

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 4 JULY 2006**

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

Non-Voting * V. Paley, *M. Tarpey, *N. Wilmott
Representatives
from the
Consultative
Committee :

Observer: *D. Liebeck –Chair of the Alexandra Park and Palace Advisory
Committee

*Members present.

Also present:

Keith Holder	General Manager – Alexandra Palace
David Loudfoot	Facilities Manager - Alexandra Palace
Ken Harrington	Head of Finance – Alexandra Palace
Matt Baker	Parks Development Manager – Alexandra Palace
Clifford Hart	Principal Support Manager (LB Haringey) – Clerk to the Board
Ian Harris	Trust Solicitor

**MINUTE
NO.**

SUBJECT/DECISION

<p>APBO01.</p>	<p>APOLOGIES FOR ABSENCE</p> <p>Nil</p>
<p>APBO02.</p>	<p>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 AT ITEMS 13 AND 19)</p> <p>The Clerk – Mr Hart, advised that Item 6 was TABLED for which reasons for urgency would be required, and also required for Item 10 which was sent out after the 5 clear days before the meeting. Members were also asked to note and consider the comments of the Acting Director of Finance of the LB Haringey in respect of Items on the agenda as detailed.</p> <p>NOTED</p>
<p>APBO03.</p>	<p>MINUTES</p> <p>(1)(a) Alexandra Palace and Park Board (Special) – 27 March 2006</p> <p>RESOLVED</p> <p>That the Minutes of the meeting of the Board held on 27 March 2006 be</p>

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	<p>approved and signed by the Chair.</p> <p>(1)(b) Alexandra Palace and Park Board – 11 April 2006</p> <p>RESOLVED</p> <p>That the Minutes of the meeting of the Board held on 11 April 2006 be approved and signed by the Chair.</p> <p>Councillor Hare referred to page 8 of the minutes and reference to Councillor Haley’s comments therein of his membership of both the Allotments Association, and the Television Group. With regard to both Councillor Hare wished to place on record that his membership of the Allotments Association was recorded within the Council’s declarations records. In respect of the Television Group Councillor Hare advised that he had been an attendee at a meeting of the Group but was not a Member of the body.</p> <p>NOTED</p> <p>(2) Alexandra Palace and Park Consultative Committee – 27 June 2006</p> <p>The Clerk advised that the Minutes were drafted but not available for consideration.</p> <p>NOTED</p> <p>(3) Alexandra Palace and Park Advisory Committee – 20 June 2006</p> <p>The Clerk advised that the meeting of the Advisory Committee of 20 June 2006 had been inquorate. The notes of that meeting had been drafted but were not available for consideration.</p> <p>NOTED</p>
<p>APBO04.</p>	<p>QUESTIONS: TO CONSIDER ANY QUESTIONS RECEIVED IN ACCORDANCE WITH STANDING ORDER 30.</p> <p>None were received</p>
<p>APBO05.</p>	<p>DEPUTATIONS/PETITIONS :TO CONSIDER RECEIVING DEPUTATIONS AND/OR PETITIONS IN ACCORDANCE WITH STANDING ORDER 31</p> <p>The Chair advised that a deputation request had been received from the Friends of Alexandra Park, and asked whether the Board was in agreement to hearing the deputation. The Board agreed to hear the deputation.</p> <p>The Board then received the deputation from Mr G Hutchinson, on behalf of the Friends of Alexandra Park. During the deputation Mr</p>

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Hutchinson outlined the aims of the group which were:

- to maintain rights of free access for the enjoyment of the public for air and exercise, leisure and recreation
- to encourage the preservation of the natural beauty, trees, plants, birds and animal life in the Park
- to encourage the use of the Park by all the diverse sections of the community
- The main concerns that the Group had were whether there was adequate funding and staff for both maintenance and community activities, and envisaged tensions with the preferred bidder in respect of the commercial operation of the Palace.

Mr Hutchinson outlined that the Group would work with the park management constructively and help with finding people with local expertise and willing assistance. It was hoped that the group could enhance the local knowledge and history of the park and wild life, as well as encouraging school visits, festivals and community events. Also it was hoped that the park would flourish to be enjoyed by an increasingly wide range of users and also a continued emphasis on conservation.

The Chair thanked Mr Hutchinson for his deputation and asked if there were any questions from Members.

Councillor Thompson sought and received clarification from Mr Hutchinson as to the group's affiliation to the Borough-wide Parks Association, and that the Group had two representatives who attended meetings.

Mr Liebeck commented that it was extremely important for the Group to be taken seriously and for the Board to work with them in the future.

Councillor Hare sought clarification as regards the issue of contact with other associations in the area and Mr Hutchinson responded that a number of members of the group were members of local resident associations.

Councillor Peacock referred to the mention of school visits and if the group would be able to assist in visits etc. Mr Hutchinson advised that there were some teachers and ex-teachers belonging to the Group who had indicated that they would be able to assist at such visits.

In conclusion the Chair thanked Mr Hutchinson for his attendance and deputation and that the Group shared many of the same aims and objectives of the Board. The Board welcomed interaction with the Community and that it was good to be able to share views with

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	<p>local associations.</p> <p>NOTED</p>
<p>APBO06.</p>	<p>AUDIT OF ACCOUNTS: TO RECEIVE AND CONSIDER THE AUDITED ACCOUNTS, ASSOCIATED MANAGEMENT ACCOUNTS AND MANAGEMENT LETTER FOR 2005/06. (REPORT OF THE GENERAL MANAGER AND EXTERNAL AUDITORS) TO FOLLOW</p> <p>The General Manager – Mr Holder advised the Board that the audited accounts were normally submitted to the first meeting of the Board in the Municipal Year. He apologised that that on this occasion, due to delays caused by the application of SORP 2005 and associated allocation of costs within the SORP definitions together with the requirement for full application of FRS 17 in respect of pension deficits, the external independent auditors had not yet concluded their work. The accounts and audit opinion would be submitted to a future meeting of the Board.</p>
<p>APBO07.</p>	<p>OPERATING BUDGET: TO ADVISE THE BOARD OF THE TWO MONTHS RESULTS TO END OF MAY 2006 AND THE FORECAST FOR THE FULL YEAR 2006/07. (REPORT OF THE GENERAL MANAGER)</p> <p>Mr Harrington, the Finance Manager, advised the Board of the 2 month result to the end of May 2006 and the forecast to the end of the year. Members were asked to note that the result for period 2 showed a saving of £64K before development costs (set out in Appendix 1 of the report); representing an overall saving against budget of 17.2% for the comparable period. In response to questions from Mr Tarpey in respect of the £26,000 variance Mr Harrington advised that this figure related to Park Development Costs namely from accounts from the previous year and were related to late invoice payments.</p> <p>RESOLVED</p> <p>That the contents of the report be noted and agreed.</p>
<p>APBO08.</p>	<p>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE : TO UPDATE ON PROGRESS MADE TOWARDS THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS. (REPORT OF THE DEVELOPMENT MANAGER)</p> <p>The Parks Development Manager - Mr Baker introduced this item which updated the Board on progress on the HLF refurbishment of the park as detailed.</p> <p>In response to concerns of Councillor Egan in respect of the access gate at Redston Road Mr Baker advised that this matter would be reported back the Board.</p>

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Mr Liebeck referred to the recent incidents raised at the inquorate meeting of the Advisory Committee on 20 June 2006 (inquorate due to non-attendance by Councillor Representatives) in respect of the recent security incidents around the Redston Road area, particularly an incident involving a gun. Mr Liebeck expressed the concerns of the Advisory Committee with regard to the need for better policing and action as the current and recent past had indicated a lack of presence by both the Park Police and the local constabulary. A number of residents had been extremely concerned at the recent disturbances in particular and the need for action now.

Mr Baker responded that as a result a public meeting the previous week, at which the General Manager and he had been in attendance at, there had agreement with the Police and local residents as to a course of action to be embarked on in terms of enforcement. Discussions had centred on the action that could be taken to curb the nuisance. Representatives from the Metropolitan Police, and the Parks Police had also been in attendance. As a result it had been agreed that there would be monitoring of the area in question and names and addresses of youths would be taken and the use of dispersal orders to clear the area was to be put in practice and monitored over the next few weeks and reported on. In terms of improved lighting and CCTV monies had been allocated from the HLF but this was subject to approval. Mr Holder also advised that as a result of the meeting there had a been a strong police presence the previous Friday evening and a particular 'gang' of youths had been rounded up and their addresses taken and that parents would be contacted. With regard to improving CCTV Mr Holder reiterated Mr Baker's comments that whilst this was being looked at there was no guarantees as to whether funding would be granted.

In noting the concerns expressed by Mr Liebeck and the action being taken by the Police and officers the Chair asked that an update be given at the next meeting of Board, and commented that this was a work in progress and a positive commitment to working to ensure that such disturbances were dealt with and overcome.

The Chair then summarised and it was:

RESOLVED:

- i. That the report be agreed and noted; and
- ii. That the action to monitor and address the overall problems be noted and that a progress update be given at the next meeting of the Board.

**APBO09. APPOINTMENT OF DIRECTORS TO ALEXANDRA PALACE TRADING LTD :
TO SEEK NOMINATIONS AND THE AGREEMENT OF THOSE NOMINATED
TO ACT AS DIRECTORS OF THE TRADING COMPANY OF WHICH THE**

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**CHARITY IS SOLE SHAREHOLDER. (REPORT OF THE GENERAL
MANAGER)**

Mr Holder advised that Alexandra Palace Trading Ltd. [APTL] was a formally constituted company under the Companies Act 1985. The company had an entirely separate legal identity to that of the charity. The Memorandum and Articles of Association of APTL are attached at Appendix 1. Clause 7 of that document regulates the composition of the board of directors at 8 in number. In particular, clause 7.2.1 specifies there shall be up to four charity trustees appointed as directors of the company.

Mr Holder advised that the changes to the board of charity trustees brought about by the May 2006 elections meant that the current charity trustees who were also directors had now resigned and up to four charity trustees had to be appointed to the company board.

The Chair commented that to follow the precedence previously set it was appropriate that the Chair and Vice-Chair take two of the positions. Councillor Hare commented that given the political make-up of the Council now there should be an even split of two representatives from each of the political groups.

Councillor Peacock commented that there should be a gender balance of two women and two men representing and that Councillor Rainger and herself fill the other two positions.

Mr Tarpey asked for a legal view as to how the appointments should be agreed.

Mr Harris advised that it was for the Board Members to agree from amongst their number those persons to sit on the company board, and members could nominate, and subject to the willingness of the nominees to sit on the company board. It was a completely non-political matter.

The Chair advised that this issue was one of a gender balance and not political. However if a nominee refused to sit then so be it.

Councillor Hare reiterated his earlier comments and that in his view two vacancies should be filled from his group and that Councillor Rainger and he should fill the vacancies. The Chair reiterated his earlier comments that it was not an issue of political, but gender balance.

The Chair then asked for a vote in favour of gender balance and political balance. On a vote there being 4 in favour and 3 against in terms of gender balance, and 3 for and 4 against in terms of political balance the Chair advised that the composition of the company board would be based on gender balance.

Councillor Rainger indicated that she would not be willing to serve, and nominated Councillor Hare to fill one of the vacancies. Councillor Egan nominated Councillor Peacock to fill the other vacancy.

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The Chair then MOVED that Councillors Peacock and Hare take the remaining two positions on the Company Board, with himself and Councillor Egan. This MOTION was unopposed.

RESOLVED

That the following be appointed to serve as Directors of the Trading Company of which the Charity is sole shareholder:

Councillor Adje, Councillor Egan, Councillor Hare, Councillor Peacock

APBO10. SECTION 36(6) REPRESENTATIONS : TO CONSIDER THE REPRESENTATIONS SUBMITTED FOLLOWING THE POSTING OF NOTICES IN THE BUILDING AND PARK. (REPORT OF THE GENERAL MANAGER) TO FOLLOW

The Chair, in asking for a brief introduction to the report, and in response to comments of Councillor Hare, advised that it was not the intention of the Board to go over previous comments in relation CUFOS and other issues previously discussed.

The General Manager informed the meeting that at a meeting of the Board on 27 March 2006 the Board had resolved at minute AP058 (iv – vi) to place notices in the Palace building and throughout the Park to comply with sec. 36(6) of the Charities Act 1993. The notices indicated that the trustees had resolved to engage in a 125-year lease with the selected investment partner and was seeking further public representation on that decision. A copy of the notice was attached at Appendix 1. The notices were placed on 28th March. The notices invited written public representation, addressed to the General Manager, to be received no later than 28 days from the publication of the notice.

Mr Holder commented that at the relevant time a total of 23 representations had been received. However a letter from CUFOS was received late and which expressed unhappiness with the timescale for responses. Mr Holder advised that he had discussed the matter with the Trust Solicitor – Mr Harris and agreed to include a late response in the analysis and this report to the Board. Therefore 24 responses were needed to be considered, sub-divide as:

19 focussing on CUFOS

3 in respect of specialist television and radio organisations, focussing on the studios;

1 from the Alexandra Palace and Park Conservation Area Advisory Committee;

1 from the Hornsey Historical Society.

CUFOS

Mr Holder advised that the 19 received in respect of CUFOS all

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focused on the role played by the organisation within the community. The content of the 18 originally received was replicated in the late document received and written on behalf of the trustees of CUFOS. A copy of this and the supporting letters was at Appendix 2. The report focused on that last letter but recognised that it was supported by the 18 others.

Mr Holder summarised the points made on behalf of CUFOS as follows:

* a loss to the community if it were unable to continue beyond the expiry date of its current lease in March 2011;

* the building should be removed from the footprint subject to the 125-year lease;

alternatively;

* consideration of an extension to the existing lease now.

Mr Holder also advised that the Statutory Advisory Committee had also spent some time discussing this matter and had already provided its advice to the board of trustees. In considering that advice the Board sought the comments of its Solicitor. Mr Holder commented that those were recorded in the minutes of the meeting of 11th April and quoted as follows:

“Mr. Harris responded that his advice to the Board was that it was for the current occupier, CUFOS, to negotiate a lease with the new landlord in 2011 after the expiry of the existing lease. The legal advisers to CUFOS had recommended to CUFOS a short lease outside the Landlord and Tenant Act 1954 and it was now up to them to negotiate a new lease if they wish to continue to occupy the premises post 2011.

In response to further points of clarification Mr. Harris advised that the Board, if it so wished, could indicate a preference to continuing a community use but should not be imposing a requirement such as desired by the Advisory Committee. It would also be inappropriate for the Board to add this as a requirement at this late stage in the process of negotiation.

The Chair then summarised and the Board:

RESOLVED

That in respect of the request of the Advisory Committee about the CUFOS lease arrangements the Board expresses a preference to the investment partner to a continuing community usage of the premises currently occupied by CUFOS upon expiry of the lease in 2011. “

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Television Studios

Mr Holder then outlined three responses received from organisations operating in the television and radio heritage sphere. These were:

The British Vintage Wireless Society (Appendix 3)
British Vintage Wireless & Television Museum (Appendix 4)
Alexandra Palace Television Group (Appendix 5)*

Mr Holder advised that Appendix 5 also had a petition attached. The letter claimed that in the order of 2000 signatures were contained therein but an analysis shows it is actually 1593. A copy of a single page of the petition was attached to Appendix 5.

Mr Holder then advised that each of these organisations has made a number of points about the history of the studios and how these should be preserved. Assumptions about the content of the lease were made but the conclusions drawn were erroneous. The Heads of Terms for the lease as drafted and agreed provided for the creation of a "shell and core" television museum. This arrangement would be in place for three years to allow the development of the area by interested groups. If after the three year period the space was not used for the purpose of a museum then the rights would revert to the investment partner to find alternative uses.

Alexandra Park and Palace Conservation Area Advisory Committee

Mr Holder advised that a letter representing the views of the Alexandra Park and Palace Conservation Area Advisory Committee was attached at Appendix 6. The letter was summarised as:

questioning the legality of the trustees making a decision to lease, confirming that a copy of the representation has been sent to the Charity Commission urging them "to intervene and carry out an enquiry to determine the lawfulness of what you propose.

* raises issues on the fabric of the building based on their understanding of what the Firoka Group's proposals are;

* comments on the contents of the building which "would be entirely demolished as part of Firoka's proposals,"

The letter then lists what is considered most important and define these as the studios, the theatre and the organ.

* makes claim that the proposals include new buildings in areas adjacent to the Palace;

* claims that increased use of the building ".. Will have serious detrimental effect on public access to green space,

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wildlife and the environment generally.”

Mr Holder advised that many of the comments contained in this letter were ill-informed. He commented that the trustees had the power to lease the whole or part or parts of the building for purposes consistent with the objects of the charity. It was the Charity Commission that sponsored the amending legislation to provide the unambiguous power to lease. Further there were no known proposals to build any structure[s] in areas adjacent to the Palace. Likewise there is no support for the view that parts of the historic fabric or facilities would be entirely demolished.

The proposals on which Firoka was selected as the preferred investment partner were around the public recreational use and retention of the historically important facilities. To implement any changes the necessary planning applications[s] would need to be made and it is at this stage that English Heritage and other conservation bodies will be consulted.

Hornsey Historical Society

The letter received from the Hornsey Historical Society attached at Appendix 7 refers to and endorses the views expressed by the Conservation Area Advisory Committee. It further comments that a requirement must be placed on the investment partner in relation to the studios. In this respect it is replicating the views expressed by the three specialist television and wireless groups referred to above.

The Chair asked if there were any comments or views.

Councillor Hare, in relation to CUFOS, advised that in his views the Trustees had the opportunity to think about the CUFOS building in terms of its future and the need for community use continuing after the expiry of the lease. It would be the only way to ensure continued community use by guaranteeing the CUFOS operation and if this was not done and CUFOS not protected then CUFOS would not be able to maybe afford rents set by Firoka after 2011 when its lease expired.

The Board sought the Trust Solicitors advice on Cllr. Hare's comments and Mr Harris responded that it was not the role of this Board or this Charity to further the interests or protect another Charity and that the Charity Commission would also agree that advice.

Mr Liebeck commented that the CUFOS building was a benefit to the Community and it could be viewed that the Firoka Group Development did not view community usage as an essential element. The Statutory Advisory Committee had expressed its concerns at the need for the Board to take account of the CUFOS building and had specifically requested that the Board consider the issue, and secure its position.

Councillors Egan and Peacock both sought clarification as regards

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how CUFOS had found itself in the position it was now in, and how the matter would be negotiated after the lease expiry 2011. Councillor Egan particularly commented that it was rather late in day for such a campaign to be launched given how long the process had been going on for – some 2 years or so. The General Manager advised that the footprint subject to the negotiations with the Firoka Group had been the entire area to which the wider powers of leasing applied with the only exception being the through road. In this respect advice from the legal advisers to the team was also necessary.

Ms Kimber also advised that in terms of the current negotiations of the Heads of Terms it had been clear from the outset that the whole of the footprint was being let and that if Firoka was approached now in terms of the CUFOS issue after lengthy negotiations then in a sense the moral high ground would have been lost and that this could drag out the process further, and even jeopardise the position the Board now found itself in.

Both Councillor Hare and Mr Liebeck commented that the area occupied by CUFOS was of no obvious interest to Firoka and that the Board should at every opportunity, assist in ensuring that CUFOS were secure.

Mr Tarpey advised that having listened to the debate it was the case that the process had been embarked upon some two years previous for the future greater good of the Palace. He stated that he found it interesting that at a very late stage the CUFOS issue had arisen and that there had been no mention of or arguments put forward by any Councillor or other representatives during the last 2 years, until approx 2/3 months ago. In his view it was too late to start further negotiations.

In view of the comments expressed the Chair felt that it would be of benefit to have further discussions with Firoka and the Board of Trustees in respect of CUFOS.

Mr Harris advised the Board if it were minded, should pass a resolution in the following terms:

That having considered carefully the detailed written representations to the notice under Section 36(6) of the Charities Act 1993, the advice of officers and having received legal advice,

that in respect of the 1 general and 2 specific representations:

- a. the Trustees of Alexandra Palace having since 1995 been progressing matters on the basis of their intention to grant a long lease of the development footprint reject the representation that they withdraw their intention to grant a long lease. and

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b. the Trustees of Alexandra Palace reject the representations that

(i) the building presently let to CUFOS until March 2011 be removed from the area proposed to be let to Firoka and

(ii) the term held by CUFOS be extended

but that the representation received that the use of the CUFOS building should continue as a community use be put by the General Manager to Firoka during the current negotiations for the grant of a lease.

Councillor Hare advised that such a resolution, if adopted would be dissented by himself, Cllrs Beacham and Rainger. He also commented that in his view the whole process had been driven through with very little opportunity to consider views of local residents or interested parties.

Councillor Egan sought clarification as to when Councillor Hare had in fact become a Board Member.

The Chair commented that whilst he had no issue in respect of dissention he wished to point out that the Board had been in existence for a number of years and that only very recently had the vacancies be taken up by the Liberal Democrat Group. The Chair advised that Councillor Hare had had numerous opportunities to sit on the Board since it embarked upon this process and therefore in his view he could not use the points he had just made as an excuse for the Board failing to engage. The issue had been also raised and discussed at Full Council and at 2 Leader's Conferences and at no point had such comments been expressed by Councillor Hare. The Chair stated that in having his comments recorded it was a fact that for many years the Palace had cost the Council considerably and that the Council through delegation to the Board was attempting to bring back into use the Palace.

Mr Harris commented that as a factual account in 2003 the Charity Commission had given its intention to make a 2004 order and that no significant representations had been made at that time and certainly none that related to CUFOS. He referred to the information from the TV Group's letter as appended – which stated this notice. It was also the case that when the two separate development proposals were considered and their proposal advertised at the Palace in January 2006 no comments were received from any person in relation to CUFOS.

Councillor Hare commented that in respect of the TV studios and representations he felt that the comment s detailed did not do justice as to the concerns and historic significance of the Studios and the fact that these were listed some 10 years previous. The studios had considerable heritage value and that it was the birth place of television, and there was therefore a need to ensure preservation and enhancement of this area of the Palace. Councillor Hare distributed a booklet he had purchased that detailed this importance. The area represented 5% of the footprint and that that area should preserved and developed by the Firoka Group. It was as

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significant to the heritage of the Country as the code breaking at Bletchley Park, and the Iron Bridge. This was a fundamental point of significant importance, and that the studios could in fact be demolished and the space used for other unknown purposes.

Councillor Rainger, in sharing concerns expressed commented that the petition as shown in the appendices should be supported.

In response to comments Mr Holder advised that as yet there were no detailed plans from the Firoka Group, and nor would there be until such time that the proposed lease had been exchanged. There was nothing to suggest that the studios would be demolished and that issues such as public access and health/safety needed to be looked at. It was wrong to suggest that there were any plans in existence or proposals to demolish the studios.

In response to further points from Councillor Hare Mr Holder advised that there were concepts of creating further floors within the existing structure but there was considerable misinformation as regards to what will actually be put there and at no time had Firoka given indications of what it would and would not do, apart from outlined concepts as advertised in the early part of January 2006 which had been on public display. Once the contract process had been completed and the contracts signed the Firoka Group would then commence the phased development and would seek planning consents through the Local Authority. Mr Holder further advised that should planning consents not be given then at that point the Firoka Group would then look for alternatives. Mr Holder stressed that the Firoka Group were investing some £56 million to bring the Place into use by the public.

In response to concerns of Councillor Peacock as to when the planning consents were brought to the Council's Planning Application Sub-Committee and the requirement to declare interests the Chair advised that clarification would be sought with the Council's Monitoring Officer in respect of the issue but this body was not the body to grant planning consents.

In response to questions from Councillor Hare Mr Holder advised that only after the contract had been signed by the Firoka Group and therefore guaranteed would the Firoka Group enter into negotiations with either interested parties concerned about the TV studios.

Mr Liebeck commented that given the Firoka Group's previous track record in respect of other commercial developments such as Oxford City FC and its selling off of the stadium after its acquisition he did not believe that there would be opportunities to negotiate post completion and that interested parties in both CUFOS and the TV studios should hold their breath and await developments.

The Chair, in noting the comments expressed, summarised and it was:

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	<p>RESOLVED</p> <p>That having considered carefully the detailed written representations to the notice under Section 36(6) of the Charities Act 1993, the advice of officers and having received legal advice,</p> <p>that in respect of the 1 general and 2 specific representations:</p> <p>a. the Trustees of Alexandra Palace having since 1995 been progressing matters on the basis of their intention to grant a long lease of the development footprint reject the representation that they withdraw their intention to grant a long lease. and</p> <p>b. the Trustees of Alexandra Palace reject the representations that</p> <p>(i) the building presently let to CUFOS until March 2011 be removed from the area proposed to be let to Firoka and</p> <p>(ii) the term held by CUFOS be extended</p> <p>but that the representation received that the use of the CUFOS building should continue as a community use be put by the General Manager to Firoka during the current negotiations for the grant of a lease</p> <p>Councillors Beacham, Hare and Rainger asked that their dissent be recorded against the decision.</p> <p>NOTED</p>
<p>APBO11.</p>	<p>SPECIAL MEETING OF THE ALEXANDRA PALACE AND PARK BOARD - TO AGREE THE DATE FOR A SPECIAL MEETING OF THE BOARD TO CONSIDER A REPORT RELATING TO THE FUTURE OF THE ASSET.</p> <p>The General Manager advised the Board of the necessity to call a Special Meeting of the Board on 24 July 2006 in order to consider future use of the asset.</p> <p>RESOLVED</p> <p>That a Special meeting of the Alexandra Palace and Park Board be convened on Monday 24 July 2006.</p>
<p>APBO12.</p>	<p>CHANGES TO BANK SIGNATORIES - TO SEEK NOMINATIONS AND APPROVAL FOR CHANGES TO THE TRUSTEE BANK MANDATE. (REPORT OF THE GENERAL MANAGER)</p> <p>RESOLVED</p>

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	<p>That the following be nominated as secondary signatures to the charity bank account and the changes to the bank mandate as follows:</p> <p>Councillor Adje, & Councillor Egan, Councillor Hare, Councillor Peacock</p>
APBO13.	<p>NEW ITEMS OF URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF BUSINESS ADMITTED UNDER ITEM 2 ABOVE.</p> <p>Nil</p>
APBO14.	<p>EXCLUSION OF THE PRESS AND PUBLIC</p> <p>That the Public and press be excluded from the proceedings as the following items contain exempt information as defined in section 100A of the Local Government Act 1972 namely; Para 3 – Information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p style="text-align: center;">SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS</p>
APBO15.	<p>MINUTES : TO APPROVE THE EXEMPT MINUTES OF THE SPECIAL MEETING OF THE BOARD HELD ON (A) 27 MARCH 2006, AND (B) 11 APRIL 2006.</p> <p>Agreed the exempt minutes of the meetings of the Board held on 27 March, and 11 April 2006.</p>
APBO16.	<p>FUTURE USE OF ALEXANDRA PALACE - TO ADVISE THE CHARITY TRUSTEES OF FURTHER PROGRESS MADE IN NEGOTIATIONS WITH THE SELECTED INVESTMENT PARTNER. (REPORT OF THE GENERAL MANAGER)</p> <p>Agreed</p>
APBO17.	<p>THE MANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY - TO CONSIDER RECOMMENDATIONS ON THE MANAGEMENT REQUIREMENTS POST TRANSFER OF THE ASSET. (REPORT OF THE GENERAL MANAGER)</p> <p>Agreed recommendations as varied.</p>
APBO18.	<p>REVIEW OF GENERAL MANAGER POSITION - TO CONSIDER RECOMMENDATIONS ON THE POST OF GENERAL MANAGER AFTER TRANSFER OF THE ASSET (REPORT OF BERWIN LEIGHTON PAISNER)</p> <p>Item withdrawn.</p>
APBO19.	<p>NEW ITEMS OF URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF BUSINESS ADMITTED UNDER ITEM 2 ABOVE.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 4 JULY 2006**

	Nil.
APBO20.	TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/0007 AS FOLLOWS: 12 SEPTEMBER 2006 14 NOVEMBER 2006 6 FEBRUARY 2007 10 APRIL 2007 The meeting ended at 21:45HRS. Councillor Charles Adje Chair