feedback was received about the potential impact on the planting. While the area initially appeared to have been affected, closer inspection found that the level of damage was minimal.

The fencing contractor followed a specific installation and removal process during both the build and de-rig to minimise any impact on the wildflowers. However, the feedback has been noted, the wildflower area will be reseeded in a different location for 2027.

This would help avoid any future conflict with event infrastructure while ensuring the park continues to maintain this important habitat.

5. Communication

In advance of the outside events season a full comms campaign was in place. This consisted of the following channels and methods of communication:

- 8,000 leaflets dropped to local residents
- Signage highlighting both park and road closures at all entry gates to the Park
- Road signage in place in and around Alexandra Palace Way informing of road closures
- Emails sent to 1,000 local stakeholders
- Updates to Alexandra Palace board and resident committees
- A significant social media campaign across Facebook and Instagram specifically highlighting the road and park closures

Alexandra Palace is committed to continually improving how it communicates with local residents and stakeholders, ensuring that information reaches as many people as possible in a clear and timely way. The marketing and communications team is reviewing additional communication methods to complement the existing channels already in use. Once this review and any associated testing have been completed, further information will be shared with the CC, SAC and local residents.

6. Safety Advisory Group Debrief

Following the Summer Series, key members of the Alexandra Palace team met with the Safety Advisory Group to debrief the event and consider any feedback. The meeting was attended by representatives from the Metropolitan Police, LBH Licensing, TFL and LBH Highways. Feedback from the agencies was wholly positive, with the only action requested being for the team to investigate whether there are viable options to shorten the Alexandra Palace Way Road closure for future events.

No concerns were raised in relation to any of the licensing objectives. Both LBH Licensing and the Metropolitan Police confirmed that they were satisfied with the planning and delivery of the Summer Series.

7. Legal Implications

The Council's Director of Legal and Governance has been consulted in the preparation of this report and has no comments.

8. Financial Implications

The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comments.

9. Use of Appendices - None

10. Background Papers - None

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**MEETINGS OF THE STATUTORY ADVISORY COMMITTEE
THE CONSULTATIVE COMMITTEE**

Date: 17th September 2026
Location: Creativity Pavilion, East Court, Alexandra Palace
CC: 1800hrs
SAC: 1900hrs

Report Title: Panorama Room Replacement Project Update

Purpose: The purpose of this cover report is to provide the Committees with an update on the progress made with regards to the Panorama Room Replacement Project. It will also set out a summary of the proposed planning and listed building consent applications that are currently being drafted. It is intended that we submit both applications to the Local Planning Authority (Haringey Council) by 30 September 2026.

Recommendations

1. That the SAC and CC members note the contents of the report and provide feedback to help shape the final stages of the application submission documents.

Executive Summary

The Panorama Room, located at the western end of the Palace behind the colonnade, has been in operation since 2003. The original permission was for 5 years; yet close to a quarter of a century later it is still being used and is fundamental to our commercial operation. However, the structure has been failing in various areas over the past few years and is now no longer fit for purpose, and it has reached the end of its serviceable life.

Retaining an ageing temporary building would lead to increasing maintenance liabilities, reduced environmental performance and potential operational risks.

Replacement provides the opportunity to:

- Improve sustainability
- Improve accessibility
- Reduce long-term maintenance
- Improve structural performance
- Minimise future interventions to the listed building and
- Ensure the continued operation of Alexandra Palace's commercial offer, which is a vital contributor towards the charity's day-to-day running costs

1. Background and Context

In June 2025, AMION Consulting were asked to produce a detailed Business Case, setting out the rationale for proceeding with a replacement Panorama Room and associated upgrades to the main kitchen.

Located at the western end of the Palace, the Panorama Room is a tented structure providing 1000sqm of pillar-free event space. It is an intrinsic part of the event offer and is often sold as part of several key events including the World Darts Championship, the Knitting and Stitching Show and the World Snooker Championship. These high-profile clients have raised their concern regarding the Panorama Room remaining fit for purpose and the ability for them to continue to host their events at the Palace. The potential loss of these clients would have a significant impact on Alexandra Palace's ability to generate revenue and profit, which allows it to deliver on its wider charitable objects.

The replacement of the Panorama Room and upgrade of the main kitchen come under the Trust's new 10-year Strategic Plan, under Objective 1:



2. Procurement

A competitive tender process was delivered in autumn 2025, and StarLive were appointed as the Main Contractor to work on the project.

Design work formally commenced in early 2026. There have been several rounds of design, with the AP team working closely with StarLive and their design team.

3. Planning and Listed Building Consent process

The Trust has entered into a Planning Performance Agreement (PPA) with the Council. A PPA is a project management tool, used to agree the process for handling a planning application. The first PPA meeting was held in July; officers at the Council gave the team feedback on views, materiality and general approach to ensuring the planning and listed building consent application has the best chance of achieving approval. A second PPA meeting is scheduled for 02 September, after which final comments will be incorporated into the application documentation, for submission as soon as possible.

In summary, the project will include conservation-approach repairs and stabilization works in the historic basements under the Panorama Room, the dismantling and removal of the current structure, some enabling and repair works to the slab and colonnade, and the erection of a new, modern, fit-for-purpose replacement structure.

The new Panorama Room will be a single-storey structure with integrated toilets, bar, cloakroom, kitchen, storage, plant room, tech/ AV office and dressing room facilities. The footprint of the new structure will be similar to the existing, sitting behind the colonnade. Fixings into the Palace structure itself will be minimal. The design intention is for the new building to blend in and complement the historic setting rather than compete with it.

4. Funding and Delivery Considerations

The project is expected to cost around £3.5m and to fund the project, Alexandra Palace is requesting a loan from Haringey Council (the sole corporate trustee). A loan from the local authority would provide the necessary capital needed to deliver the project while aligning with the shared objectives of supporting cultural infrastructure and enhancing the borough's economic and cultural offer. The servicing of the loan will be supported through increased revenue generated by the improved facilities and enhanced delivery of events.

A loan application will be submitted to Cabinet in December 2026. Once planning and listed building consent has been secured, the design process can move to the final stages, and the loan drawdowns will start. The additional contribution provided by the darts and other events provides more than sufficient headroom to service the loan repayments and interest. Payment terms are being agreed with the Council. The construction period is expected to last around 6 months. The Panorama Room will be ready for Darts 2027.

5. Risks and Challenges

The primary risks associated with the Panorama Room Replacement Project include:

Risk	Mitigation
Planning and listed building consent is not approved.	We have been working with the Council via PPA meetings which should help to shape a proposal for approval.
Charity is unable to make loan repayments due to loan incurring interest.	We have forecast the loan repayments and are in discussions with the Council.
Works will cause operational disruption to the South Terrace and pub and may involve amendments to operational procedures.	Construction works will be closely coordinated with the events programme to ensure impact is minimal.
Works in the historic basements will uncover additional work and complexities	Structural Engineer, contractor and Architect have been coordinating closely to reduce the risk of discovering unknowns. A healthy contingency for the basement works is being discussed
Construction costs continue to fluctuate/ rise due to global economic uncertainty	Cost plan to be as up to date as possible, and sourcing of materials to be carefully considered to reduce risk

These risks are acknowledged and are being managed as part of a project-wide Risk Register, led by the external Project Manager and Contract Administrator.

7. Next Steps

A timeline of next steps is set out in the table below:

Date	Step
02 September 2026	Final Pre-Application Meeting with Local Planning Authority
17 September 2026	SAC CC feedback provided
30 September 2026	Target application submission date
December 2026	Cabinet paper
January 2027	Decision from Local Planning Authority expected
February 2027 (end of)	Panorama Room is dismantled
March 2027	Construction phase begins
October 2027	Project completes

7. Legal Implications

The Council's Director of Legal and Governance has been consulted in the preparation of this report and has no comments.

8. Financial Implications

The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comments.

9. Use of Appendices

Appendix 1 - General Arrangement Floor Plan

Appendix 2 - Elevation Plan

Appendix 3 – External View

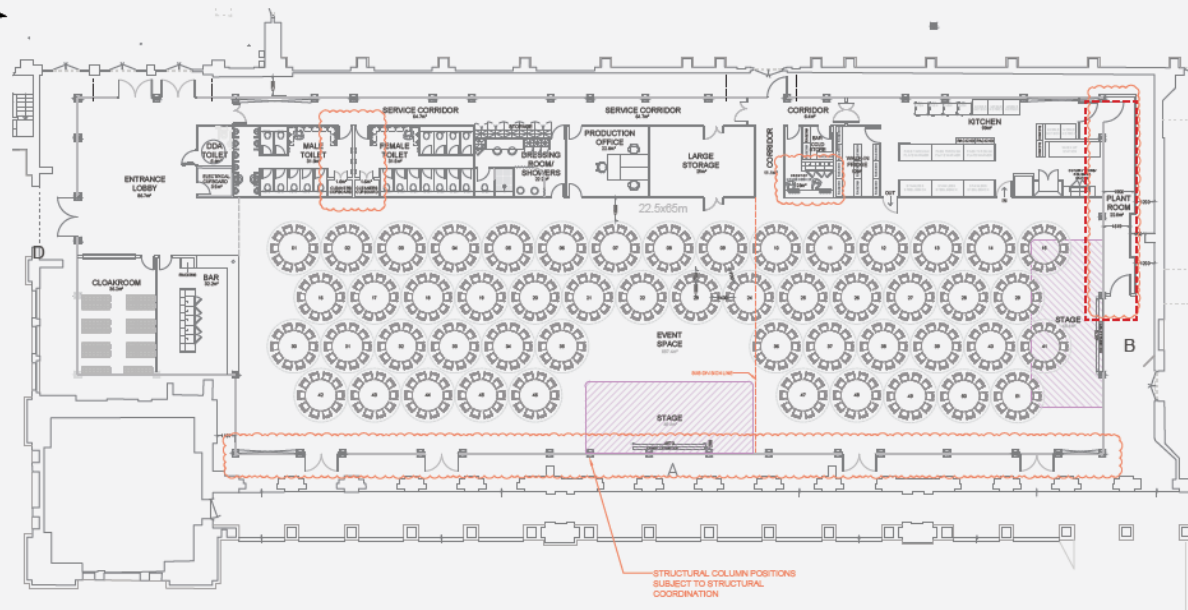
Appendix 4 – Internal View

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6.1 Proposed Plan

Ground Floor General Arrangement Plan

----- Proposed external plant location (all equipment to be concealed within louvered enclosure)



Proposed Plan (n.t.s)

Note: Internal layout Indicative and subject to coordination



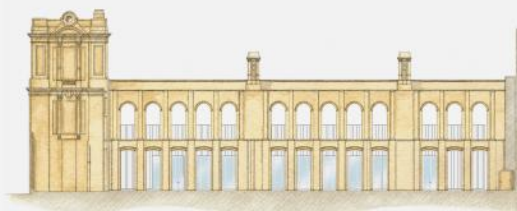
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4.1.4 Structural Design

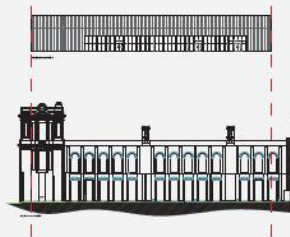
Connection with Existing Facade



Elevation A:A



Proposed Elevation (n.t.s) - artistic impression for illustrative purposes only



Elevation A:A



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5.0 External Views

Former Palace Suite, South Terrace



5.0 External Views



Existing - Photograph

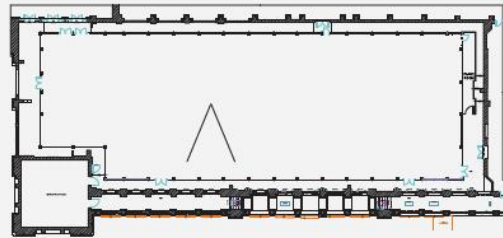


Proposed - Artistic Impression



6.2 Internal View

Ground Floor Internal View Out



View Out



Existing Condition



Artistic Impression



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**MEETINGS OF THE STATUTORY ADVISORY COMMITTEE
THE CONSULTATIVE COMMITTEE**

Date: 17th September 2026
Location: Creativity Pavilion, East Court, Alexandra Palace
CC: 1800hrs
SAC: 1900hrs

Report Title: Statutory Approvals – Pipeline (Planning, Listed Building Consent and Advert Consent)

Purpose: The purpose of this cover report is to provide the Committees with an update on the pipeline of projects that are currently in various stages of design and that will require statutory approval.

Recommendations

That the SAC and CC members note the contents of the report and provide feedback prior to projects moving through the design process towards Planning and/or Listed Building Consent and/ or Advert Consent applications.

Executive Summary

There are several projects in varying stages of design which will require statutory consent before moving towards delivery. Note that all projects are subject to funding being secured, as well as the relevant permissions (planning, LBC and/or advert consent).

As in accordance with the Alexandra Park and Palace Acts, we are bringing this report to SAC and CC to advise of the applications that are likely to be submitted in 2026.

1. Overview of projects

The table below sets out the project names, scope and permission required. Note the Panorama Room Replacement Project has a separate standalone report as this is the project that is most developed and closest to submission.

Project Name	Scope	Permission required	Target submission
Creative Campus and Heritage Hub: Phase 1	North East Office Building, Theatre Courtyard, Transmitter Hall	Listed Building Consent	Nov 2026
Visitor experience improvements project (toilets)	Ice Rink/ BBC Wing (ground floor)	Listed Building Consent	Nov 2026
West Yard shutter upgrade	West Yard	Listed Building Consent	Oct 2026

2. Project details

The following section provides some additional information about the projects.

2.1 *Creative Campus and Heritage Hub: Phase 1*

This project builds on the 2024 funding provided by Historic England to save **the North East Office Building**. Work included stabilising the building, installing a new roof, floors, and repairing decaying brickwork. The next phase of the project will be to bring it back into use as a hub for our Creative Learning activities, building on the success of the team's work over the past decade, creating dedicated office and studio space, as well as a home for our volunteers and a publicly accessible archive studio.

The project also includes landscaping of the **Theatre and NEOB Courtyard areas**. This work will include surface treatment, the introduction of gates with access control for both vehicles and pedestrians (opening up the opportunity to programme the courtyard space, independently or as part of another event, to raise further revenue for the charity) as well as lighting and planting, building on the great work our gardening volunteers have carried out over the past few years.

The third part of the project is to make improvements to **the Transmitter Hall** to better serve Haringey Music Service and the community groups who use the space on a weekly basis. Plans are further behind for the Transmitter Hall and the Courtyards (we already have LBC secured for the NEOB) so a new LBC application will need to be submitted for

these spaces. There are several options being investigated, one of which includes removing and relocating the Transmitter Hall bar, which will allow for increased capacity and improved circulation and storage. Other interventions include the opening up and restoration of the window openings along that part of the South Terrace and the reconfiguration/ removal of the fire escape stairs. This will allow for operational improvements as well as enabling conservation and restoration of the southern façade.

The Trust will be arranging a Pre-Application Meeting with the Local Planning Authority (Haringey Council) prior to submission.

2.2 Visitor experience improvements project (toilets)

Feedback from visitor surveys consistently cites negative comments about toilet provision. The East end of the building suffers particularly, given the concentration of activity and events that take place simultaneously (ice hockey, theatre, Great Hall concert).

In addition, each live music events requires additional toilets to be hired in, these toilets are temporary and alongside the additional cost it is not the customer experience we wish to deliver. This project will introduce new facilities which will accommodate major events and reduce the reliance on temporary toilets.

Working with a professional team, we now have a robust feasibility study on toilets, which has examined 6 potential options for installing new facilities on the East side of the building. Both Ice Rink Corridor and the end spaces at ground level towards the East of the building within the BBC wing have been considered.

The study has confirmed that there are several viable approaches to delivering additional WC provision to support East Court, Ice Rink and Great Hall. The options tested demonstrated a clear balance between minimising intervention within the existing Ice Rink Corridor structure and taking advantage of the longer-term opportunities presented by BBC Wing.

Prior to moving to the next stages of design, the Trust will arrange for a Pre-Application Meeting with the Local Planning Authority (LPA) to discuss the preferred option.

2.3 West Yard Shutter Upgrade

The West Yard Shutter requires a full upgrade. The single shutter will be replaced with two smaller shutters; this will ensure that there is always a contingency shutter should one malfunction. Other benefits include reducing the amount of heat lost when the shutters are open in the winter, increasing the overall security of the West Yard, and improving the speed/ efficiency of the shutters – the specification is aligned with the types of shutters

used in warehouse operations. Further benefits of moving to this style of shutter is that off-the-shelf parts can be ordered if needed.

In addition to the two new shutters, a column will need to be installed into the frame. This project will require a Listed Building Consent application.

3. Funding and Delivery Considerations

Each project requires funding that is outside of the capital budget allocation the Trust has for 2026/2027.

For the Creative Campus project, a Development Phase application to the National Lottery Heritage Fund is in progress. To support this application there are several other trusts and foundations that will be approached for match funding. Once permissions and funding have been secured, we estimate the delivery phase (construction) will start in 2028.

The other projects will require funding from other sources, including capital budget allocation. These projects are scheduled for delivery 2027.

4. Next Steps

A timeline of next steps is set out in the table below:

Date	Step
Creative Campus Phase 1	
Aug – Nov 2026	Development Phase application to NLHF worked up; pre-application with Haringey Council; submission of LBC application for Transmitter Hall and Courtyards
February 2027	Outcome of Development Phase application and LBC application (if both positive, move on to Delivery Phase application)
Feb - July 2027	Work up a Delivery Phase application
Aug 2027	Delivery Phase submission
Visitor experience improvements (toilets)	
Sept 2026	Pre-application meeting with Haringey Council
Oct - Dec 2026	Work up preferred option to RIBA Stage 3
Jan 2027	Submit LBC application
Apr 2027	LBC decision (if positive, move onto Technical Design phase (RIBA Stage 4))
West Yard Shutter Upgrade	
Aug – Oct 2026	LBC application to be worked up and submitted
Feb 2027	LBC decision
Apr 2027	New shutter installed

7. Legal Implications

The Council's Director of Legal and Governance has been consulted in the preparation of this report and has no comments.

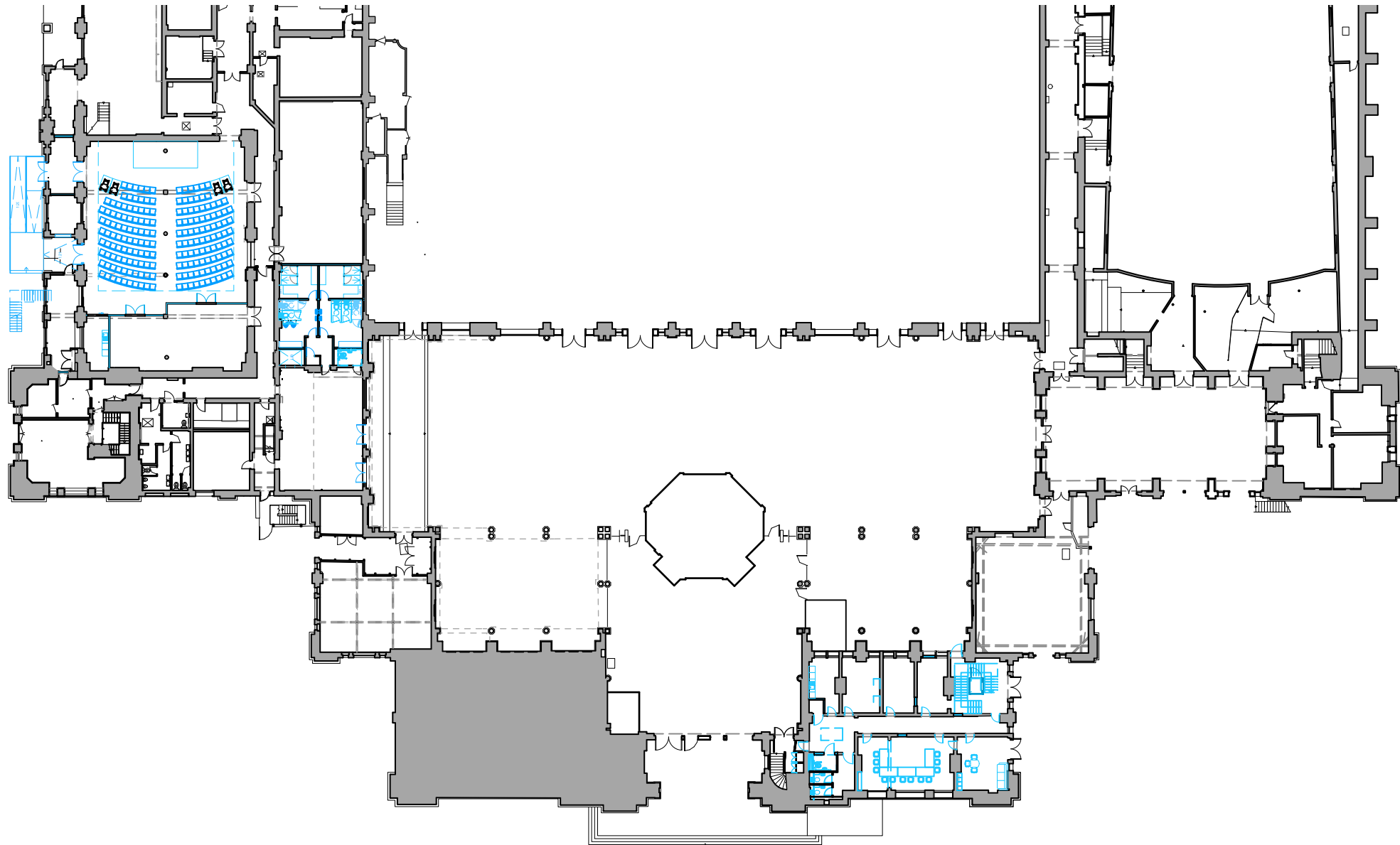
8. Financial Implications

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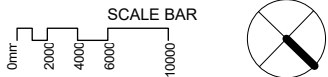
9. Use of Appendices

Appendix 1 - Creative Campus: General Arrangement Plan

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1 Proposed Ground Floor Plan
Scale: 1:500



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FOR:
ALEXANDRA PALACE AND PARK CHARITABLE TRUST

AT:
ALEXANDRA PALACE WAY, LONDON, N22 7AY

DRAWING TITLE:
Proposed Transmitter Hall & NEOB

DATE: 17/11/2025	SCALE: 1:500@A3
JOB NO: BFF/1627	DRAWN BY: CW
	CHECKED BY: FD
DWG NO. (JOB-ORIG-BLDG-LVL-TYPE-ROLE-SHEET NO.-CP-REV.) TH-BFF-ZZ-00-DR-A-0408 -C1	

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