

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 COMMITTEE.** will take place on **TUESDAY, 29TH AUGUST, 2006** commencing at **19:30HRS** in **PALM COURT SUITE ROOM 5, ALEXANDRA PALACE, ALEXANDRA PALACE WAY, LONDON N22** to consider the business set out in the Agenda detailed below.

Yours sincerely

Clifford Hart
Clerk to the Committee

AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTERESTS : MEMBERS OF THE COMMITTEE ARE INVITED TO DISCLOSE ANY INTEREST THEY MAY HAVE ON ANY OF THE ITEMS APPEARING ON THE AGENDA.**
3. **MINUTES (PAGES 1 - 50)**
 - i) To approve the minutes of the meetings of the Advisory Committee held on (a) 20 June 2006 (inquorate) and (b) 20 July 2006 (Special) (attached).
 - ii) To consider any matters arising from the Minutes. (see attached response from the Board arising from its Special meeting held on 24 July 2006)
 - iii) To note the draft minutes of the meeting of the (a) Alexandra Palace and Park Board held on 4 July 2006 (attached) (b) 24 July 2006 (Special) and (c) the Consultative Committee of 27 June 2006.

4. FUTURE OF THE ASSET - UPDATE

(Verbal Report of the General Manager, Alexandra Palace) To advise the Committee on progress.

5. 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 51 - 54)

6. ITEMS RAISED BY ASSOCIATION REPRESENTATIVES

- i. **Update on HLF work in the Park – *raised by Mr Aspden – Warner Estate Residents Association (Item 5 above will cover this item)***
- ii. **Park Avenue North – Fencing and Security Issue - *raised by Mr Liebeck – Warner Estate Residents Association***
- iii. **Update on security issues around the Park since June 2006 - *raised by Mr Liebeck – Warner Estate Residents Association***

7. ANY OTHER BUSINESS

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

31 OCTOBER 2006

23 JANUARY 2007

27 MARCH 2007

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18 August 2006

**NOTES OF INQUORATE MEETING OF THE ALEXANDRA PARK AND PALACE
ADVISORY COMMITTEE (STATUTORY)**

DRAFT

AGENDA ITEM 3(i)(a)

20 JUNE 2006

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
* Ms Shan Rees	:	Palace View 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. Oatway	:	Alexandra Ward
Councillor M. Cooke	:	Bounds Green Ward
*Councillor M. Newton	:	Fortis Green Ward
*Councillor M Whyte	:	Hornsey Ward
Vacancy	:	Muswell Hill Ward
Councillor A. Dobbie	:	Noel Park Ward
Vacancy	:	
Vacancy	:	

*Members present.

Also in attendance

Mr K. Holder - General Manager - Alexandra Palace
Mr D. Loudfoot - Facilities Manager Parks - Alexandra Palace
Mr M. Baker – Parks Development Manager – Alexandra Palace
Mr C. Hart – Clerk to the Advisory Committee

At 18:30HRS 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 18:45HS Mr Hart advised that as the meeting was inquorate the business on the agenda could not be considered nor any decisions taken. Mr Hart informed those present that an informal discussion was permissible under the rules of procedures and a note of such would be reported to the next meeting of the Advisory Committee.

Mr Hart also advised that given the business that should have been transacted had the meeting been quorate it would be necessary to have a further meeting of the Advisory Committee in late July 2006, and all members would be consulted as to their availability.

The Chair felt that it was appropriate to have an informal discussion of Items 8 and 9 as detailed, a summary of which is detailed below.

Future use of the Asset – Update (Verbal report of the General Manager Alexandra Palace) (Agenda Item 8)

Mr Holder briefly outlined that the charity's professional team had been engaged in further negotiation with that of Firoka's over a number of weeks since the Board had considered and agreed those Heads of Terms as the basis of the detailed lease on 27 March 2006.

Mr Holder also advised that in respect of the land to be leased to Firoka and compliance with the sec.36(6) of the Charities Act 1993, this compliance was under way with the results of such representations being reported to the Board on 4 July 2006. Mr Holder reiterated his previous comments that 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 had a chance to comment. In response to questions 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. 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 on 4 July 2006.

In response to comments and questions Mr Holder advised:

- That the Trading Company would be wound up and cease to exist and staff, with the exception of the Parks Development Manager, the Parks Facilities Manager, and secretarial support would transfer to the Firoka group, and the remaining 3 would transfer to the Charity itself.
- The Section 36(6) Notice was granted by the Charity Commission
- The concerns expressed by representatives in respect of CUFOS were noted and the General Manager reiterated his previous comments as to the lease negotiated by CUFOS and its expiry in 2011.
- The upgrading of the existing facilities at the Palace i.e Ice Rink, the Willis Organ, and TV Studios, and the accessibility to the building by the public continuing, and the provision of a bowling alley, cinema, and restaurants/cafes over a phased development period with an expected 5 year period of works envisaged.

NOTED

**HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE**

The meeting received a brief update from the Parks Development Manager in respect of HLF as detailed in the circulated report.

Comments and concerns expressed by those presented related to:

- The operation of the Pitch and Putt facility and the likely start date – and the response of early March 2007;
- Selling and serving of refreshments and the tendering process for supply of such
- Pedestrian access to bus stops in the vicinity of the Park
- Recent difficulties with public disturbances by youths and general noise in various locations around the Park, particularly in the area of North View Road
- The issue of disturbances on the private road areas adjacent to the park and the clarified action that will be taken by the Police, and Park Constabulary
- The need for a point/point progress and audit of the HLF at the next meeting of the Advisory Committee

NOTED

Time informal meeting concluded: 20.00hrs

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**MINUTES OF THE SPECIAL MEETING OF THE ALEXANDRA PARK AND PALACE
ADVISORY COMMITTEE - 20 JULY 2006
(STATUTORY)**

DRAFT

AGENDA ITEM 3(i)(b)

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
Ms P. Lacroix	:	Palace View Residents' Association (voting Member)
Ms Shan Rees	:	Palace View Residents' Association
*Mr. D. Frith	:	The Rookfield Association (voting Member)
Mr. F. Hilton	:	The Rookfield Association
Mr. D. Liebeck (Chair)	:	Warner Estate Residents' Association
*Mr H. Aspden	:	Warner Estate Residents' Association

Appointed Members:

*Councillor. Oatway	:	Alexandra Ward
Councillor M. Cooke	:	Bounds Green Ward
*Councillor M. Newton	:	Fortis Green Ward
*Councillor M Whyte	:	Hornsey Ward
Councillor G Engert	:	Muswell Hill Ward
*Councillor A. Dobbie	:	Noel Park Ward
Vacancy	:	
Vacancy	:	

*Members present.

Also in attendance

Councillor Hare

Mr K. Holder - General Manager - Alexandra Palace
Mr D. Loudfoot - Facilities Manager Parks - Alexandra Palace
Mr C. Hart – Clerk to the Committee

**001 ELECTION OF CHAIR AND VICE CHAIR OF THE ADVISORY COMMITTEE FOR
THE MUNICIPAL YEAR 2005/06 (Agenda Item 1)**

The Clerk to the Committee – Mr Hart, advised the Committee that as this meeting was the first quorate meeting of the Municipal Year 2006/07 the first item of business on the agenda was to elect a Chair and Vice-Chair of the Committee.

Mr Hart informed the meeting that in line with previous years the Chair was nominated from amongst the nominated Association representatives, and the Vice-Chair from the appointed Councillors of the Advisory Committee. Mr Hart then advised that in the absence of the current Chair – Mr Liebeck he would firstly seek nominations for the position of Vice-Chair of the Advisory Committee for the Municipal Year 2006/07.

Councillor Newton nominated Councillor Oatway as Vice-Chair of the Advisory Committee. There being no other nominees it was:

RESOLVED

That Councillor S. Oatway be duly elected as Vice-Chair of the Alexandra Park and Palace Advisory Committee for the Municipal Year 2006/2007.

In the absence of the current Chair Councillor Oatway took the Chair.

Councillor S. Oatway in the Chair

The Vice-Chair sought nominations for the Chair of the Advisory Committee for the Municipal Year 2006/07.

Ms Myers nominated Mr Liebeck as Chair of the Advisory Committee for the Municipal Year 2006/2007.

There being no further nominations it was:

RESOLVED

That Mr D. Liebeck – Warner Estate Residents' Association be duly elected as Chair of the Alexandra Park and Palace Advisory Committee for the Municipal Year 2006/2007.

002 ASSOCIATION MEMBERSHIP 2006/07 (Agenda Item 2)

The Clerk to the Committee – Mr Hart advised that at a pre-meeting on June 20th 2006 of the qualifying Associations to the Committee, the appointed Association representatives considered the appointment from amongst their number to the 8 allocated places that the qualifying associations were able to appoint to on the Advisory Committee. Mr Hart also advised of an additional association qualifying for membership of the Advisory Committee – Palace View Residents Association whose nominated representative had been Ms P. Lacroix. Mr Hart advised that following due deliberation the allocation of places was as stated in the NOTED resolution below.

RESOLVED

- i. that additional membership of the Palace View Residents Association as a qualifying association on the Alexandra Palace and Park Advisory Committee be noted.
- ii. That the allocation of the 8 places from the qualifying Associations to the Alexandra Palace and Park Advisory Committee for the Municipal Year 2006/07 as detailed below be noted:

Association	Allocated places/named representative
Alexandra Residents' Association	2 places - Ms Hutchinson /Mr Wastell
Muswell Hill and Fortis Green Association	1 place - Ms Myers
Palace Gates Residents' Association	1 place - Ms Baker
Palace View Residents' Association	1 place – Ms LaCroix (Ms Rees as deputy)
The Rookfield Association	1 place - Mr Frith (Mr Hilton as deputy)
Warner Estate Residents Association	2 places - Mr Liebeck/Mr Aspden

003 APOLOGIES FOR ABSENCE (Agenda Item 3)

The Chair asked if there had been any apologies given.

The Clerk advised that apologies for absence had been received on behalf of Mr Liebeck, Councillor Cook, and Councillor Engert (for whom Councillor Demerci would be substituting for when he arrived).

004 APPOINTMENT OF MEMBERS TO THE URGENCY SUB-COMMITTEE FOR THE MUNICIPAL YEAR 2006/07 (Agenda Item 4)

The Clerk to the Committee – Mr Hart informed the meeting that it was necessary to appoint Members of the Advisory Committee to its established Urgency Sub-Committee for the Municipal Year 2006/07. Mr Hart advised that the composition of the Urgency Sub-Committee was 2 resident association representatives, and 2 Councillor representatives of the Advisory Committee.

Mr Hart sought nominations for the positions.

Ms Hutchinson nominated Mr Liebeck as one association representative, and Ms Myers nominated Ms Hutchinson as the other association representative.

Councillor Dobbie nominated Councillor Oatway and himself as Councillor representatives.

There being no further nominations it was:

RESOLVED

That the following Members be appointed to the Urgency Sub-Committee of the Advisory Committee for the Municipal Year 2006/07 as detailed below:

Ms J Hutchinson
Mr D Liebeck
Councillor A. Dobbie
Councillor S. Oatway

005 DECLARATIONS OF INTEREST (Agenda Item 5)

There were no declarations of interest.

006 CHANGES TO THE RULES OF PROCEDURES OF THE ADVISORY COMMITTEE (Agenda Item 6)

The Clerk advised that following discussions at a meeting of the Committee in early April 2006 it was agreed that a group of Association Members of the Advisory Committee would have a one-off meeting to discuss the matter of revising the current rules of procedures. The group met in late April 2006 and as a result the TABLED 'rules of procedures' were before the Committee for consideration and adoption.

There being no questions it was:

RESOLVED

That the revised rules of procedures as TABLED be agreed.

007 Future use of the Asset – Update (Verbal report of the General Manager Alexandra Palace) (Agenda Item 5)

The Chair asked the General Manager – Mr Holder to give his verbal update to the meeting.

The General Manager – Mr Holder advised that he was tabling a letter from the Board's Project Team legal advisers in respect of the negotiations with the Firoka Group in respect of the lease, and the letter outlined the current state of play.

The Chair felt that the Advisory Committee should consider the contents of the letter prior to the General Manager commencing his introduction. The Committee then took an approx. 10 minute break from 19:50HRS to 20:04HRS to consider the contents of the letter. Members drew the General Manager's attention to the fact that on the very last page there appeared to be some text missing from their copies.

Mr Holder then read out the details of the missing text which were suitably annotated by those present.

In a succinct introduction Mr Holder advised that the Board of Trustees would consider the draft lease, draft project agreement and draft employment and pension agreement at its special meeting on 24th July 2006. Mr Holder advised that the recommendations in the brief overarching report to those documents were - that the board formally resolve to request from the Charity Commission an order under sec. 36 of the Charities Act allowing the lease to be granted and - that authority to settle any outstanding drafting issues be delegated to the General Manager.

Mr Holder advised that this was the last opportunity for the Advisory Committee to provide its advice to the Board prior to that formal consideration and resolution. Mr Holder stressed that there will, of course, be ample opportunity through subsequent processes for comment about the actual plans once these were completed by Firoka.

Mr Holder went on to state that the letter before the Advisory Committee was almost the same as the one being presented to the trustees as an interim report on 24 July., though the letter had been sanitised to the extent that commercially confidential information arising in the bid process had been removed. The content of the letter was consistent in all other respects. Mr Holder commented that the entire negotiations had been based on the complete footprint as attached to the statutory instrument providing the wider powers of leasing. The same footprint was also publicised throughout the Park following the resolution of the Board on 27 March 2006 to seek sec.36 (6) representations. Having received those representations the board considered them at its meeting on 4th July. The board resolved not to vary its previous resolution in respect of the total development footprint.

In taking the Committee through the letter's contents Mr Holder highlighted that in essence it set out the current state of play. Mr Holder felt that it should be noted that all discussion and negotiation with Firoka had been on the basis of the concepts originally described and there had been no changes from those submitted. The letter also provided an explanation of the **heads of terms** and their purpose. It also referred to the **lease document** which would eventually become the prime document and the key terms contained therein were outlined in paragraph 2.2, and these should be particularly noted. Reference was also made to the **project agreement** which set out the obligations on Firoka to carry out the refurbishment. These terms and obligations were detailed in paragraph 2.3. Once the refurbishment was completed the need for the **project agreement** would cease. Mr Holder further stated that one of the key areas for consideration by the Board was that of risk associated with the project. A number of risk areas were identified and commented on in paragraph 3.1. In paragraph 3.2 there was comment on the sanctions available to the landlord for default in various circumstances. Mr Holder concluded that in paragraph 3.3 there was a general comment on the benefits to be derived from the transaction.

The Chair then asked, and Members gave their views as to the development proposals – as summarised below in consensus form.

N.B. This is a summary of lengthy and protracted discussions and is not a verbatim record of all comments expressed during the discussion.

- clarification that CUFOS was within the development footprint and that their lease would expire on 25 March 2011 and the decision of the Board not to vary its previous decision though as stated by Councillor Hare this was not a unanimous decision
- concerns expressed with regard to repairs to the fabric of the building, disposal to a third party, and the comments stated in relation to envisaged planning consents being granted. The General Manager responded that Firoka would be liable for the repairs/refurbishment which would commence from west to east and that whilst the building works were in progress the remaining parts of the building would have public access, and there would be on-going obligations on the Firoka Group. In terms of subsequent disposal of the lease the Firoka Group had rights to dispose of the lease but that it would be for the Trust as Landlord to agree on the third party to whom disposal would be allowed in any eventuality. With regard to comments on planning consents the views expressed by the local planning authority had been based on outline proposals from the Firoka Group and did not constitute any formal application in either outline or full form;
- Comment in respect of the deferred premium and the payments that would be received by the Trust from the Lessee, and also the profit share arrangements although these were regarded as commercially confidential;
- Clarification of exchange and completion being aimed for together on 1st October 2006 and the actual name of the Company name for the Firoka take over. The General Manager responded that a special purpose vehicle called *Firoka (Alexandra Palace) Limited* guaranteed by Firoka Kings Cross Limited had been created. In terms of the standing of the Firoka Group in financial circles it was well regarded and of good standing and repute

At this point in the proceedings Councillor Hare commenced asking points of clarification in terms of details of the lease which he was in receipt of as a member of the Board, in terms of parking, and rights of access, which had been sent to him as a member of the Board.

Following advice from the Clerk the Chair advised Councillor Hare that he was not a Member of this Committee and as a member of the Board such comment could be construed as a conflict of interest. The Chair advised that she understood that the Charity Commission had given a clear ruling on this issue some years previous. Whilst there was no reason why Councillor Hare could not observe the proceedings his line of questioning was not appropriate at these proceedings and such questions should be asked at the Board meeting on 24 July. Councillor Dobbie shared the views expressed by the Chair and

reiterated that Councillor Hare would have the opportunity during the Board meeting to discuss the lease in detail and it was highly inappropriate to do so at this meeting.

Councillor Hare responded that in his view he did not have a conflict of interest, but that he would refrain from the line of questioning he had pursued.

- Clarification as to the future use of the TV studios and expressed concerns at the need to for the Board to actively engage, in conjunction with the Firoka Group, to ensure that this part of the building is developed with an external partner, and what would happen if this were not accomplished within 3 years as specified. The General Manager responded that the Firoka Group recognised the heritage of the studios and had undertaken to leave the space free for a 3 year period. The actual concept and development of the studios and identifying an external backer for the concept was not for the Board to consider. The BBC had shown interest in the concept and was attempting to generate a pan industry approach. However the BBC itself would not make any financial contribution but could be persuaded to take on the role of facilitators. The General Manager commented that a meeting had taken place the previous day with the BBC where they had again reinforced this view. There were also some serious practical difficulties to be overcome in developing the concept including access as currently the only access was via the offices located in the Tower. The use of the Victorian staircase, as identified as important by English Heritage, may also not be practical as it was now considered too steep and would be unlikely to comply with current health and safety rules.
- Clarification given in terms of adequate insurance cover and that the Trustees would ensure adequate cover and invoice the tenant immediately.
- Concerns in respect of assignment rights in the future and the response of the General Manager that it would be only for the Board of Trustees to agree to such.
- Concerns as to whether the newly appointed Alexandra Palace and Park Board was able to fully grasp the implications of and the enormity of the decisions it will be taking over the forthcoming months in respect of the future development of the asset

The Committee then discussed and expressed certain specific concerns for the Board to consider on 24 July 2006 as detailed:

- the need to ensure a full traffic impact assessment being carried out as part of the required planning process for the future development proposals of the Firoka Group.
- the concerns of the Committee that the Board may not take account of views expressed by the Advisory Committee and that the Board should be reminded of its duties to consult as set out in Schedule 1 - Part III of

the Alexandra Park and Palace Act 1985 in respect of the functions of the Advisory Committee and the Board's continuing legal obligations to ensure that the Advisory Committee continues to be consulted on those matters that the Board should refer to it within the auspices of the Act.. Further that the Board takes into account of any and all views and recommendations referred to it from the Advisory Committee both currently and following completion of current negotiations on the Heads of Terms, Lease and project agreement with the Firoka Group.

- that the Board should note and take account of the concerns of the Advisory Committee that, once the transfer of the asset to the Firoka Group has been completed, the role of the Advisory Committee in respect of its ability to comment and make recommendations will be diminished on the day to day matters of Palace Management that affect local residents and its influence "one step removed" from the operation than is currently the case.
- that in respect of the above the Board be asked to include a requirement to consult the Advisory Committee within the proposed lease currently being finalised with the Firoka Group e.g. Firoka 's Palace Management could be required under the lease to meet with the Advisory Committee on a regular basis, and that should this request not be acceded to then the Advisory Committee would consider making formal representations to the Charity Commission following referral of the draft heads of terms, lease and project agreement;
- that the Board be requested to note the concerns of the Advisory Committee in respect of the future development of the BBC studios; the fact that there had been no concrete evidence of potential financial backing by independent sources; and that the Board be requested to actively engage with any interested parties in an attempt to secure such financial backing for the preservation and development of the proposed interactive museum concept for the BBC Studios in preparation for future use following Firoka's completion of the "shell and core" space.

Following the expression of views of the Committee the Chair then summarised and it was:

RESOLVED

That the Alexandra Palace and Park Board be requested to consider the following resolutions of the special meeting of the **Alexandra Park and Palace Advisory Committee** of 20 July 2006 on the Future Use of the Asset when considering this item at the special meeting of the Board on 24 July 2006 and take account of those matters prior to making its decision:

- i. that the Board be reminded of its duties to consult as set out in Schedule 1 - Part III of the Alexandra Park and Palace Act 1985 in respect of the functions of the Advisory Committee and the Board's continuing legal obligations to ensure that the Advisory Committee continues to be consulted on those matters that the Board should refer to it within the

auspices of the Act. Further that it takes into account of any and all views and recommendations referred to it from the Advisory Committee both currently and following completion of current negotiations on the Heads of Terms, Lease and project agreement with the Firoka Group;

- ii. that the Board be requested to note and take account of the concerns of the Advisory Committee that, once the transfer of the asset to the Firoka Group has been completed, the role of the Advisory Committee in respect of its ability to comment and make recommendations will be diminished on the day to day matters of Palace Management that effect local residents and its influence “one step removed” from the operation than is currently the case;
- iii. that in respect of (ii) above the Board be asked to include a requirement to consult the Advisory Committee within the proposed lease currently being finalised with the Firoka Group e.g. Firoka 's Palace Management could be required under the lease to meet with the Advisory Committee on a regular basis, and that should this request not be acceded to then the Advisory Committee would consider making formal representations to the Charity Commission following referral of the draft heads of terms, lease and project agreement ;
- iv. that in respect of the future development of the asset, the Board be requested to ensure that a full traffic impact assessment be carried out as part of the required planning process for the future development proposals of the Firoka Group; and
- v. that the Board be requested to note the concerns of the Advisory Committee in respect of the future development of the BBC studios; the fact that there had been no concrete evidence of potential financial backing by independent sources; and that the Board be requested to actively engage with any interested parties in an attempt to secure such financial backing for the preservation and development of the proposed interactive museum concept for the BBC Studios in preparation for future use following Firoka's completion of the “shell and core” space.

There being no further business to discuss the meeting concluded at 21.40hrs.

Councillor Susan Oatway
Vice-Chair of the Advisory Committee

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**ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE
– 29 AUGUST 2006**

AGENDA ITEM 3(ii)

ALEXANDRA PALACE AND PARK BOARD – 24 JULY 2006

**DRAFT EXTRACT OF MINUTE IN RELATION TO CONSIDERATION
OF THE ADVISORY COMMITTEE'S RESOLUTION TO THE BOARD
ARISING FROM ITS MEETING ON 20 JULY 2006**

The Chair referred to the circulated comments of the Statutory Advisory Committee and asked for clarifications as the Board's position in considering them. Mr Holder responded that the Board were required under Section 19 of Schedule III of the 1985 Act to consult and also to consider recommendations of the Statutory Advisory Committee. The General Manager also advised that the Statutory Advisory Committee had been given its last opportunity to comment before the recommendation to formally request the Section 36 order was to be considered by the Board this evening.

The Board then considered the advice and recommendations of the Alexandra Park and Palace Statutory Advisory Committee Palace Advisory Committee arising from its meeting of 20 July 2006, previously circulated to the Board, as follows:

That the Alexandra Palace and Park Board be requested to consider the following resolutions of the special meeting of the **Alexandra Park and Palace Advisory Committee** of 20 July 2006 on the Future Use of the Asset when considering this item at the special meeting of the Board on 24 July 2006 and take account of those matters prior to making its decision:

- i. that the Board be reminded of its duties to consult as set out in Schedule 1 - Part III of the Alexandra Park and Palace Act 1985 in respect of the functions of the Advisory Committee and the Board's continuing legal obligations to ensure that the Advisory Committee continues to be consulted on those matters that the Board should refer to it within the auspices of the Act.. Further that it takes into account of any and all views and recommendations referred to it from the Advisory Committee both currently and following completion of current negotiations on the Heads of Terms, Lease and project agreement with the Firoka Group;

- ii. that the Board be requested to note and take account of the concerns of the Advisory Committee that, once the transfer of the asset to the Firoka Group has been completed, the role of the Advisory Committee in respect of its ability to comment and make recommendations will be diminished on the day to day matters of Palace Management that effect local residents and its influence “one step removed” from the operation than is currently the case;
- iii. that in respect of (ii) above the Board be asked to include a requirement to consult the Advisory Committee within the proposed lease currently being finalised with the Firoka Group e.g Firoka ‘s Palace Management could be required under the lease to meet with the Advisory Committee on a regular basis, and that should this request not be acceded to then the Advisory Committee would consider making formal representations to the Charity Commission following referral of the draft heads of terms, lease and project agreement;
- iv. that in respect of the future development of the asset, the Board be requested to ensure that a full traffic impact assessment be carried out as part of the required planning process for the future development proposals of the Firoka Group; and
- v. that the Board be requested to note the concerns of the Advisory Committee in respect of the future development of the BBC studios; the fact that there had been no concrete evidence of potential financial backing by independent sources; and that the Board be requested to actively engage with any interested parties in an attempt to secure such financial backing for the preservation and development of the proposed interactive museum concept for the BBC Studios in preparation for future use following Firoka’s completion of the “shell and core” space.

and responded to each recommendation in the following terms:

- i. that the Board be reminded of its duties to consult as set out in Schedule 1 - Part III of the Alexandra Park and Palace Act 1985 in respect of the functions of the Advisory Committee and the Board’s continuing legal obligations to ensure that the Advisory Committee continues to be consulted on those matters that the Board should refer to it within the auspices of the Act.. Further that it takes into account of any and all views and

recommendations referred to it from the Advisory Committee both currently and following completion of current negotiations on the Heads of Terms, Lease and project agreement with the Firoka Group;

The Chair asked if there were any comments prior to formulating the response.

Councillor Egan asked for clarification on a technicality re the wording of the resolution in terms of 'consult'. Mr Harris reiterated that there was a duty to consult and that the actual part of the Act was in fact wrongly quoted.

Following clarification from the Trust Solicitor Mr Harris as to wording the Chair summarised and it the response was agreed in the following terms:

Response

That the Board accepts that it has a duty to consult as set out in Schedule 1 - Part III of the Alexandra Park and Palace Act 1985 in respect of the functions of the Advisory Committee and the Board's continuing legal obligations to ensure that the Advisory Committee continues to be consulted on those matters that the Board should refer to it within the auspices of the Act. The Board would continue to take into account any and all views and recommendations referred to it from the Advisory Committee both currently and following completion of current negotiations on the Heads of Terms, Lease and project agreement with the Firoka Group.

- ii. that the Board be requested to note and take account of the concerns of the Advisory Committee that, once the transfer of the asset to the Firoka Group has been completed, the role of the Advisory Committee in respect of its ability to comment and make recommendations will be diminished on the day to day matters of Palace Management that effect local residents and its influence "one step removed" from the operation than is currently the case;

The Chair asked if there were any comments prior to formulating the response. There being no comments from the Board and following clarification from the Trust Solicitor Mr Harris as to wording the Chair summarised and it the response was agreed in the following terms:

Response

That the Board accepts, notes, recognises, and takes account of the concerns of the Advisory Committee that, once the transfer of the asset to the Firoka Group has been completed, the role of the Advisory Committee in respect of its ability to comment and make recommendations will be diminished on the day to day matters of Palace Management that effect local residents and its influence “one step removed” from the operation than is currently the case

- iii. that in respect of (ii) above the Board be asked to include a requirement to consult the Advisory Committee within the proposed lease currently being finalised with the Firoka Group e.g Firoka 's Palace Management could be required under the lease to meet with the Advisory Committee on a regular basis, and that should this request not be acceded to then the Advisory Committee would consider making formal representations to the Charity Commission following referral of the draft heads of terms, lease and project agreement ;

The Chair, in asking if there were any comments prior to formulating the response, sought clarification as to whether the request could be added to the draft lease before the Board. Both Mr Harris and Ms Kimber responded that there was a clear provision within the lease of the requirement by statute to consult and it was a statutory obligation and covered in Part 3.14 of the draft lease, and this clause would cover all requirements to consult. There being no further comments from the Board and following clarification from the Trust Solicitor Mr Harris as to wording the Chair summarised and the response was agreed in the following terms:

Response

that there was a clear provision within the lease of the requirement by statute to consult and it was a statutory obligation and covered in Part 3.14 of the draft lease, and this clause would cover all requirements to consult.

- iv. that in respect of the future development of the asset, the Board be requested to ensure that a full traffic impact assessment be carried out as part of the required planning process for the future development proposals of the Firoka Group

The Chair, in asking if there were any comments prior to formulating the response, sought clarification as to whether this request was within the remit of the Board. Mr Harris responded that he did not feel that this was in fact the Board's role to request and ensure that a full traffic impact assessment be carried out as part of the required planning process for the future development proposals of the Firoka Group, and that this would be carried out by the Firoka Group as a matter of course. The Chair commented that this issue would fall to Firoka to carry out and produce for submission to the LB Haringey's planning application Sub-Committee and therefore not appropriate for the Board to request or ensure that this was carried out.

The Chair then summarised and the response was agreed in the following terms:

Response

That the Board feels that it was not appropriate for them to either request or ensure that a full traffic impact assessment be carried out as part of the required planning process for the future development proposals of the Firoka Group and that this would be carried out by the Firoka Group as a matter of course during the development submission stage.

- v. that the Board be requested to note the concerns of the Advisory Committee in respect of the future development of the BBC studios; the fact that there had been no concrete evidence of potential financial backing by independent sources; and that the Board be requested to actively engage with any interested parties in an attempt to secure such financial backing for the preservation and development of the proposed interactive museum concept for the BBC Studios in preparation for future use following Firoka's completion of the "shell and core" space.

The Chair, in asking if there were any comments prior to formulating the response, sought clarification as to whether this request was within the remit of the Board. Mr Harris responded that this was not something within the remit of the Board and that whilst the Board could note the concerns expressed but that it was a matter that should not be pursued actively or otherwise, but that any proposals that were forthcoming would be welcomed and passed on to the Firoka Group.

Councillor Hare commented that it was a duty to surely protect the heritage of the studios and that the request should not be rejected, and that that the Board should actively encourage and seek possible external backers.

The Chair, in sharing the comments as to a duty to protect the heritage, advised though that it was not the role of the Board to actively pursue an external backer. Councillor Peacock, in sharing the views of the Chair commented that it should be for interested parties i.e. the local television groups and societies to actively pursue external backers for the development of the studios.

Mr Holder commented that it was correct to state that it was not within the Board's remit to either actively pursue an external backer or external sources of funding.

In response to further comments expressed the Chair commented that should an external backer be forthcoming then the Board would welcome such and ensure that proposals were discussed between that backer and the Firoka Group, and he reiterated his earlier comments it was not the role of the Board to actively seek a backer, or actively be involved in fund raising etc.

Ms Hutchinson commented that it had not been the intention to ask the Board to actively be involved in fund raising but to actively encourage external interest. It was the case that the space would be available for 3 years and that if after that period a backer was not forthcoming then at least the Board could say that it had actively encouraged external interest.

In response to comments from Councillor Beacham as to whether the word 'actively' could be removed Mr Harris commented that in terms of the Advisory Committee's request to actively engage and seek backing, this went beyond the role of both the Advisory Committee in its remit, and beyond the remit of the Trustees.

There being no further comments from the Board and following clarification from the Trust Solicitor Mr Harris as to wording the Chair summarised and the response was agreed in the following terms;

Response

That the Board recognises the request of the Advisory Committee in requesting the Board to actively pursue and actively engage with any interested parties in an attempt to secure such financial backing for the preservation and development of the proposed interactive museum concept for the BBC Studios in preparation for future use following Firoka's completion of the "shell and core" space, and that it would do all it could to assist in that objective.

Councillor Hare reiterated his earlier concerns that he felt that the Board had a duty to go further in pursuing an external backer and it should be actively involved in seeking a backer.

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DRAFT

AGENDA ITEM 3(iii)(a)

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

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:

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

AP001 APOLOGIES FOR ABSENCE (Agenda Item 1):

Nil

AP002 DECLARATIONS OF INTERESTS (Agenda Item 1a):

Nil.

AP003 URGENT BUSINESS (Agenda Item 3):

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.

NOTED

AP004 MINUTES (Agenda Item 4): (1) Meetings of the Alexandra Palace and Park Board held on (a) 27 March 2006 (Special) and (b) 11.04.06, and (2) to approve the minutes of the Consultative Committee held on 27.06.06 and (3) to receive the minutes of the Advisory Committee held on 20.06.06.

(1)(a) Alexandra Palace and Park Board (Special) – 27 March 2006

That the Minutes of the meeting of the Board held on 27 March 2006 be approved and signed by the Chair.

(1)(b) Alexandra Palace and Park Board – 11 April 2006

RESOLVED

That the Minutes of the meeting of the Board held on 11 April 2006 be approved and signed by the Chair.

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.

NOTED

(2) Alexandra Palace and Park Consultative Committee – 27 June 2006

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

NOTED

(3) Alexandra Palace and Park Advisory Committee – 20 June 2006

The Clerk advised that the meeting of the Advisory Committee of 20 July 2006 had been inquorate. The notes of that meeting had been drafted but were not available for consideration.

NOTED

AP005 QUESTIONS (Agenda Item 5):

None were received

AP006 DEPUTATIONS/PETITIONS (Agenda Item 6):

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.

The Board then received the deputation from Mr G Hutchinson, on behalf of the Friends of Alexandra Park. During the deputation Mr Hutchinson outlined the aims of the group which were:

- to maintain rights of free access for the enjoyment of the public for air

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- 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 local associations.

NOTED

AP007 AUDIT OF ACCOUNTS (Agenda Item 6)

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

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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.

NOTED

AP008 OPERATING BUDGET (Agenda Item 7)

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.

RESOLVED

That the contents of the report be noted and agreed.

**AP008 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE (Agenda Item 7):**

The Parks Development Manager - Mr Baker introduced this item which updated the Board on progress on the HLF refurbishment of the park as detailed.

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.

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 been 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

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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 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.

AP010

APPOINTMENT OF DIRECTORS TO ALEXANDRA PALACE TRADING COMPANY (Agenda Item 9):

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.

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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.

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

AP011 SECTION 36(6) REPORT (Agenda Item 10):

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

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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 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.

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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. "

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

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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, 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

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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 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:

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- 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

- 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 dissent 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 comments 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

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had purchased that detailed this importance. The area represented 5% of the footprint and that that area should be preserved and developed by the Firoka Group. It was as 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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RESOLVED

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
- 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

Councillors Beacham, Hare and Rainger asked that their dissent be recorded against the decision.

NOTED

**AP012 DATE OF MEETING OF SPECIAL BOARD MEETING - 24 JULY 2006
(Agenda Item 11)**

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.

RESOLVED

That a Special meeting of the Alexandra Palace and Park Board be convened on Monday 24 July 2006.

AP013 CHANGES TO BANK SIGNATORIES (Agenda Item 12)

RESOLVED

That the following be nominated as secondary signatures to the charity bank account and the changes to the bank mandate as follows:

Councillor Adje, & Councillor Egan, Councillor Hare, Councillor Peacock

**Unrestricted Minutes of the Alexandra Palace and Park Board
4 JULY 2006**

AP014 NEW ITEMS OF URGENT BUSINESS: (Agenda Item 13):

Nil

AP015 EXCLUSION OF THE PRESS AND PUBLIC (Agenda Item 14):

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).

SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS

AP016 MINUTES (Agenda Item 15):

Agreed the exempt minutes of the meetings of the Board held on 27 March, and 11 April 2006.

AP017 UPDATE – FUTURE OF THE –ASSET (Agenda Item 16):

Agreed

AP018 THE MANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY ((Agenda Item 17) :

Agreed recommendations as varied.

AP019 REVIEW OF GENERAL MANAGER POSITION (Agenda Item 18)

Item withdrawn.

AP020 NEW ITEMS OF URGENT BUSINESS:

Nil.

AP021 TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:

**12 SEPTEMBER 2006
14 NOVEMBER 2006
6 FEBRUARY 2007
10 APRIL 2007**

The meeting ended at 21:45HRS.

**Councillor Charles Adje
Chair**

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**Unrestricted Minutes of the Special Alexandra Palace and Park Board
24 JULY 2006**

DRAFT

AGENDA ITEM 3(iii)(b)

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

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

Observer: * Ms J. Hutchinson (representing Mr D Liebeck - Chair, Alexandra Park and Palace Advisory Committee)

* indicates Members present

Also present:

Councillor M Whyte

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

Tessa Kimber	Berwin Leighton Paisner (Legal)
Laurie Heller	Berwin Leighton Paisner (Legal)
Roger Vail	King Sturge (Valuation, Market Knowledge & Building Surveyors)
Ian Harris	Trust Solicitor
Peter Conboy	ABROS

AP022 APOLOGIES FOR ABSENCE (Agenda Item 1):

Apologies for absence were received on behalf of Mr Tarpey, and from Mr Liebeck (for whom Ms Hutchinson was substituting) and lateness and possible non attendance from Councillor Rainger.

NOTED

AP023 URGENT BUSINESS (Agenda Item 2):

The Chair asked whether there were any items of urgent business. The Clerk advised the Board that the items were as stated on the agenda and there was no provision for other items of urgent business to be submitted. The Clerk also advised that the comments of the Acting Director of Finance of the London Borough of Haringey were TABLED in respect of Items 6 and 7 on the exempt part of the Agenda. The Board were also asked to consider the deliberations of the Statutory Advisory Committee following their meeting on 20 July 2006 in respect of Item 7. These deliberations had been circulated prior to the meeting and were also laid round the table.

**Unrestricted Minutes of the Special Alexandra Palace and Park Board
24 JULY 2006**

AP023 DECLARATIONS OF INTERESTS (Agenda Item 3):

Nil.

AP024 AUDIT OF ACCOUNTS (Agenda Item 4)

The General Manager – Mr Holder advised the Board that as previously reported on 4 July to the Board 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 further 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 formally submitted to a meeting of the Board on 12 September 2006.

Mr Holder TABLED a draft copy of the audit opinion that has been received earlier that afternoon. That opinion, although draft, showed there were not any underlying concerns over the accounts which were now waiting clearance through the internal Deloitte & Touche technical review. Further that the opinion as tabled would be sent to the Charity Commission should they request any information in respect of the 2005/06 accounts during their deliberations on the issuing of a sec. 36 order.

The Chair advised that the current auditors be advised that the Board had been unimpressed by their recent performance and that the Board's use of them would be reviewed if there was not a marked improvement.

AP025 EXCLUSION OF THE PRESS AND PUBLIC (Agenda Item 5):

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).

SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS

AP026 PROVISION OF SECURITY FUNCTION (Agenda Item 6)

Agreed the recommendations contained within the report.

AP027 FUTURE USE OF ALEXANDRA PALACE (Agenda Item 7)

Agreed the recommendations contained within the report.

**Unrestricted Minutes of the Special Alexandra Palace and Park Board
24 JULY 2006**

**AP028 THE MANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY
(Agenda Item 8)**

Item withdrawn.

AP029 REVIEW OF GENERAL MANAGER POSITION (Agenda Item 9)

Item withdrawn.

The meeting ended at 20:30HRS.

**Councillor Charles Adje
Chair**

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DRAFT

AGENDA ITEM 3(iii)(c)

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

27 JUNE 2006

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

Nominated Members:

Alexandra Palace Action Group		(To be advised)
Alexandra Palace Amateur Ice Skating Club	*	Mr M. Tarpey
Alexandra Palace Allotments Association	*	Mr S. Ballard
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 Palace Television Group	*	Mr J. Thompson
Alexandra Residents' Association	*	Ms C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ransom
Friends of Alexandra Park	*	Mr G. Hutchinson
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.W.Clark
Palace View Residents' Association	*	Ms V. Paley
Union of Construction, Allied Trades and Technicians		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

*Members present.

Also In Attendance:

Ms J. Hutchinson – Alexandra Residents Association

Mr K. Holder - The General Manager, Alexandra Palace

Mr C. Hart – Principal Support Manager, Member Services – LB Haringey

APC40 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Beacham due to attendance at a Licensing Committee.

NOTED

APC41 DECLARATIONS OF INTEREST

Nil

APC42 URGENT BUSINESS

There was no urgent business.

APC43 MEMBERSHIP AND CONSTITUTION

a. MEMBERSHIP OF THE CONSULTATIVE COMMITTEE FOR 2006-2007

RESOLVED

1. That the following applications for membership of the Committee for the 2006/7 municipal year be approved –

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

- b. That Ms V. Paley, Mr M. Tarpey and Mr N. Willmott be appointed as non-voting Members of the Alexandra Palace and Park Board for the municipal year 2006/7.
- c. That the Constitution of the Committee be noted.

APC44 TERMS OF REFERENCE:

RESOLVED:

That the report be noted.

APC45 MINUTES

RESOLVED:

1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 4 April 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 27 March 2006 (Special), and 11 April 2006 be noted.

MATTERS ARISING:

Ms Hayter sought clarification as to whether the CUFOS building was included in the development footprint. The Chair responded this matter could be raised within either under Item 7 or Item 10.

APC46 FUTURE USE OF THE ASSET – UPDATE (Verbal Report of the General Manager) (Agenda Item 7)

The Chair asked for a brief introduction.

Mr Holder briefly outlined that the charity's professional team had been engaged in further negotiation with that of Firoka's over a number of weeks since the Board had considered and agreed those Heads of Terms as the basis of the detailed lease on 27 March 2006.

Mr Holder also advised that in respect of the land to be leased to Firoka and compliance with the sec.36 (6) of the Charities Act 1993, this compliance was under way with the results of such representations being reported to the Board on 4 July 2006. Mr Holder reiterated his previous comments that 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 had a chance to comment. In response to questions 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. The approved notice had been exhibited in and around the Palace and Park for 28 days from 28th March 2006. The comments received had been analysed by the General Manager and would be reported back to the Board for further consideration on 4 July 2006.

Ms Hayter sought clarification in terms of the proposed Heads of Terms and the draft lease and how this affected CUFOS building, as no one seemed to know the outcome.

Mr Holder responded that specifically on the issue of CUFOS the footprint did indeed include CUFOS. There had been specific representations made in relation to CUFOS which would be submitted to the Board for consideration together other representations.

In response to points of clarification in terms of the timing of signing of the lease originally proposed as 1st May 2006, Mr Holder advised that this was the date originally proposed by Firoka although this had been in the January 2006 submission document. It was the case that all parties concerned were realistic that the actual completion date would need to be revised at some point as negotiations had been on-going and whilst not overly protracted certain negotiations had been particularly detailed.

Mr Thompson commented that in his view the Board was not going to be given the opportunity to analyse the full raw data submitted in terms of the representations submitted in petition form under the Section 36(6) notice and advertisement. In response Mr Holder advised that all representations would be submitted to the Board on 4 July 2006 and in the case of the petition with 1593 signatures – as each page said the same sentiments and some pages had one signature only a sample of the petition was to be submitted. Councillor Hare asked that he be furnished with a copy of the full petition prior to the meeting on 4 July 2006.

The Chair, in response to the comments expressed and Councillor Peacock's concerns as to the validity of signatures, stated that it was normally the case that in council meetings only a sample of a petition was submitted. Mr Holder also advised that the original petition had been returned to Mr Thompson and that the copied petition would be placed on the table at the meeting on 4 July 2006.

The Chair summarised and it was:

RESOLVED

- i. that a copy of the petition be supplied Councillor Hare in its full and entire form; and
- ii. that the verbal update in respect of the future of the asset be noted.

APC47

**HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT
PROJECT UPDATE (Agenda Item 8)**

The Committee received a succinct update on the project from the Parks Development Manager – Mr Baker.

The Chair asked if there were any comments and questions in relation to its contents.

Ms Feeney referred to the concerns expressed at the recent statutory Advisory Committee in respect of pedestrian safety in the park, as well as the recent road narrowing scheme and access for persons in wheelchairs/ people with hearing difficulties and the pedestrian access at Bedford Road. Ms Feeney also sought clarification as to siting of the bus stops near to the garden centre and the fact that cars did not seem to stop at this crossing point, and the health and safety risks arising therefrom.

In response Mr Baker advised that the speed table located at Bedford Road was designed to stem traffic a safe distance from the crossing point. The crossing was raised and cobbled and the road would have anti skid surfaces. In response comments in respect of inadequate signage Mr Baker advised that signs would be clear and visible to motor vehicles etc of the crossing.

Mr Hutchinson asked that it would be useful for the Committee to receive an overall update now that the project was nearing completion, of the exact work carried out, together with a clear picture of how the Park would be managed by the Board after the Palace transferred over to the Firoka Group, and the interaction between the Board and this Committee. Mr Holder responded that an item would be brought to the next meeting of the Committee on 5 September 2006.

Prof. Hudson referred to the need for improved/upgraded signage within the Park in terms of litter, security, access etc and the need to state clearly 'do's' and 'don'ts' for users of the Park. Mr Baker commented that there were maps that currently listed by-laws, indicated dog fouling bins etc. Councillor Peacock shared the views expressed in respect of better signage. She also complimented Mr Baker in respect of the rose garden which was a credit to the park.

Ms Hayter referred to the entrance area to the Grove and that since the recent cutting back dog fouling had seemed to occur with considerable frequency and that this area did need some signage as a result. There was also some need for dog litter bins to be updated as the existing ones were inadequate. Mr Baker responded that new waste bins had been on order which would serve their purpose more than adequately. He would ensure better signage in the area mentioned.

The Chair commented and summarised that it was positive to see that officers were responding to and working with the community to ensure

improvements, and that the efforts of Mr Baker and his team should be applauded.

RESOLVED

- i. that the contents of the report and the comments expressed during discussions be noted;
- ii. that a report be brought to the meeting of the Consultative Committee on 5 September 2006 detailing an overall update of the HLF project now it was reaching its conclusion detailing a breakdown of the project since its inception; and
- iii. that a report be brought to the meeting of the Consultative Committee on 5 September 2006 detailing, a clear indication of how the Park would be managed the Board after the Palace transferred over to the Firoka Group, and the interaction between the Board and this Committee.

APC48 FORTHCOMING EVENTS (Agenda Item 9)

The Committee received a TABLED update in respect of forthcoming events. In response to clarification as to future events Mr Holder outlined the process following the proposed take over of the Firoka Group and that all existing event contracts would transfer over to them. In terms of employment contracts these would transfer under TUPE arrangements.

In response to Mr Boshier's concerns as to the future of the farmer's market Mr Holder advised that this had been a considerable success and would continue after the transfer. The only question arising here was whether the Farmers Market would continue under the auspices of the charity or whether a different mechanism was needed to ensure compliance with all the regulations applying including the tax regime of the charity.

In response to comments of Councillors Egan and Hare Mr Holder advised that the arrangements for the Firework Display and associated entertainments would continue, as well as the food fair/beer festival and would be managed by the Firoka Group.

The Chair then summarised and it was:

RESOLVED

That the report be noted.

APC49 ITEMS REQUESTED BY NOMINATED REPRESENTATIVES

Palace View Residents Association

- a. Late night disturbances at Redston Playing Fields
- b. Recently reported incidents in and around the Palace grounds and spilling out into Northview Road.

The Chair asked Ms Paley to give a brief update of in respect of the matters raised by her Association.

Ms Paley referred to the on going situation of disturbances by youths in the area of Redston Road and Northview Road which had started to the previous summer, and had recommenced recently. The noise at times was extremely disturbing and a recent incident had involved theft and robbery, and people having knives on them. As a result a public meeting the previous week, at which the General Manager had been in attendance, there was agreement with the Police and local residents as to a course of action to be embarked on in terms of enforcement etc.

Mr Holder also advised that both Mr Baker and he had been in attendance at the meeting and 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 the area would be monitored and the names and addresses of youths would be taken. The use of dispersal orders to clear the area was to be considered.

In noting the concerns expressed by Ms Paley and the action being taken by the Police the Chair asked that an update be given at the next meeting of Committee, 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.

RESOLVED

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 Committee.

APC49 URGENT ITEMS (Agenda Item 11)

- (i) The Palace Footprint

In response to a request for clarification from Ms Hayter on the definition of the 'Footprint' the General Manager confirmed that for the avoidance of doubt it included CUFOS but not the through road. The Chair also advised that the Board meeting on 4 July would be considering all detailed objections received in respect of the Section 36(6) notice.

- (ii) Mr Ballard sought clarification as regards the Farmer's Market and the earlier issue raised in the meeting. Mr Hutchinson and Ms Paley also sought clarification in terms of the future of events

such as the Fire Work display and funfair. Mr Holder reiterated that the concerns did not flow from the transfer of the Palace to Firoka because these events were held in the Park. It was an issue of regulation and tax regime implications for the charity. A review of the revised rules affecting charities and trading would be necessary.

**APC49 DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE
(Agenda Item 12)**

The Committee noted the dates of the meetings of the Consultative Committee for the remainder of the year 2006/07 as follows:

5 September 2006, 7 November 2006, 30 January 2007, 3 April 2007

NOTED

Meeting terminated at 20.45HRS

**Cllr Charles Adje
CHAIR**



Agenda item: **5**

Alexandra Park & Palace Advisory Committee

On 29th August 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 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.
- 6.2 Diamond Build have completed the construction of the new buildings which are currently being connected to the necessary services. It is estimated that the buildings will be ready for use by mid/late September 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.

7. Description

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

7.1 Roundabout

The new roundabout at the entrance to the East Car Park has been completed and is now operational.

7.2 Alexandra Palace Way (South of the Palace)

Construction of the first speed table to the South of the Palace has been completed and road narrowing to this section of the road which will assist with traffic calming has commenced. The second speed table will be constructed at the other set of lights and the finished scheme enhanced with an anti skid gravel coating. All old road markings will be removed and replaced with new ones; new road traffic signage will be installed.

7.3 Alexandra Palace Way (Bedford Road Entrance)

The new two lane road layout which has been completed from the roundabout at the East Car Park entrance towards Bedford Road entrance will be extended along the remaining stretch of road. The speed table at the entrance will be constructed within the park boundary as Haringey's Highways department have informed us that they do not wish to implement the proposed scheme. Colin Buchanan and Partners have reviewed the position of the speed table and are confident that it will still have the same traffic calming affect.

7.4 Muswell Hill Entrance

Land Use Consultants are continuing to negotiate with Haringey's highways department regarding the proposed scheme for Muswell Hill Entrance. It is important to note that this item falls outside of the park boundary as is subject to approval and implementation by the Haringey council's highways department.

7.5 Grove Garden

A new section of patio has been constructed surrounding the new café building to provide an area for seating. This area will be further enhanced with new sections of planting during the autumn.

7.6 Pitch & Putt

General landscaping and levelling works are currently underway surrounding the new pitch & putt kiosk. Once this has been completed the access drive will be resurfaced in tarmac and an area of paving constructed around the building to provide visitor access and a small area for seating. A small section of footpath will also be added to connect the facilities with the path which meanders down the western edge of the course. A small picnic area will also be added in this area to provide an area for refreshments.

7.7 Bedford Road Entrance

Clearance work at Bedford road entrance has been completed adjacent to the Gantry and the section in front of the entrance to the conservation area and cricket club. Once the Gantry has been removed the footpath will be realigned along the edge of the main road. The existing section of footpath will then be broken out which will allow for additional planting along the edge of the entrance to the area by the old Lodge building.

7.8 Site Furniture

New benches, bins, dog bins and signage have been ordered and are slowing being installed throughout the site. This operation will continue into the Autumn and all items will be completed by January 2007 inline with the end of the project.

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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