

NOTICE OF MEETING

Alexandra Park and Palace Advisory Committee.

(Established by Statute in 1985)

To: The Members of the
Advisory Committee (Statutory)

Dear Member

A meeting of the ALEXANDRA PARK AND PALACE ADVISORY CTTEE. will take place on TUESDAY, 20TH JUNE, 2006 commencing at 18:30hrs in PALM COURT SUITE ROOM 5 to consider the business set out in the Agenda detailed below.

Yours sincerely

Clifford Hart
Clerk to the Committee

AGENDA

1. **ELECTION OF CHAIR AND VICE-CHAIR OF THE ADVISORY COMMITTEE FOR THE MUNICIPAL YEAR 2006/07**

2. **MEMBERSHIP**

To note the changes to the membership of the Advisory Committee.

3. **APOLOGIES FOR ABSENCE**

4. **APPOIINTMENT OF MEMBERS TO THE URGENCY SUB-COMMITTEE FOR THE MUNICIPAL YEAR 2006/07**

To appoint 2 Councillor representatives and 2 Residents' Association representatives to the Urgency Sub-Committee, and appoint a Chair and Vice-Chair of the Urgency Sub-Committee from the confirmed representatives appointed thereto.

5. **DECLARATIONS OF INTEREST:**

Members of the Committee are invited to disclose any interest they may have in any of the items appearing on this agenda.

**6. TO NOTE THE CHANGES TO THE COMMITTEE'S RULES OF PROCEDURES:
(PAGES 1 - 4)**

To note the changes to the rules of procedures of the Advisory Committee arising from the previous meeting of the Advisory Committee and subsequent discussions with representatives.

7. MINUTES (PAGES 5 - 30)

- i) To approve the minutes of the meeting of the Advisory Committee held on 3 April 2006 (attached).
- ii) To consider any matters arising from the Minutes.
- iii) To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 27 March, and 11 April 2006, and the Consultative Committee of 4 April 2006.

8. FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.

9. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (REPORT OF THE DEVELOPMENT MANAGER) TO UPDATE ON PROGRESS MADE TOWARDS THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS (PAGES 31 - 36)

10. FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE END OF THE FINANCIAL YEAR.

11. ANY OTHER BUSINESS

(i) Items raised by Resident Association

12. TO NOTE THE DATES OF MEETINGS OF THE ADVISORY COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:

**29 AUGUST 2006
31 OCTOBER 2006
23 JANUARY 2007
27 MARCH 2007**

Yuniea Semambo
Head of Member Services
River Park House
225 High Road
Wood Green
London N22 8HQ

Clifford Hart
Principal Support Manager
(Council)
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To: Nominated Members of:

Alexandra Residents' Association	: Ms J. Hutchinson
Alexandra Residents' Association	: Mr P.Wastell
Muswell Hill and Fortis Green Association	: Ms M. Myers
Palace Gates Residents' Association	: Ms J. Baker
Palace View Residents' Association	: TBA
The Rookfield Association	: Mr D. Frith
The Rookfield Association	: Mr F. Hilton
Warner Estate Residents' Association	: Mr D. Liebeck
Warner Estate Residents' Association	: Mr D. Aspden

Appointed Members:

Alexandra Ward	:	Councillor Oatway
Bounds Green Ward	:	Councillor Cooke
Fortis Green Ward	:	Councillor Newton
Hornsey Ward	:	Councillor Whyte
Muswell Hill Ward	:	Councillor vacancy
Noel Park Ward	:	Councillor Dobbie
1 vacancy	:	Councillor
1 vacancy	:	Councillor

Also to:

**General Manager, Alexandra Palace
Chief Executive
Trust's Solicitor
Director of Finance
Head of Legal Services**

Yuniea Semambo
Head of Member Services

Clifford Hart
Principal Support Manager (Council)

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13 June 2006

ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE (STATUTORY)**RULES OF PROCEDURE**

1. The Chair shall preside at meetings.
2. In the absence of the Chair, the Vice-Chair shall preside.
3. In the absence of both the Chair and Vice-Chair, another member shall be elected as Chair for the meeting; if the Chair or Vice-Chair should enter a meeting while another member is presiding, that member shall forthwith offer to stand down in favour of the Chair or Vice-Chair.
4. The Committee's year shall run from 1 July until 30 June in the following year.
5. The Committee shall meet at least twice a year, and wherever possible at least one week in advance of ordinary meetings of the Board.
6. The Chair may call an additional meeting at any time in accordance with rule 12 below.
7. The quorum for a meeting of the Advisory Committee shall be six, including not less than three appointed members and nominated members from not less than three different residents' associations.
8. Additional meetings shall be held within fourteen days of the receipt by the Secretary of a requisition so to do if one fourth of the membership so require it and deliver to the Secretary a requisition in writing signed by the members calling the meeting and specifying the business to be transacted.
9. There shall be an Urgency Sub-Committee to transact urgent business which in the opinion of the Chair and the Secretary cannot wait to be dealt with at a meeting of the Committee; details of the business thus transacted shall be reported to the next meeting of the Committee.
10. The Urgency Sub-Committee shall consist of four members of the Committee of whom two shall be appointed members and two shall be nominated members; the quorum shall be one appointed and one nominated member.
11. All other members of the Committee shall be notified of the date, time and place of a meeting of the Urgency Sub-Committee and shall be entitled to attend and speak.
12. At least seven days' notice of any meeting of the Committee shall be given to members and the Secretary shall arrange to give four days' notice whenever practicable of meetings of the Urgency Sub-Committee; the notice convening a requisitioned meeting shall incorporate a copy or facsimile of the requisition.
13. If after fifteen minutes from the time appointed for any meeting a quorum is not present then those members present may agree to abandon the meeting or to

postpone the start of the meeting for a further period of time to be agreed amongst the members present. If no quorum is present after such further period of time the meeting shall be abandoned and the business which was to have been transacted shall stand adjourned to the next ordinary meeting.

14. In respect of the quorum, if after 15 minutes from the time appointed for any meeting a quorum is not present then those members may agree either to abandon the meeting or to postpone the start of the meeting for a further period of time to be agreed amongst the members present. If no quorum is present after such further period of time, those members present may decide either to abandon the meeting or to hold the meeting on an informal basis until a quorum is achieved by the subsequent arrival of further member(s) or to its natural conclusion. If the former occurs then the entire meeting shall be deemed quorate and minuted accordingly; if the latter then those present may submit a report of the informal meeting to the next meeting of the Advisory Committee. Those decisions taken prior to the proceedings being quorate would then be confirmed as a formal decision of the Advisory Committee once quorate.
15. Decisions of the Committee or any sub-committee shall be made by resolution of a simple majority and, in the event of an equality of votes on an issue, the Chair of the meeting shall have a second (or casting) vote.
16. The minutes or record of the proceedings of each meeting of the Committee or Urgency Sub-Committee shall be submitted to the next available meeting of the Alexandra Palace and Park Consultative Committee and the Alexandra Palace and Park Board of Haringey Council.
17. The Committee shall receive the minutes of the Alexandra Palace and Park Board in order that it be informed of the action taken by the Board on previous recommendations of the Committee.
18. The Committee may appoint sub-committees consisting of such members as it chooses to consider and advise it on any matters within its functions but no such sub-committee shall be authorised to act on behalf of or in the name of the Committee.
19. The election of Chair and Vice-Chair of the Committee shall be carried out by a process of open nomination and voting and, where there are more than two people nominated for an office and of the votes given there is not a majority in favour of one person, the name of the person having the least number of votes shall be struck off the list and a fresh vote shall be taken, and so on until a majority of votes is given in favour of one person.
20. Notwithstanding that the Alexandra Park and Palace Act 1985 makes no provision therefore, if it comes to the knowledge of the Secretary that a member has ceased to be a member of the appointing or nominating body and that member has not resigned from membership of the Committee, then the appointing or nominating body concerned shall be requested to terminate the representation of that person and make a new appointment or nomination in accordance with the procedures for filling a casual vacancy.
21. Residents' associations and Haringey Council shall be able to appoint deputies, and that in the case of Council appointees the deputies be appointed from the relevant Council wards as required by the Alexandra Park and Palace Act 1985.

22. No alteration shall be made to these rules of procedure unless twenty-one days' notice has been given to all members of the Committee of a proposal so to do, such notice specifying the nature of the proposed alteration, the reason for making it and the date, time and place of the meeting at which the proposed alteration is to be considered.

These rules of procedure were made and adopted at a meeting of the Alexandra Park and Palace Advisory Committee held on the fourth day of June 1987 and **amended by resolution of the Committee on 2 September 1993, 29 September 1997, 7 July 2003 and 22 January 2004.**

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MINUTES OF THE MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE – 3 APRIL 2006 (STATUTORY)

DRAFT

AGENDA ITEM 7 (i)

Members present (indicated thus*)

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

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

Appointed Members:

*Councillor D. Beacham	:	Alexandra Ward
*Councillor B. Millar	:	Bounds Green Ward
Vacancy	:	Fortis Green Ward
*Councillor Q. Prescott	:	Hornsey Ward (arrived at 19.43)
Councillor J. Bloch	:	Muswell Hill Ward
Vacancy	:	Noel Park Ward
Vacancy	:	
*Councillor E. Prescott	:	(arrived at 19.35)

*Members present.

Also in attendance

Councillor Hare

Mr K. Holder - General Manager - Alexandra Palace

Mr C. Hart – Clerk to the Committee

At 19:30HRS the Clerk – Mr Hart advised those present that the meeting was inquorate, and in accordance with the rules of procedures there would be a 15 minute period in order to allow those members who were not present to arrive.

At 19:35HS Mr Hart advised that the meeting was now quorate and the meeting was able to commence. However the meeting agreed to wait for a few minutes in order to wait the arrival of Councillor Q. Prescott who was known to be in the building.

Councillor Q. Prescott arrived at 19:43HRS.

040 APOLOGIES FOR ABSENCE (Agenda Item 1)

There were no apologies given.

041 DECLARATIONS OF INTEREST (Agenda Item 2)

There were no declarations of interest.

At this stage in the proceedings the Chair asked, and the Committee agreed to vary the order of business on the agenda to next consider Item 7. This was due to the General Manager having to possibly leave the meeting earlier due to a personal commitment.

042 FUTURE OF THE ASSET (Agenda Item 7)

The Chair asked for a brief introduction.

Mr Holder briefly outlined that the charity's professional team had been engaged in negotiation with that of Firoka's over a number of weeks since the appointment of Firoka as preferred investment partner. Mr Holder commented that the professional team had negotiated a draft set of Heads of Terms which had been the subject of much discussion and negotiation over the period. The Board at its meeting on 27 March 2006 considered and agreed those Heads of Terms as the basis of the detailed lease.

Mr Holder also advised that as the land to be leased to Firoka was land to be used for the purpose of the charity, technically known as specie land, the Trustees had to comply with sec.36(6) of the Charities Act 1993. This required that the Trustees give notice of the proposed lease and invite representations. The purpose of such Notice was to ensure that as many people as possible in the beneficial area of the charity knew of the Trustees plans and have a chance to comment. Mr Holder commented that extremely wide publicity had already been given to the Trustees intentions and the plans had been subject to public exhibition and public discussion within both this Statutory, and the Consultative Committee. Mr Holder tabled a copy of the draft notice as agreed by the Board on 27 March 2006. The approved notice had been exhibited in and around the Palace and Park for 1 month until 27th April 2006. Any comments received would be analysed by the General Manager and reported back to the Board for further consideration.

Mr Holder also further advised that the Board had considered the residual responsibilities remaining with the charity after the transfer of business and staff to Firoka. These responsibilities were:

- landlord responsibilities arising from the 125 year lease;
- the management and maintenance of the parkland;
- decisions on future use of the parkland either for the charity or by request from other bodies/organisations;
- the annual report and accounts;
- liaison with the Advisory and Consultative Committees;
- administration of the Advisory and Consultative Committees;

- landlord responsibilities for the leases within the parkland (garden centre, 345 club, allotments and Actual Workshop if let);
- upkeep and management of its administrative headquarters;
- responsibility for insurance for the remaining assets of the charity;
- as an employing body.

The General Manager advised that the Board had agreed the majority of the residual responsibilities except for the residual charity staffing arrangements. The Board had felt that this matter required further consideration prior to making a decision.

In thanking Mr Holder for his introduction the Chair, in asking if there were any points of clarification or questions, asked whether there was any obligation on the successor lessee to retain the name 'Alexandra Palace'. In response the General Manager advised that the name 'Alexandra Palace' was used by so many organisations that there were no claim to rights of usage and it would be difficult to impose rights. However there had been no suggestion on the part of Firoka to change the name and that given that past Firoka developments had retained their name it was unlikely.

In response to a question of clarification from Mr Aspden Mr Holder advised that the theatre, ice rink and organ were all included in the development proposals.

Following a brief discussion the Committee felt that that the name 'Alexandra Palace' be retained in the future development of the palace and that this requirement be imposed on the new tenant, and that the Board be asked to make this request to the new tenant.

The Advisory Committee then undertook a wide ranging discussion in respect of the future of the asset and the following main points highlight that discussion:

- that in respect the Notice of proposed disposition under Section 36(6) Charities Act 1993 there was considerable objection to the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group, and there was much surprise that such notice (which was advised by the General Manager as being inaccurate) should be displayed in an inaccurate form;
- concerns that that full liaison would not take place in future between the Board and the Advisory Committee, and the Firoka Group, and that this should continue and mirror the current arrangement that existed between both the Advisory Committee/Board, and the General Manager of Alexandra Palace, and that the appointed liaison officer /site Manager appointed by the Firoka Group should be asked to attend future meetings of the Advisory Committee, in order for a good working relationship and understand of roles being nurtured;
- that in respect of the future development of the Palace and the use of parking facilities for patrons, there should no charging for public parking in those areas not within the jurisdiction of the future tenant.

- Wide ranging concerns at the future of the Advisory Committee in context of the new lessee and the liaison between them and residual staff at the Palace
- The likely frequency of future Board and Advisory Committee meetings and the potential for the Committee not to be kept abreast of matters requiring its attention/consideration

The Chair then summarised and it was:

RESOLVED

That the Alexandra Palace and Park Board be requested to consider the decisions of the Advisory Committee of 3 April 2006 in respect of the future use of the Asset at the meeting of the Board on 11 April 2006 and take account of those decisions:

- i. that the name 'Alexandra Palace' be retained in the future development of the palace and that this requirement be imposed on the new tenant;
- ii. that in respect the Notice of proposed disposition under Section 36(6) Charities Act 1993 the Advisory Committee objects to the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group, and expresses its surprise that such notice (which was advised by the General Manager as being inaccurate) should be displayed in an inaccurate form;
- iii. that the Board of Trustees be requested to ensure that full liaison takes place in future between the Board and the Advisory Committee, and the Firoka Group which mirrors the current arrangement that exists between both the Advisory Committee/Board, and the General Manager of Alexandra Palace, and that the Board be requested to invite the appointed liaison officer /site Manager appointed by the Firoka Group to attend future meetings of the Advisory Committee, in order for a good working relationship and understand of roles being nurtured;
- iv. That in respect of the future development of the Palace and the use of parking facilities for patrons, the Board be asked to consider and endorse the view of the Advisory Committee that no charge should be made for public parking in those areas not within the jurisdiction of the future tenant;
- v. that the Board be requested to ensure that a full traffic survey be undertaken and provided as soon as possible and before the proposal be finally accepted.

The Committee next agreed to consider Item 5 as detailed in the order of business on the agenda.

043 TO NOTE THE RESPONSES OF THE ALEXANDRA PALACE AND PARK BOARD IN RESPECT OF QUESTIONS ARISING FROM THE MEETING OF THE ADVISORY COMMITTEE ON 24 JANUARY 2006 (Agenda Item 5)

The Committee proceeded to consider the circulated responses and made various comments, the main points being;

- deep concern at the total lack of consideration by the Board to extend its period of public consultation in respect of the submitted plans for the development of the Palace;
- concerns that in respect of the timetable agreed by the Board in November 2005 (as detailed in the extracts tabled) this had not had any consideration of consultation with the local community nor did the Board see fit to agree an extended period of public consultation following the bid submission deadline;
- concerns that since the preferred bidder had been selected on 30 January 2006 there had been no further consultation with the local community as to the proposed development although it had been advised by the Board that this would be requested, and the view that such consultation should be carried out forthwith and in accordance with the 8 principles adopted by LB Haringey in respect of consultation;
- That that the Board had no real regard of the views and recommendations forwarded to it by the Advisory Committee on such occasions and that the Board should be reminded of its duties to consult the Advisory Committee and take note and act on the recommendations or views of the Advisory Committee in accordance with the Alexandra Park and Palace Act 1985 Part 9 (3) which stated

‘The Trustees shall consult the Alexandra Park and Palace Advisory Committee on all matters specified in paragraph 19 of Schedule 1 of this Act, shall have due and proper regard to advice from the said Committee on those matters and shall use their best endeavours to give effect to such reasonable recommendations of the said Committee as are expedient in the interests of the charity and consistent with the trusts thereof. ‘

- That in respect of the lease arrangement currently entered into by CUFOS , the Board be recommended to request the new tenant to enter into further negotiations with CUFOS to extend their current lease at the end of their lease term (2011) for continued use of the premises as a community facility for an extended period of 30 years plus at an affordable rent, but that should CUFOS not wish to continue using the premises then the new tenant ensure continued community usage from 2011 onwards at an affordable rent

The Chair then summarised and it was:

RESOLVED

That the Alexandra Palace and Park Board be requested to consider the following resolutions of the Advisory Committee as detailed below in response to the replies of the Alexandra Palace and Park Board on 30 January 2006 (relating to the 7

points of advice and recommendations arising from the meeting of the Advisory Committee on 24 January 2006):

1. Point 2

in respect of the CUFOS lease, that the developer be required to commit to maintain a community use for the premises on favourable terms with CUFOS or another similar party at the end of their lease term (2011) to ensure that the premises continue to be used as a community facility at an affordable rent;

2. Points 3 & 4

i. That the Board review its response and note the committee's criticism of:

- (a) the Board's refusal to extend its period of public consultation in respect of the submitted plans for the development of the Palace;
- (b) of the lack of public consultation with the local community in respect of the development brief and the refusal to agree an extended period of public consultation prior to the expiry of the bid submission deadline;
- (c) That since 30 January 2006 there has been no consultation with the local community as to the proposed development although the Board advised that this would be requested, and that such consultation should be carried out forthwith and in accordance with the 8 principles of consultation adopted by LB Haringey;

ii. that the Board be reminded of its duties to consult the Advisory Committee and take note and give due and proper regard to the recommendations of the Advisory Committee in accordance with the Alexandra Park and Palace Act 1985 Part 9 (3):

'The Trustees shall consult the Alexandra Park and Palace Advisory Committee on all matters specified in paragraph 19 of Schedule 1 of this Act, shall have due and proper regard to advice from the said Committee on those matters and shall use their best endeavours to give effect to such reasonable recommendations of the said Committee as are expedient in the interests of the charity and consistent with the trusts thereof. '

044 ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE –PROCEDURAL RULES PERTAINING TO THE COMMITTEE (Agenda Item 6)

The Clerk advised that due to the lateness of the proceedings he suggested that a group comprising of 4/5 Advisory Members meet with him prior to the meeting of the Advisory Committee in June in order to discuss revisions to the procedural rules of the Advisory Committee. The Chair confirmed that this course of action was a positive way forward, and following a brief discussion it was:

RESOLVED

That a meeting take place prior to the next meeting of the Advisory Committee in June 2006 to discuss revisions to the procedural rules of the Advisory Committee, to be arranged by the Clerk, and comprising of Mr Aspden, Mr Frith, Mr Liebeck, Ms Myers, and Mr Wastell,

045 MINUTES (Agenda Item 4)

(i) Minutes of the Advisory Committee – 14 June, & 6 September 2005, and 24 January 2006

The Chair asked if there were any points of clarification as to the accuracy of the minutes. Mr Aspden asked that the reference to locking the gates at Redston Road be included as previously agreed. He also sought clarification as to the status of the record of the meeting of the Advisory Committee of 15 November 2005, and further to his correspondence with the Clerk, whether these notes could be revised. The Clerk advised that these notes had been noted at the last meeting on 24 January where they were noted. At the meeting the Chair asked if had been any further points of accuracy. As there were none the notes of the inquorate meeting were noted as an accurate record. It was not permissible to revise them now, and at the point of considering them no challenge to their accuracy had been voiced.

RESOLVED

- (i)** That the minutes of the meetings of the Advisory Committee held on 14 June, and 6 September 2005 be confirmed as an accurate record of the proceedings.
- (ii)** That the Minutes of the meeting of the Advisory Committee held on 24 January 2006 be confirmed as an accurate record of the proceedings subject to the inclusion of the 'gate locking at Redston Road'.
- (iii)** That the draft minutes of the Board held on 30 January 2006, and 7 February 2006 be noted.

Matters Arising

24 January 2006

Mr Aspden referred to Minute 036 – and comments stated that the Board should give full consideration of a comprehensive traffic assessment being carried out before either proposal be accepted.

The Chair asked for its inclusion within the resolution to the Board on 11 April 2006.

NOTED

Draft Board Minutes – 30 January 2006

In response to the request from Mr Aspden the Clerk advised that he would check on the actual status of the said recommendations in terms of the future of the asset, and if possible circulate these to the Advisory Committee.

NOTED

046 ANY OTHER BUSINESS

The following items of other business were raised by the Committee:

- a. Fencing at Redston Road – whether this was a permanent or temporary structure
- b. HLF WORKS – An update was required from the Parks Manager as one had not been given for sometime.
- c. Concerns at the road narrowing at the Bedford Road to the east car park and difficulties with buses and large vehicles.

The Chair asked that the Committee be updated at its next meeting.

Time meeting concluded: 22.35hrs

David Liebeck
Chair of the Advisory Committee

**Unrestricted Minutes of the Alexandra Palace and Park Board
27 MARCH 2006**

DRAFT

ITEM 7 (iii)

Councillors: * Manheim (Chair), *Dillon (Deputy-Chair),*Haley, *Hare, *Hoban,*Krokou, Reynolds, and *Robertson.

Non-voting representatives: *Ms V. Paley, *Mr M. Tarpey and *Mr N Wilmott

Observer: Mr D Liebeck - Chair, Alexandra Park and Palace Advisory Committee)

*Members present.

Also present:-

Melanie Griffin	Arup (Planning)
Tessa Kimber	Berwin Leighton Paisner (Legal)
Laurie Heller	Berwin Leighton Paisner (Legal)
Peter Conboy	Abros
Roger Vail	King Sturge (Valuation, Market Knowledge & Building Surveyors)
Ian Harris	Trust Solicitor
Keith Holder	General Manager – Alexandra Palace
Clifford Hart	Principal Support Manager (LB Haringey) – Clerk to the Board

AP054 APOLOGIES FOR ABSENCE: Nil

AP055 DECLARATIONS OF INTERESTS: Nil

NOTED

AP056 URGENT BUSINESS

The Clerk advised that whilst there were no new Items of urgent business, Item 5 on the agenda had been sent to Board Members after the despatch of the main agenda and would therefore require reasons for urgency to be stated when the Board reached this Item.

NOTED

AP057 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED

That the following items are likely to be subject of a motion to exclude the press and public from the meeting as they contain exempt information as defined in section 100A of the Local Government Act 1972; Para 1 – Information relating to any individual ;Para 2 – Information which is likely to reveal the identity of an individual; Para 3 – Information relating to the business or financial affairs of any particular person (including the Authority holding that information).

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AP058 ALEXANDRA PALACE – CONTRACT NEGOTIATIONS – PROGRESS -

Agreed the recommendations contained in the report with variances as proposed.

**AP059 ALEXANDRA PALACE – SUBMISSION OF SECTION 36 NOTICE TO THE
CHARITY COMMISSION - Report of the General Manager (Agenda Item 6)**

Agreed the recommendations contained in the report.

**AP060 THE MANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY
– Report of the General Manager (Agenda Item 7)**

Agreed the recommendations contained in the report with variances as proposed.

The meeting ended at 22.35HRS.

VIVIENNE MANHEIM
Chair

**Unrestricted Minutes of the Alexandra Palace and Park Board
11 April 2006**

DRAFT

ITEM 7 (iii)

Councillors: * Manheim (Chair), *Dillon (Deputy-Chair), *Haley, *Krokou, Reynolds, Robertson, Hare and *Hoban.

Non-voting representatives: Ms V. Paley, Mr M. Tarpey and *Mr N Wilmott

Observer: Mr D Liebeck - Chair, Alexandra Park and Palace Advisory Committee

*Members present.

Also present:

Tessa Kimber	Berwin Leighton Paisner (Legal)
Laurie Heller	Berwin Leighton Paisner (Legal)
Ian Harris	Trust Solicitor
Keith Holder	General 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

AP054 APOLOGIES FOR ABSENCE (Agenda Item 1): Apologies for absence were received on behalf of Councillors Hare and Robertson, and Mr Tarpey and Ms Paley.

AP055 DECLARATIONS OF INTERESTS (Agenda Item 2):

Nil.

AP056 URGENT BUSINESS (Agenda Item 3):

The Clerk – Mr Hart, advised that whilst there were no items of urgent business a briefing in relation to Item 9 had been TABLED and the Parks Manager would give a verbal update to accompany this.

NOTED

AP057 MINUTES (Agenda Item 4): (1) Meetings of the Alexandra Palace and Park Board held on (a) 07.02.06, Special meeting held on (b) 30.01.06, and (c); (2) to approve the minutes of the Consultative Committee held on 04.04.06 and (3) to receive the minutes of the Advisory Committee held on 03.04.06.

(1)(a) Alexandra Palace and Park Board – 07.02.06

RESOLVED

That the Minutes of the meeting of the Board held on 7 February 2006 be approved and signed by the Chair.

(1)(b) Special Alexandra Palace and Park Board – 30.01.06

RESOLVED

That the Minutes of the special meeting of the Board held on 30 January 2006 be approved and signed by the Chair.

(2) Alexandra Palace and Park Consultative Committee – 04.04.06

The Clerk advised that the Minutes were drafted but not available for consideration.

NOTED

(3) Alexandra Palace and Park Advisory Committee – 03.04.06

The Clerk advised that the Minutes were drafted but not available for consideration. However the Board had been circulated with the deliberations and recommendations to the Board arising from that meeting , and the deliberations of the Advisory Committee were now before the Board for its consideration.

The Chair advised that the Board would consider the deliberations at this point in the proceedings.

Mr Liebeck, in his capacity as Chair of the Advisory Committee, advised the Board of the deliberations of the Advisory Committee of 3 April 2006 in response to the replies of the Alexandra Palace and Park Board on 30 January 2006 (relating to the 7 points of advice and recommendations arising from the meeting of the Advisory Committee on 24 January 2006) as follows:

That the Alexandra Palace and Park Board be requested to consider the following resolutions of the Advisory Committee of 3 April 2006 as detailed below.

With regard to the CUFOS lease, that the developer be required to commit to maintain a community use for the premises on favourable terms with CUFOS or another similar party at the end of their lease term (2011) to ensure that the premises continue to be used as a community facility at an affordable rent.

In response the Trust Solicitor – 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 them, and CUFOS had therefore not negotiated a lengthy lease, and it would then be for them to negotiate a new lease in 2011 should they wish to continue to occupy the premises.

In response to further points of clarification Mr Harris advised that the Board, if it so wished, could indicate a preferred approach by the

**Unrestricted Minutes of the Alexandra Palace and Park Board
11 April 2006**

developer to continued community use but should not be imposing a requirement such as that recommended by the Advisory Committee. It would also be inappropriate of the Board of Trustees 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 in respect of the CUFOS Lease arrangements the Board expresses a preference to the preferred investment partner to continued community use of the premises currently occupied by CUFOS upon expiry of the CUFOS lease in 2011.

The Board review its response and note the Advisory Committee's criticism of:

- (a) the Board's refusal to extend its period of public consultation in respect of the submitted plans for the development of the Palace;
- (b) of the lack of public consultation with the local community in respect of the development brief and the refusal to agree an extended period of public consultation prior to the expiry of the bid submission deadline;
- (c) That since 30 January 2006 there has been no consultation with the local community as to the proposed development although the Board advised that this would be requested, and that such consultation should be carried out forthwith and in accordance with the 8 principles of consultation adopted by LB Haringey;
- (d) Additional comment:

that the Board be reminded of its duties to consult the Advisory Committee and take note and give due and proper regard to the recommendations of the Advisory Committee in accordance with the Alexandra Park and Palace Act 1985 Part 9 (3):

'The Trustees shall consult the Alexandra Park and Palace Advisory Committee on all matters specified in paragraph 19 of Schedule 1 of this Act, shall have due and proper regard to advice from the said Committee on those matters and shall use their best endeavours to give effect to such reasonable recommendations of the said Committee as are expedient in the interests of the charity and consistent with the trusts thereof. '

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In response to the points and clarification of issues by Members the General Manager – Mr Holder reiterated his previous comments that there would be a considerable level of consultation by the selected investment partner once discussions on the heads of terms and the subsequent lease and building agreement were concluded. At this stage Firoka will be developing planning applications and it is they who would be carrying out the consultation with interested bodies. The information provided by Firoka was the only information submitted and had been in the public domain in accordance with the laid down timetable agreed by the Board. Mr Holder stressed that what had happened previously had not in any way constituted a process of consultation and it was not intended that it should. It is at the stage of planning applications being prepared for the various development stages that the process of detailed consultation would be carried out.

The Chair summarised and the Board agreed to note the aforementioned comments expressed by the Advisory Committee.

NOTED

Future of the Asset

Mr Liebeck advised that the Advisory Committee, in considering the future of the asset had asked that the Board note and give due and proper regard to the following recommendations and indicate whether or not it intends to accept the same :

1. that the name 'Alexandra Palace' be retained in the future development of the palace and that this requirement be imposed on the new tenant;
2. that in respect the Notice of proposed disposition under Section 36 of the Charities Act 1993, the Advisory Committee objects to the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group, and expresses its surprise that a public notice (which the General Manager stated as being inaccurate) should be displayed in such an inaccurate form;
3. that the Board of Trustees be requested to ensure that the developer (the Firoka Group) is obliged to consult with the Committee in such manner and to like extent as the Board is required by the Act, so as to mirror the statutory relationship between the Advisory Committee and the Board, to include a provision whereby the appropriate responsible officer(s) of the developer (the Firoka Group) be obliged to attend future meetings of the Advisory Committee, as currently the General Manager appointed by the Board ;
4. that in respect of the future development of the Palace and the use of parking facilities by patrons, the Advisory Committee recommend that no charge should be made for public parking in those areas within the development footprint save where and in so far as expressly permitted by the Act; and

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5. that the Board be requested to ensure that a full traffic survey be undertaken and provided as soon as possible and before the proposal be finally accepted.

With regard to the first point in terms of the future name of the Palace Members sought clarification from the General Manager as to appropriate to insist that the Firoka Group keep the existing name and that that this be explicitly imposed as a condition. Members also sought clarification regarding the legal standing of the actual name, and who had the rights to the name.

Mr Holder responded that the name could not be patented given the whole number of organisations that used the name in their publicity etc. No one body or organisation had any rights to the name 'Alexandra Palace'. However it would be possible to recommend that the name Alexandra Palace remain and that this request could be passed to the project team for consideration in the negotiation process. Mr Harris also advised that the name could not be imposed on the preferred bidder nor were they obliged retain the name 'Alexandra Palace'. However there was no reason why the Board could state to the preferred developer that the name 'Alexandra Palace' was its preference for the name of the building.

Councillor Hoban commented that he disagreed with the fact that the name could not be imposed and felt strongly that it should be imposed. In response Mr Harris commented that should there be an insistence that the name be imposed this could have an effect of being a 'deal breaker' during the process of the final negotiations and one that could affect the outcome of the contract.

The Chair felt and the Board agreed that the Board was within its rights to state to the selected preferred bidder that it had a preference for the building to be named 'Alexandra Palace', and it was:

RESOLVED

That the selected preferred bidder be asked to consider the Board's desire for a preference for the building to retain its existing name of 'Alexandra Palace' and be named 'Alexandra Palace' only, following the taking over the building by the selected preferred bidder.

Mr Liebeck then referred to the Notice of proposed disposition under Section 36(6) Charities Act 1993 and that the Advisory Committee had objected to the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group, and it had also expressed its surprise that a public notice (which the General Manager stated as being inaccurate) should be displayed in such an inaccurate form.

In response Mr Harris advised that the 'footprint' map as circulated was not inaccurate as this was in fact the footprint of the area in question. The Section 36 notice was a required statutory instrument which stated the powers that the Trust had to let the foot print but that the Trust had chosen a different area within the footprint to be let. The Trust did have the power to

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let the road if it so wished but it had chosen not to. The road would be omitted from the lease.

The Chair advised that the Advisory Committee be informed of this fact accordingly.

RESOLVED

That the Advisory Committee be advised that the 'footprint' map as circulated was indeed not inaccurate as this was in fact the footprint of the area in question, and further that the Section 36 notice was a required statutory instrument which stated the powers that the Trust had to let the foot print but that the Trust had chosen a different area within the footprint to be let, and that the Trust did have the power to let the road if it so wished but it had chosen not to.

Mr Liebeck then referred to the concerns of the Advisory Committee that the Board of Trustees be requested to ensure that the developer (the Firoka Group) is obliged to consult with the Committee in such manner and to like extent as the Board is required by the Act, so as to mirror the statutory relationship between the Advisory Committee and the Board, to include a provision whereby the appropriate responsible officer(s) of the developer (the Firoka Group) be obliged to attend future meetings of the Advisory Committee, as currently the General Manager appointed by the Board. Mr Liebeck commented on the serious concerns of the Committee that the future link with the Board and the preferred developer would no longer exist.

In response Mr Harris advised that the Charity Commission had expressed its view in terms of the operation of the Advisory committee, and its statutory functions. There was no obligation on the part of the preferred bidder to have to attend and have dialogue with the Advisory committee. It was the Board who would have the direct contact with Firoka. Should Firoka wish to alter a part of lease etc then the trustees as landlord would have to consider such changes, and consult with the Advisory and consultative committees accordingly.

The Chair summarised and the Board **NOTED** the concerns of the Advisory Committee and the advice given by the Trust Solicitor in response, and that this response be forwarded to the Advisory Committee accordingly.

Following a brief discussion on the point in respect of the future development of the Palace and the use of parking facilities by patrons, and the Advisory Committee's recommendation that no charge should be made for public parking in those areas within the development footprint save where and in so far as expressly permitted by the Act the Board confirmed that that there would be no charge. With regard to the request that the Board ensure that a full traffic survey be undertaken and provided as soon as possible and before the proposal be finally accepted Mr Holder advised that the traffic management survey would be carried out by Firoka after the lease and contracts had been signed.

NOTED

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AP058 QUESTIONS (Agenda Item 5):

None were received

AP059 DEPUTATIONS/PETITIONS (Agenda Item 6):

The Chair advised that a deputation request had been received from the Alexandra Palace Television Group, and asked whether the Board was in agreement to hearing the deputation. The Chair also referred to the DVD circulated to all Board Members which told the story 'TV coming to Alexandra Palace' which, if the Board were so minded, would be shown to the Board prior to hearing the deputation.

The Board agreed to view the DVD and then hear the deputation.

The Board then viewed the contents of the DVD (approx 17 mins) and then received the deputation from Dr J. Lewis, on behalf of the Alexandra Palace Television Group. During the deputation Dr Lewis reminded the Board of the historic importance of the Palace, and the unique place it occupied in terms of television broadcasting around the world. Dr Lewis commented on the retained iconic mast, the original tv studios A & B and their history and the first broadcast by the BBC in 1936. Dr Lewis also advised of the transmitter modifications during the second World War which were successful in jamming the navigation systems of German Bombers sent to attack UK targets, and also in the 1950's the Palace assisted in the development of colour television. Dr Lewis briefly concluded by referring to the Palace's location in terms of the post war industrial and electronic technological revolution in the Lee Valley.

The Chair thanked Dr Lewis for his deputation and asked if there were any questions from Members. Members sought and received clarification from Dr Lewis as to the importance of the Studios A, and the view of the BBC as to the importance of the Palace given its historical importance.

NOTED

AP060 TO CONSIDER REQUESTS FROM ORGANISATIONS FOR REPRESENTATION ON THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE (Agenda Item 7):

ALEXANDRA PALACE TELEVISION GROUP

ALEXANDRA PALACE ALLOTMENTS ASSOCIATION

FRIENDS OF ALEXANDRA PALACE PARK

The Clerk to the Board – Mr Hart, advised the Board that each organisation has furnished details of their organisation's constitution, and AGM or

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inaugural meeting. In accordance with the requirements of the constitution of the Alexandra Palace and Park Consultative Committee (circulated) the requests were therefore put to the Board for consideration. Mr Hart informed the Board that having considered each Group's submissions each met the criteria for membership of the Consultative Committee. Mr Hart also advised that copies of each organisation's written requests for representation and copies of each organisation's Constitution/AGM or inaugural meeting had been circulated to Board Members for information.

In response to questions from Councillor Haley in respect of Councillor Hare's membership on both the Allotments Association, and the Television Group the Trust Solicitor – Mr Harris advised that it was for the individual to determine whether they had a personal conflict and to take the necessary steps to avoid such conflict.

Councillor Haley further asked why neither of the other two groups had not had the decency to attend the Board meeting to address the proceedings in respect of their applications. In response Mr Harris advised that there was no requirement for each organisation to address the Committee in respect of their application and that that the appointment to the Consultative Committee was academic. The Television Group had addressed the Board not in their capacity as applicants to the Consultative Committee but as a group with an interest in the future of TV studios at the Palace.

The Chair then summarised and it was:

RESOLVED

That approval be given to applications received from the following organisations for appointment to the Alexandra Palace and Park Consultative Committee:

ALEXANDRA PALACE TELEVISION GROUP

ALEXANDRA PALACE ALLOTMENTS ASSOCIATION

FRIENDS OF ALEXANDRA PALACE PARK

AP061 OPERATING BUDGET (Agenda Item 8)

Mr Harrington, the Finance Manager, advised the Board of the 11 month result to the end of February 2006 and the forecast to the end of the year. Members were asked to note that the result for period 11 when compared with the budget for the same period showed a saving of £318K before development costs (set out in Appendix 1 of the report); representing an overall saving against budget of 14.4% for the comparable period.

RESOLVED

That the contents of the report be noted and agreed.

**AP062 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE (Agenda Item 9):**

The Parks Development Manager - Mr Baker TABLED an update report of progress, a copy of which will be interleaved with the minutes. Mr Baker introduced this item which updated the Board on progress on the HLF refurbishment of the park and specifically highlighted the Landscape Contract, Buildings Contract, and Civils Contracts as detailed.

Mr Baker then responded to detailed concerns and questions from Members in relation to tree clearing and thinning, and the prevalent misconceptions of local residents that work was being directed by the preferred bidder, Firoka. In giving assurances that all works carried out as part of the agreed HLF contract, Mr Baker agreed to update the report in order for it to be circulated to members of the Advisory Committee, and Consultative Committee for their information. Mr Baker further responded to other particular comments in respect of the cleaning and maintenance of the playground toilets, and the general upkeep.

The Chair then summarised and it was:

RESOLVED:

- i. That the report be agreed and noted; and
- ii. That the Parks Development Manager update the report in light of perceived public misconceptions and arrange for it to be circulated to members of the Advisory Committee, and Consultative Committee for their information.

AP063 NEW ITEMS OF URGENT BUSINESS: (Agenda Item 10):

Nil

AP064 EXCLUSION OF THE PRESS AND PUBLIC (Agenda Item 11):

RESOLVED

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).

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SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS

AP065 MINUTES (Agenda Item 12):

Agreed the exempt minutes of the meetings of the Board held on 30 January 2006.

AP066 UPDATE – FUTURE OF THE –ASSET (Agenda Item 13):

NOTED

**VIVIENNE MANHEIM
Chair**

DRAFT

AGENDA ITEM 7 (iii)

**MINUTES OF THE ALEXANDRA PALACE AND PARK
CONSULTATIVE COMMITTEE**

4 APRIL 2006

Councillors: *Manheim (Chair), Dillon, *Haley, Hare, Hoban, Krokou, Reynolds, Robertson

Nominated Members:

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

*Members present.

Also In Attendance:

Ms J. Hutchinson – Alexandra Residents Association
Mr G. Hutchinson - Friends of Alexandra Park
Mr S. Ballard – Alexandra Palace Allotments Association
Mr R. Tucker - APCA

Mr K. Holder - The General Manager, Alexandra Palace
Mr C. Hart – Principal Support Manager, Member Services – LB Haringey

APC40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Boshier, Mr Pestell, and Councillor Robertson due to illness, Mr Willmott and Councillor Reynolds, and for lateness from Councillor Krokou.

The Chair asked that the Committee's sentiments be passed to Mr Pestell and Mr Boshier for a speedy recovery.

NOTED

APC41 DECLARATIONS OF INTEREST

Nil

APC42 URGENT BUSINESS

There was no urgent business.

APC43 MINUTES

RESOLVED:

1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 31 January 2006 be confirmed and signed as a correct record; and
2. That the minutes of the meetings of the Alexandra Palace and Park Board held on 30 January 2006 (Special), and 7 February be noted.

MATTERS ARISING:

None

APC43 FUTURE USE OF THE ASSET – UPDATE (Verbal Report of the General Manager) (Agenda Item 5)

The Chair asked for a brief introduction.

Mr Holder briefly outlined that the charity's professional team had been engaged in negotiation with that of Firoka's over a number of weeks since the appointment of Firoka as preferred investment partner. Mr Holder commented that the professional team had negotiated a draft set of Heads of Terms which had been the subject of much discussion and negotiation over the period. The Board at its meeting on 27 March 2006 considered and agreed those Heads of Terms as the basis of the detailed lease.

Mr Holder also advised that as the land to be leased to Firoka was land to be used for the purpose of the charity, technically known as specie land, the Trustees had to comply with sec.36(6) of the Charities Act 1993. This required that the Trustees give notice of the proposed lease and invite

representations. The purpose of such Notice was to ensure that as many people as possible in the beneficial area of the charity knew of the Trustees plans and have a chance to comment. Mr Holder commented that extremely wide publicity had already been given to the Trustees intentions and the plans had been subject to public exhibition and public discussion within both this Statutory, and the Consultative Committee. Mr Holder tabled a copy of the draft notice as agreed by the Board on 27 March 2006. The approved notice had been exhibited in and around the Palace and Park for 1 month until 27 April 2006. Any comments received would be analysed by the General Manager and reported back to the Board for further consideration.

Mr Holder also further advised that the Board had considered the residual responsibilities remaining with the charity after the transfer of business and staff to Firoka. These responsibilities were:

- landlord responsibilities arising from the 125 year lease;
- the management and maintenance of the parkland;
- decisions on future use of the parkland either for the charity or by request from other bodies/organisations;
- the annual report and accounts;
- liaison with the Advisory and Consultative Committees;
- administration of the Advisory and Consultative Committees;
- landlord responsibilities for the leases within the parkland (garden centre, 345 club, allotments and Actual Workshop if let);
- upkeep and management of its administrative headquarters;
- responsibility for insurance for the remaining assets of the charity;
- as an employing body.

The General Manager advised that the Board had agreed the majority of the residual responsibilities except for the residual charity staffing arrangements. The Board had felt that this matter required further consideration prior to making a decision.

In response to clarification from Mr Tarpey with regards timescales for development and its completion Mr Holder advised that it was likely for an 18 month completion for the Great and West Hall, the Phoenix Bar and Palm Court areas. The works to these areas would commence whilst planning permissions had been sought. From months 19-32 the planned hotel and other hospitality facilities would be built and from months 32 to 48/50 the east end of the building and the facilities of the theatre, bowling alley, would be developed. In terms of each of the facilities it may well be possible to do different parts of each phase of work simultaneously.

In response to comments and clarification by Ms Feeney with regard to the future of the organ and reference within previous minutes that the organ would be relocated the General Manager advised that these comments had been made by him in relation to the bid submitted by Earls Court Olympia, it had been their intention to relocate the organ. However there were no plans by the preferred bidder Firoka to relocate the organ. With regard to comments in relation to the bookings in the Great Hall after the

contract with Firoka had been signed Mr Holder advised that it was the case that Firoka would take on the responsibility for all events at the Palace after signing contracts.

Members sought clarification as to the footprint as shown on the tabled map in respect the Notice of proposed disposition under Section 36(6) Charities Act 1993 as the map showed the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group. There were some concerns and surprise that such notice should be displayed in an inaccurate form. Mr Holder responded that the footprint shown was correct and that the footprint did indeed include the road but that it was the intention not to let the road. He commented that he was somewhat astounded that anyone would assume that that this would be the case.

Ms Paley, in respect of the minutes of the previous meeting, asked that the maps/plans promised for all representatives be circulated as these had not been as stated. After some clarification the Clerk undertook to ensure that such information was forwarded. Ms Paley further referred to the amount of misinformation that was circulating within the area at the confusion in terms of the work being carried out within the Park, in particular she felt that some liaison was required with respect to the Friends of Alexandra Park. Ms Paley also referred to recent nuisance at Lower Road the previous Sunday caused by a 4x4 vehicles getting over the barrier and racing. Mr Holder responded that he not received any complaints in this respect but would check on the matter. Professor Hudson suggested that in the event of such disturbances perhaps it would be of use to have the emergency number for the palace to be put on notice boards and at other strategic locations.

Ms Hayter sought clarification in respect of the application by the Friends of Alexandra Park to become representatives on the Consultative Committee. The Chair advised that the application would be given formal consideration at the meeting of the Board on 11 April 2006. In response to further questions Councillor Haley said that whilst the application was for consideration the board may well be minded not to agree the application. Ms Hayter commented that she hoped the Board would be minded to agree the application. The Chair advised that it would be given full consideration but was not able to prejudge the Board's decision.

The Chair then summarised and it was:

RESOLVED:

That the verbal update and comments of the Committee be noted.

**APC44 ITEMS REQUESTED BY NOMINATED REPRESENTATIVES
(Agenda Item 6)**

None requested

APC38 URGENT ITEMS (Agenda Item 7)

(i) Consultative Committee Membership

In response to comments from Councillor Haley the Clerk advised that a letter confirming Membership would be sent to all listed associations on 7 April 2006. Arising from that response a review of the membership would be undertaken prior to the next meeting of the Committee.

The Committee were further advised of the provisional meetings of the Committee for the Municipal Year as follows:

27 June 2006	5 September 2005	7 November 2005
30 January 2007	3 April 2007	

(ii) Ms Paley passed on her thanks to the Chair for the way in which Consultative Committee meetings had been conducted in the previous year and thanked the Chair for her hard work and efforts. The Committee then collectively echoed Ms Paley's comments.

NOTED

Meeting terminated at 20.05HRS

**Cllr Vivienne Manheim
CHAIR**

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Agenda item: **9**

Alexandra Park & Palace Advisory Committee

On 20th June 2006

Report Title: **Heritage Lottery Funded Landscape Development Project update**

Report of: **Matthew Baker, Development Manager – Parks**

1. Purpose

1.1 To update the Committee of progress towards the items outlined in the HLF refurbishment of the Park.

2. Recommendations

2.1 That the Committee notes the report.

Report Authorised by: **Matthew Baker, Development Manager:**

Contact Officer: **Matthew Baker, Development Manager**

3. Executive Summary

3.1

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 No specific background papers were used in compiling this report. Further information about this report can be obtained from Matthew Baker, Development Manager – Parks, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London, N22 7AY. Telephone number 0208 365 2121

6. Background

- 6.1 Blakedown Southeast are making good progress with the phase two package of works as specified by Land Use Consultants in accordance with the approved purposes of the Heritage Lottery Grant.

The contractor had previously prepared a programme of works with the intention of completing all the works by July 2006, leaving a six month period between August 2006 – January 2007 for any additional works and to attend to defects. Unfortunately due to the early announcement of a national hose pipe ban and potential water restrictions a decision has been taken to postpone the majority of the planting phase until the end of the summer 2006 to ensure the best conditions for establishment of new stock.

In addition to this all tree work has been suspended until the autumn in order to prevent disturbance during the nesting season.

Please note general tree maintenance/Emergency works will be still be carried out in order to reduce the risk to visitors.

- 6.2 Blakedown are contracted to complete the improvements to the main road as part of the Civil engineering package of works. Work commenced in February following the Motorcycle show and has been phased over a seven month period. Colin Buchanan and Partners who were responsible for this aspect of the project have continued to liaise with Highways Authority and Transport for London to ensure the design proposal satisfies all of the requirements.

Due to changes in the regulations for new bus stops introduced in January 2006 it has not been possible to reduce the number of Bus stops to the West of the Palace as previously reported. Transport for London have stated that they would not support the removal of the existing stops as they are networked to there electronic timetable system. In addition to this the location which had been identified for the single stop has does not comply with their new regulations.

For reasons of Health & Safety it will be necessary to operate temporary traffic lights during much of the Civils works. Blakedown have contracted 'A-Plant' Traffic Systems assist with all traffic management issues to ensure that the works are in accordance with the regulations for highways work.

In broad terms these improvements are focused at reducing the speed of vehicles within the park, increasing the number of pedestrian links between the Palace and Park and improving the general road layout.

The improvements which fall outside of the Park Boundary will be completed by the highway authority and LUC will liaise to ensure that these works are carefully phased with Blakedown programme.

6.2.1 Bedford Road Entrance

The Gantry will be removed and the main entrance realigned with a speed table constructed to slow vehicles when entering and exiting the

Park. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. The retaining wall to the north of the carriage way will be repaired and the pavement to the south realigned with the main footpath leading to the train station. All old road markings will be removed and replaced with new ones; new road traffic and site signage will be installed.

6.2.2 Muswell Hill Entrance.

The Gantry will be removed and the section of road from the entrance down to the traffic lights re realigned with a speed table constructed to slow vehicles when entering and exiting the Park. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. The area directly in front of the Historic gates will be reorganised to provide two clear lanes connecting the exit & approach with the junction with the main road adjacent to the traffic lights. This will reduce the number of spaces available for parking outside the palace gates, provide clear access to the lower road and improve the visual aspect of the park entrance. All old road markings will be removed and replaced with new ones; new road traffic and site signage will be installed.

6.2.3 Alexandra Palace Way

The section of main road leading from the Bedford Road Entrance towards the Palace will be reduced from three lanes to two. This will reduce the temptation for vehicles to speed up hill in order to overtake slower vehicles. This will effectively mean that the existing downhill lane will be surplus and sections of this will be reorganised to provide a single lane of additional parking bays. All old road marking will be removed and replaced with new ones; new road traffic signage will be installed.

6.2.4 A mini roundabout will be constructed at the entrance to the East Car Park and the approaching sections of road realigned to improve visibility. New signage and warning lighting will be installed.

6.2.5 The section of road to the South of the Palace will be coated in a bound gravel surface with speed tables constructed at each of the crossing points. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. All old road marking will be removed and replaced with new ones; new road traffic signage will be installed.

6.2.6 The coach bay will be reorganised to reduce the visual impact of the area including a crossing point connecting the small island bus stop with the opposite side of the main road.

6.3 Diamond Build are making good progress with the park buildings and estimate full completion by week ending 18th June 2006.

Strutt & Parker, property consultants, have completed a site inspection of the new buildings and will be advising on the commercial value of each. This information will be

used to prepare new contracts for each property prior to advertising the opportunities. Letters will be forwarded to all those that have expressed an interest during the last 3 years informing them of where and when the advertisement(s) will be placed.

7. Description

Progress towards the items outlined in the HLF refurbishment of the Park.

Landscape Works

7.1 Boating Lake

Blakedown has completed the improvement works to the Boating Lake area which include the new designated fishing areas funded by the £10k Environment Agency Fisheries Grant. The timber fishing 'pegs' have all been constructed to provide full access for mobility impaired users and are located along two sections of the pond edge which have been designated for fishing. The main fishing area also includes benches, bins and signage for club members and an Environment Agency notice to inform visitors that fishing permits are required. Land Use Consultants have prepared a list of marginal plants which will be planted to finish the boating lake improvement works.

The water quality of the lake being regularly monitored by the parks team using a standard water testing kit and the data recorded. Samples are also being sent to 'Water Habitat Ltd' for full analysis to ensure we receive an early warning of any potential problems, e.g. Algae blooms, low oxygen, pollutants.

A power supply has been run to the large island which will enable the installation of three ultrasonic units for the control of Algae blooms. In addition to this two aeration units will also be installed to assist with maintaining water quality.

7.2 Redston Road Playing Fields

The tree planting completed in March 2006 has unfortunately presented some unforeseen concerns relating to the potential for future tree/root nuisance arising from their distance from the boundary fence and adjoining properties.

After reviewing with our consultants the design intention to improve the habitat diversity in this area it has been agreed with the Tree Officer that the recently planted trees along the eastern edge of the former playing field will be transplanted so that none of the specimens will cause problems as they mature.

The distance at which they will be transplanted will be calculated based upon the maximum root / canopy spread for each species and the trees will be transplanted in the autumn when the conditions are more favourable.

Civils Work

7.3 Alexandra Palace Way (East Car Park to Bedford Road Entrance)

The first section of road narrowing has been completed to the main road leading from the East Car Park entrance, down the hill, towards Bedford Road entrance as outlined in section 6.2.3. The Bus Stop lay-by adjacent to the Dive Car Park has been extended in accordance with the requirements of Transport for London. The main road now operates as one lane in each direction with parking bays along the northern edge of the road. Several crossing points have also been constructed to provide improved access for pedestrians and mobility impaired visitors.

7.4 Blandford Manor Slip Road

The Bus Stop lay-by adjacent to the Blandford Road Slip Road has been extended in accordance with the regulations provided by Transport for London. The new scheme provided improved access to the adjoining areas and features a crossing point for access to the South Slopes. The slip road barrier has been moved closer to the road to restrict the space available for unauthorised parking. The old timber bollards which were installed to prevent vehicles from accessing the meadow adjacent to the main road have been replaced with an earth bund, approximately 700mm in height.

7.5 Roundabout

Construction of the new roundabout as outlined in item 6.2.4 at the entrance to the East Car Park is well underway and Blakedown's hope to have this completed by the end of June 2006.

7.6 Coach bay

Improvement works to the Coach bay as outlined in item 6.2.6 have been completed and include improved pedestrian access to the Bus Stop and a mobility impaired crossing point. The Coach bay has been realigned in order to improve upon safety during coach loading and unloading.

8. Consultation

8.1 Public Consultation took place prior to the preparation of the Stage II Bid application to the HLF for the Landscape Development Grant 2001. In addition to this a design competition and two days public consultation were carried out in May 2003 to encourage children and parents to suggest what they would like in their ideal play area.

9. Summary and Conclusions

9.1 This updates the Committee as to the progress towards the completion of the works

10. Recommendations

10.1 That the Committee notes the report.

11. Equalities Implications

11.1 There are no perceived Equal Opportunities implications

12. Use of Appendices / Tables / Photographs

12.1 None used

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