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# ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE

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(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, 23RD JANUARY, 2007** commencing at **19:30** in **PALM COURT SUITE ROOM 5, ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, 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

To receive any apologies for absence.

### 2. URGENT BUSINESS

Any additional item of urgent business will be considered under Item 8 below.

### 3. DECLARATIONS OF INTEREST

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

### 4. MINUTES (PAGES 1 - 42)

- i) To approve the minutes of the meetings of the Advisory Committee held on (a) 3 April 2006 and (b) 22 November 2006 (attached).
- ii) To consider any matters arising from the Minutes.
- iii) To note the draft minutes of the meeting of the (a) Alexandra Palace and Park Board held on (i) 25 October 2006, (ii) 14 November 2006 (attached) and (b) the Consultative Committee of 7 November 2006.

**5. THE FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MANAGER - ALEXANDRA PALACE)**

To advise the Committee on progress.

**6. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT - UPDATE AND FURTHER REPORT ON PREVIOUS FULL AUDIT OF HLF WORK IN THE PARK (PAGES 43 - 50)**

To update on progress made towards the programme of work, and to receive a further update in respect of the previous full audit of HLF WORK IN THE Park.

**7. ITEMS RAISED BY ASSOCIATION REPRESENTATIVES**

- i. Full Audit of HLF work in the Park – Further update on previously reported matter - *raised by Mr Aspden – Warner Estate Residents Association.*

**8. ANY OTHER BUSINESS**

**9. TO NOTE THE REMAINING DATE OF THE ADVISORY COMMITTEE FOR THE MUNICIPAL YEAR 2006/07**

27 March 2007

**YUNIEA SEMAMBO**  
**Head of Member Services**  
River Park House  
225 High Road Wood Green  
LONDON N22 8HQ

**CLIFFORD HART**  
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**15 January 2007 (NM)**

To: Nominated Members of:

<b>Alexandra Residents' Association</b>	<b>: Ms J. Hutchinson</b>
<b>Alexandra Residents' Association</b>	<b>: Mr P.Wastell</b>
<b>Muswell Hill and Fortis Green Association</b>	<b>: Ms M. Myers</b>
<b>Palace Gates Residents' Association</b>	<b>: Ms J. Baker</b>
<b>Palace View Residents Association</b>	<b>: N Lacroix (Deputy – Ms Rees)</b>
<b>The Rookfield Association</b>	<b>: Mr D. Frith (Deputy – Mr Hilton)</b>
<b>Warner Estate Residents' Association</b>	<b>: Mr D. Liebeck</b>
<b>Warner Estate Residents' Association</b>	<b>: Mr D. Aspden</b>

Appointed Members:

<b>Alexandra Ward</b>	<b>:</b>	<b>Councillor Oatway</b>
<b>Bounds Green Ward</b>	<b>:</b>	<b>Councillor Cooke</b>
<b>Fortis Green Ward</b>	<b>:</b>	<b>Councillor Newton</b>
<b>Hornsey Ward</b>	<b>:</b>	<b>Councillor Whyte</b>
<b>Muswell Hill Ward</b>	<b>:</b>	<b>Councillor Engert</b>
<b>Noel Park Ward</b>	<b>:</b>	<b>Councillor Dobbie</b>
<b>1 vacancy</b>	<b>:</b>	<b>Councillor</b>
<b>1 vacancy</b>	<b>:</b>	<b>Councillor</b>

Also to:

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

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

**DRAFT**

**AGENDA ITEM 7 (i)**

Members present (indicated thus\*)

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

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

Appointed Members:

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

\*Members present.

Also in attendance

Councillor Hare

Mr K. Holder - General Manager - Alexandra Palace

Mr C. Hart – Clerk to the Committee

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

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

Councillor Q. Prescott arrived at 19:43HRS.

**040 APOLOGIES FOR ABSENCE (Agenda Item 1)**

There were no apologies given.

**041 DECLARATIONS OF INTEREST (Agenda Item 2)**

There were no declarations of interest.

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

**042 FUTURE OF THE ASSET (Agenda Item 7)**

The Chair asked for a brief introduction.

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

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

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

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

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

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

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

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

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

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

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

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

The Chair then summarised and it was:

**RESOLVED**

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

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

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

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



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

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

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

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

The Chair then summarised and it was:

## **RESOLVED**

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

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

1. Point 2

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

2. Points 3 & 4

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

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

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

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

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

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

**RESOLVED**

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

**045 MINUTES (Agenda Item 4)**

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

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

**RESOLVED**

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

**Matters Arising**

**24 January 2006**

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

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

**NOTED**

**Draft Board Minutes – 30 January 2006**

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

**NOTED**

**046 ANY OTHER BUSINESS**

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

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

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

Time meeting concluded: 22.35hrs

**David Liebeck**  
**Chair of the Advisory Committee**

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
WEDNESDAY, 22 NOVEMBER 2006**

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
Ms S. Rees	:	Palace View Residents' Association
*Mr. D. Frith	:	The Rookfield Association
Mr. F. Hilton	:	The Rookfield Association (Deputy)
*Mr. D. Liebeck (Chair)	:	Warner Estate Residents' Association
*Mr H. Aspden	:	Warner Estate Residents' Association

APPOINTED MEMBERS

*Councillor S. 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	:	1 Councillor
Vacancy	:	1 Councillor

Also in attendance:

Mr C. Hart – Clerk to the Committee – Non-Executive Committees Manager – LB Haringey

Also in attendance: Councillor Hare

**MINUTE  
NO.**

**SUBJECT/DECISION**

<b>APSC25.</b>	<b>APOLOGIES FOR ABSENCE</b>  An apology for absence was received on behalf of Ms Hutchinson.  <b>NOTED</b>
<b>APSC26.</b>	<b>DECLARATIONS OF INTERESTS</b>  Nil
<b>APSC27.</b>	<b>LATE ITEMS WILL ONLY BE ADMITTED IN RELATION TO THE ITEMS STATED ON THE AGENDA</b> There was no additional late business relating to the items on the agenda.

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**APSC28. MINUTES - MEETING OF THE ADVISORY COMMITTEE - 31 OCTOBER 2006**

The Chair asked if there were any issues of accuracy or matters arising.

Mr Aspden referred to page 2 of the minutes in relation to the CUFOS building and whether there was any further information in terms of the listed building status.

Ms Myers advised that correspondence received from English Heritage confirmed that that the building was included within the listed building consent for the Palace as a Grade II listed building. In response to questions the Chair commented that the lease would be up for renewal in 2011 and whether or not CUFOS remained and renewed its lease this did not affect the actual status of the building itself, and any future occupant would have to abide by this.

The Chair asked if there were any further points of clarification. Mr Aspden referred to the 5<sup>th</sup> paragraph on page 2 and the recorded comments contained therein. Mr Aspden felt that these comments did not entirely reflect his expressed view. The Chair asked Mr Aspden to state what his actual sentiments had been. Mr Aspden advised in the following terms:-

“Mr. Aspden expressed his concerns that it had been a specific request from the Committee and that it seemed not to have been taken seriously. This repeated request, *where we seem to be flogging a dead horse*, is being made not just on the grounds of Haringey’s planning procedures but by us as a Statutory Advisory Committee trying to fulfil its defined functions under the 1985 Act (subsequent ref Schedule I Part III 19 (iv)). He pointed out that he was aware of at least one previous such survey having been carried out (that by Oscar Faber in 1996) and that this had *certainly not been accomplished in five minutes*. It was important, therefore, to commission the work “up front” so as to allow sufficient time for it to be produced”.

The Chair asked if Members had any comments.

Councillor Oatway stated that she felt that the minute entry as recorded was accurate in its content and that indeed the minutes that were produced by the Clerk for this Committee were some of the most accurate minutes that the Authority produced. She therefore felt that Mr Aspden’s views should be recorded as an additional comment in the minutes of this meeting rather than as an amendment to the minutes of 31 October 2006. Mr. Aspden expressed himself in agreement with this suggestion and endorsed Councillor Oatway’s comment on the high quality of the minutes produced.

The Committee agreed with Councillor Oatway’s comment as a way forward.

The Chair also referred to the bottom of page 8 of the minutes in respect of Councillor Dobbie’s dissent from the vote and the subsequent discussion with Mr Aspden as to elaborating on the comments. In response to Mr Aspden’s views the Chair commented that the suggested elaboration of this matter could be read as pejorative and critical and that it may be thought that the Committee were picking on one political side of the Committee and not the other, and that it should not be taking sides or becoming embroiled in any political points.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
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	<p>Councillor Oatway commented that she concurred with the Chair's comments and that in respect of recording dissent at other meetings of the Authority it was wholly sufficient that just that in itself was recorded and that that dissent in itself spoke volumes.</p> <p>The Chair then asked if there were any further comment. There was none.</p> <p>Mr Aspden referred to page 8 in relation to HLF audit and said that he had emailed Mr Loudfoot his concerns which had been acknowledged. The Chair asked that the item be brought back to the next meeting of the Advisory Committee.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>i. that the minutes of the meeting of the Advisory committee held on 31 October 2006 be signed as an accurate record of the proceedings;</li> <li>ii. that the comments expressed by Mr Aspden in relation to the traffic survey as referred to in the discussion of the minutes be noted as an additional comment;</li> <li>iii. that the HLF audit be brought back to the next scheduled meeting of the Committee for consideration.</li> </ul>
<p><b>APSC29.</b></p>	<p><b>TO CONSIDER (I)THE DELIBERATIONS OF THE ALEXANDRA PALACE AND PARK BOARD OF 14 NOVEMBER 2006 (TO FOLLOW) IN RELATION TO (II) THE RESOLUTIONS OF THE ADVISORY COMMITTEE OF 31 OCTOBER 2006 (ATTACHED AS REFERENCE)</b></p> <p>The Chair referred to the circulated response from the Board arising from its meeting on 14 November 2006 in relation to the resolutions of the Advisory Committee of 31 October 2006.</p> <p>The Committee then deliberated on the each of the responses contained and the following is a summary of those deliberations:</p> <p>(i) Resolution 1 That in respect of the decision of the Board from its meeting of 12 September 2006 to not take any action in respect of the Advisory Committee's resolution of 29 August 2006 requesting that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's developments, the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall traffic assessment of the scheme as a whole was made but not in a piecemeal fashion.; to which the response from the Board was:</p> <p>that, as previously stated to the Advisory Committee, in respect of their previous request to the Board that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's proposals, and that the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall rather than piecemeal traffic assessment of the scheme as a whole be made, the Advisory Committee be advised that this request is not within the remit of the Board to request . It is an issue to be addressed by Firoka to the Planning authority when it makes an application for planning permission.</p> <p>The comments of the Advisory Committee were:</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
WEDNESDAY, 22 NOVEMBER 2006**

- That the response clearly showed that the Board had not taken account of the request by the Advisory Committee in terms of the need to ensure the traffic management assessment is of vital importance
- That any application for planning permission would require consideration of the Advisory Committee as it would be referred to the Committee for its views prior to the Board's consideration;
- That there were concerns that planning applications may be 'bounced' on the Advisory Committee with little time for consideration. Although it was viewed that applications of such magnitude were unlikely to be pushed through in such a manner, such concerns should be conveyed to the Planning Authority at this juncture;

(Councillor Hare arrived at 19:52hrs)

- Whether the Advisory Committee may have sight of (a) the 1993 Alexandra Palace and Park : Public Transport Access Study – TecnEcon Economic & Transport Consultants, and (b) the April 1996 – Alexandra Palace and Park : Traffic Assessment – Oscar Faber.

(ii) Resolution 2A - that in terms of the draft Order the Board should provide and disclose to the SAC the proper procedures it intends to devise to monitor and review the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premise to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, bearing in mind the SAC's statutory obligation to promote the objects of the charity; to which the response from the Board was:

The principle behind this advice is substantially accepted. The post of Monitoring Officer will have within its remit the role of monitoring and reviewing the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premises to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, and that the SAC's statutory obligation to promote the objects of the charity will be covered under the residual arrangements of the Charity after the lease was granted. There will also be an employee of the charity who will exercise its continuing role as part of its landlord function.

Exact details of these roles and responsibilities will need to be worked through by the Board as Trustees with the assistance of professional advice.

The comments of the Advisory Committee were:

- That whilst the response from the Board states its acceptance of the Advisory Committee's resolution in actual fact it did not give any detail of the role of the proposed Monitoring Officer as this had yet to be defined;
- That there was a need for such definition of the role of Monitoring Officer prior to the lease transferring of the Firoka Group and that the Advisory Committee should have some understanding of this role;



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At this point Councillor Hare commented on the recent decisions of the Board in terms of the signing up to the agreement and the clear need for the definition of the role of monitoring officer. The Chair reminded Councillor Hare that as a member of the Board but not of this body he had been party to information that should not be disclosed in open session and asked that he note this in any comments to avoid potential conflicts.

- That the Advisory could only note the views expressed by the Board and its dissatisfaction at the detailed lack of response;

(iii) Resolution 2B - that the Board should address itself to the question (and provide the SAC with a written answer in detail) of how the role and function of the SAC, as provided for in Part III, Schedule 1, paras 19/20 of the Act will be maintained after the lease is entered into with the tenant, with particular regard to the question as to how the SAC is to discharge its statutory duties under the Act; to which the response from the Board was:

That the Board advises the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue under the existing rules after the lease to the Firoka Group has been granted.

The comments of the Advisory Committee were:

- That the functions of the Advisory Committee in terms of the 1985 Act in respect of its duties to the Board had not be taken account of by the Board. Whilst it was accepted that this applied now it was a fact that, though the Board was currently in control of the asset now, it would not be the case post transfer and therefore there should be dialogue with the future controller of the asset and the Advisory Committee

(iv )Resolution 2C - that the Board ought to make a provision in the lease to preserve the current powers and duties of the SAC to enable the local community in the form of the current make-up of the SAC (local residents' associations' representatives and councillors) to continue to be consulted and for the tenant to have due and proper regard to its views, and use their best efforts to give effect to its recommendations, in respect of the general policy relating to the activities and events arranged or permitted in the Palace, and generally in respect of the functions of the SAC under Schedule 1 Part III of the Act; to which the response of the Board was:

The Board advised the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue to exist after the lease to Firoka has been granted.

The comments of the Advisory Committee were:

- That the response failed to answer the expressed views of the Committee to ensure that the proposed lease ensured provision to preserve the current powers and duties of the SAC to enable the local community in the form of the current make-up of the SAC (local residents' associations' representatives and councillors) to continue to be consulted and for the tenant to have due and proper regard to its views, and use their best efforts to give effect to its recommendations, in respect of the general

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policy relating to the activities and events arranged or permitted in the Palace, and generally in respect of the functions of the SAC under Schedule 1 Part III of the Act.

(v) Resolution 2D - that the Board provides the SAC with a copy of the draft lease, the project agreement and master agreement to be entered into by the Board of Trustees and the Firoka Group to enable the SAC to become conversant with the terms of the lease insofar it effects the role of the SAC and the aims of the charity under the provisions of the Act; to which the response of the Board was:

That the Board advises the Advisory Committee that its Chair has been provided with such copy draft documentation but that it is not appropriate for the Board to disclose the draft documentation to the Advisory Committee as they contain confidential and commercially sensitive information. The Board also considers that in advancing this request the Advisory Committee is going beyond its remit.

The comments of the Advisory Committee were:

- That the resolution of the Board failed to recognise the need for the Advisory Committee to have sight of the non-confidential parts of the lease in order to comment upon whether the role of the Advisory Committee was recognised ;
- That in an advisory capacity to the Board it was key that the Advisory Committee should have been given the opportunity to view the lease and make appropriate comments;
- That, whilst the Chair of the Committee had received an entire copy of the proposed lease as observer on the Board, the confidentiality of the lease precluded the Chair from being able to discuss its contents; and that the reference to the Chair receiving the lease was in a sense offensive. It was also the case that a Councillor Member of the Committee had requested and obtained an entire copy of said lease but also was precluded from discussing the content;
- That the Hansard debate references of 14 January 2004 as attached to the resolution to the Board clearly stated the intention of the role of the Advisory Committee in respect the future granting of any lease and that such views had been ignored entirely by the Board.

(vi) Resolution 3 - that in respect of the Board's residual functions post transfer of the asset to the Firoka Group, the Advisory Committee requests that the Board establishes a proper and effective monitoring procedure in respect of Firoka's works and that the post be created of a 'Clerk of Works' to ensure that the works are carried in accordance with the terms of the project agreement; to which the response of the Board was:

That the Advisory Committee be advised that in respect of its request that the Board establishes a proper and effective monitoring procedure in respect of Firoka's works and that the post be created of a 'Clerk of Works' to ensure that the works are carried in accordance with the terms of the project agreement, the Advisory Committee be advised that the proposed role of Monitoring Officer to the Trustees will encapsulate a proper and effective monitoring procedure in respect of Firoka's works.

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	<p>The comments of the Advisory Committee were:</p> <ul style="list-style-type: none"> <li>• That as with the comments in 2A whilst the comments of the Board were noted there needed to be a clearly defined role for the post of Monitoring Officer and that as yet this had not been determined.</li> </ul> <p>In conclusion the Chair summarised and the Committee concurred with the Chair in the following resolution:</p> <p><b>RESOLVED</b></p> <p>That the Board's resolutions and responses to the Advisory Committee as outlined in the preamble to this resolution had not satisfied the Advisory Committee that the Board had sufficiently taken account of the Advisory Committee's concern or views and that the Advisory Committee would be making representations to the Charity Commission as detailed in the bullet points as shown in (i) – (vi) above.</p>
<p><b>APSC30.</b></p>	<p><b>TO CONSIDER A COLLECTIVE RESPONSE TO THE CHARITY COMMISSION FROM THE ADVISORY COMMITTEE IN RELATION TO THE SECTION 16 ORDER</b></p> <p>The Chair referred to the proposed responses to the Charity Commission in respect of the Section 16 Order. The Chair referred the Committee to the Hansard debate of 14 January 2004 and in particular the quoted comments of Fiona McTaggart during that debate which clearly highlighted the future role of the Advisory Committee when any lease was granted. The Chair felt that the sentiments expressed wholly encapsulated the feeling and views of the Advisory Committee and that any response to the Charity Commission should incorporate that view as one the Advisory Committee fully endorsed.</p> <p>The Committee then briefly discussed the proposed Section 16 order as to be published by the Charity Commission and made the following points:</p> <ul style="list-style-type: none"> <li>• That in respect of Parts 4(1) &amp; (2) of the Order and the Acts quoted in Part 4(2) the Alexandra Park and Palace Act 1985 had been omitted and that this Act clearly defined the role and duties of the Statutory Advisory Committee, and the duties of the Board also;</li> <li>• That the Charity Commission be advised that this Committee required its intervention in ensuring the admission of the 1985 Act, thereby preserving the role of the Advisory Committee in protecting the role of local residents in the future of the Palace, and its duties as the Statutory Advisory Committee;</li> <li>• That the Charity Commission be informed of the Advisory Committee's concerns that its lack of sight of all or parts of the lease prevented it from making any valued comments in terms of the future development of the asset, and the future role of the Advisory Committee, and that the Charity Commission be requested to request the Board to allow the Statutory Advisory Committee to have sight thereof and to make comment on the lease prior to the Charity Commission's final deliberations; and that the view of the Committee be further expressed that in the future public perception it would be seen that this Committee had expressed the need to see the lease either wholly or in part and that the public would be satisfied that this Committee had attempted to give views on the proposals;</li> </ul>

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- That the Charity Commission be advised that the future role of the Advisory Committee had been raised with the Board in January 2006 and subsequently to then but that the role had not been taken account of;
- Whether the Advisory Committee should state to the Charity Commission that it was either in favour broadly with the proposals or expressed that some Members were broadly and others were not broadly in agreement with the proposals;

At this point Councillor Hare commented on issues of the future activities of the Palace and the fact that there were no guarantees as to the future of certain existing functions such as the Organ, and quoted correspondence between the Organ Society and the Trust Solicitor. The Clerk informed Councillor Hare that he was quoting details of a letter between two separate parties, and whilst this letter was also forwarded to Board Members it was not the subject of public discussion and its contents should not be disclosed. The Clerk also reiterated the point made by the Chair in respect of possible conflicts of interest on Councillor Hare's part. Councillor Hare acknowledged the Clerk's comments apologised for this intervention.

- The future role of the Monitoring Officer and the future residual functions of the Trust needed definition but as the Advisory Committee had not been party to the discussions in this respect it was unable to comment;
- That the content of the project agreement and lease should contain a clearly defined role in terms of how planning issues would be managed and the role of the Advisory Committee in ensuring it is fully consulted on such matters in the future.

The Chair then summarised and it was:

**RESOLVED**

That a response to the Charity Commission in respect of the Section 16 Order be prepared by the Chair on behalf of and in conjunction with Members of the Advisory Committee.

There being no further business to discuss the meeting ended at 20.40HRS.

**D. LIEBECK  
CHAIR**



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**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
WEDNESDAY, 25 OCTOBER 2006**

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

Non-Voting           Ms V Paley, \*Mr M. Tarpey, Mr N Willmott  
Representatives:

Observer:            Mr D. Liebeck

Also present:

Mr Keith Holder – General Manager Alexandra Palace

Mr Iain Harris – Trust Solicitor

Mr Stuart Young – Head of Personnel – LB Haringey

Mr Clifford Hart – Non-Executive Committees Manager – LB Haringey

**MINUTE  
NO.**

**SUBJECT/DECISION**

<p><b>APBO48.</b></p>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Ms Paley, and for lateness and possible non-attendance from Mr Leibeck, Mr Willmott and Councillor Rainger.</p> <p><b>NOTED</b></p> <p>At this point in the meeting (18:05hrs) the Chair MOVED an adjournment of the proceedings for a period of 10 minutes. The Board agreed to the adjournment nemine contradicente.</p> <p>The meeting adjourned at 18:05hrs and reconvened at 18:15hrs.</p>
<p><b>APBO49.</b></p>	<p><b>URGENT BUSINESS</b></p> <p>The Chair asked if there were any items of urgent business.</p> <p>The Clerk advised that officers would give an update in relation to Item 6 in the exempt part of the proceedings.</p> <p><b>NOTED</b></p>
<p><b>APBO50.</b></p>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p> <p><b>NOTED</b></p>
<p><b>APBO51.</b></p>	<p><b>APPLICATION FOR PERMISSION OF THE CHARITY COMMISSION TO ENTER INTO A LEASE WITH FIROKA (ALEXANDRA PALACE) LIMITED</b></p> <p>The Chair asked for a brief introduction of the report.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
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The Trust Solicitor – Mr Harris advised the meeting that the report circulated and before the Board detailed the course proposed by the Charity Commission whereby the charity would be authorised to grant the Firoka Group (the preferred investment partner) a long lease. The Board was being asked to give its approval to the scheme containing the order necessary to give effect to the proposals.

Mr Harris went on to outline the recent history in relation to the request for wider powers by Alexandra Palace and the coming into force of the statutory instrument containing those powers. The Charities (Alexandra Park and Palace) Order 2004 empowered the Trustees, subject to the consent by Order of the Charity Commissioners, to grant a lease of the whole or part or parts of the Palace and its immediate surrounding area. The process to select an investment partner had been undertaken by the Charity Trustees with the benefit of extensive and comprehensive professional advice. At the Board's Special Meeting on 27 March 2006 the Board resolved at AP036.(ii) and (iii) to authorise commencement of detailed negotiations with Firoka and to seek a Section 36 Order from the Charity Commission. The Board subsequently, at its meeting on 24 July 2006, approved draft documentation and delegated authority for drafting changes to the General Manager. In accordance with the Board's resolutions the Trust Solicitor and General Manager had on behalf of the Trustees engaged in correspondence with the Charity Commission.

Mr Harris advised that the Commission was now inviting the Trustees to apply for a scheme which would authorise the trustees to grant a lease to Firoka (Alexandra Palace) Limited. Mr Harris explained that technically in the current context there were two relevant mechanisms whereby a lease could be authorised. The first was by means of a scheme containing an order under Section 16 of the Charities Act 1993. The second was by an Order under Section 36 of the Charities Act 1993. Mr Harris commented that the Commission has indicated that the former mechanism would be appropriate because this would give a legal basis and clear procedure for giving public notice inviting and considering representations. This process also accorded with an undertaking given by the Minister during the course of the parliamentary debate in January 2004 on what became the 2004 SI. On that occasion the Minister indicated that the Commission would publish a draft of the Order and invite and consider representations. Mr Harris also referred the Board to the draft Order which was appended to the report at Appendix A, together with an application for a scheme by the Trustees at Appendix B.

Mr Harris further advised that the Board was therefore invited to make any observations it may consider appropriate on the draft Order and subject thereto were invited to resolve to approve the draft and make a formal application for a scheme. Should the Board so approve and resolve the Commission would then advertise its intention to make the Order giving a period of one month for public representations to be made to it.

The Chair thanked Mr Harris for his succinct introduction and asked if there were any comments and views from Board Members.

Councillor Hare advised that whilst he welcomed the opportunity for the public to be able to make representations to the Charity Commission in accordance with the Section 16 of The charities Act.



**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
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Councillor Hare then expressed a number of concerns regarding the process embarked upon.

His first concern was an issue of access to information with regard to the letter sent to the Charity Commission from the Trust Solicitor and that he had requested a copy of this which as yet had not been forthcoming. Councillor Hare commented that it was in his view the right and duty of all Trustees to have sight of correspondence but had not received any since his request on 12 September 2006.

Councillor Hare also referred to the wider information he had recently requested relating to the Board papers prior to January 2006 and the response that he should not be given access to such information.

Councillor Hare also expressed his concerns in relation to the future of the TV Studios, and the CUFOS lease highlighting the historical importance of the BBC Studios, and the future leasing arrangements in relation to CUFOS.

Councillor Hare also commented on the power delegated to the Board to deliberate and consider the future of the asset and that given the momentous decision the Board was about to make, that the final decision should be referred to the Full Council of Haringey, though in Councillor Hare's view he did not see that this course of action would actually change the result.

The Chair responded that in respect of the last point raised by Councillor Hare he reminded Councillor Hare that he would be aware that this Board had delegated to it all the powers to make decisions on the transfer of the lease to the Firoka Group, or indeed any other preferred partner. The Chair felt that Councillor Hare was attempting to create a situation whereby the final decision could not be progressed by throwing up obstacles and situations that were no more than 'red herrings' and therefore did not either accept or agree with Councillor Hare's view that the final decision on granting a lease should be referred to full council, The Chair reminded Councillor Hare that the process was at a crucial point in the process to agree the transfer of the lease and the process needed to be taken forward forthwith.

Councillor Egan also, in sharing the views of the Chair, commented that it was not appropriate at this late stage to attempt to try to delay the process further. It was clear that previously there had been attempts to attract interest from external sources for the TV studios refurbishment but as yet there had been no such interest forthcoming. Councillor Egan felt that if Councillor Hare was opposed to the proposals then he should be up front and express such and not attempt to find obstacles to delay the process.

Mr Harris responded to the concerns expressed by Councillor Hare. In terms of the last point raised – the final decision as to the future of the asset and the granting of the lease, as well as the general decisions taken by the Board previously – it was the case that separate Counsel's opinions had always referred to the potential conflict arising from the Local Authority taking decisions in relation to Alexandra Palace. The clear advice given was that decisions to be taken in relation to the Alexandra Palace should be taken by the Board. To do otherwise

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at this stage would create further conflicts that the delegation of responsibility to this Board had sought to remove.

Mr Harris further advised in relation to the point concerning the process followed it was the case that the Board had agreed a clear and due process and had followed this from the outset in choosing a preferred investment partner.

In terms of the issue of advertising the Section 36 notice and public involvement following the decision taken by the Board in March 2006 , in relation to the Section 36 notice the footprint had been advertised for 28 days and the Board had subsequently considered some 24 representations from the Public, and had considered these issues prior to formally requesting the Charity Commission to proceed.

Concerning the issues of access to information and the letter to the Charity Commission Mr Harris advised that it was a matter of 3<sup>rd</sup> party consent to release the information and that if the request was then put to them then it would be for the Charity Commission to respond. Councillor Hare advised that this request had been put to them by him and the Commission had indicated that they would be happy to release the information. The Chair also advised that the information provided was commercially sensitive and were Trustees to receive such information then it should not be for public viewing. Requests for information should also be made on a need to know basis. Councillor Hare advised that the Charity Commission had indicated to him a week previously that they would be 'willing' to give the information sent to them. In response to questions from Councillor Hare and clarification from the Chair Mr Harris advised he had received neither written or telephone communications from the Charity Commission on this point.

The Chair responded that as there was some ambiguity in whether the information requested would be provided, he would himself contact the Charity Commission the following day (though this was not proper protocol) to seek clarification on this matter. He also asked that both the General Manager and the Trust Solicitor to contact the Charity Commission the following day to ascertain the precise situation and if it were the case that the Commission would release the information then this should be sent to all Board Members, and he reiterated his earlier comments as regards the need for confidentiality.

Mr Harris referred to the point from Councillor Hare in relation to the TV Studios and the CUFOS building and that both areas were included in the area which the Board was seeking the Commission to grant power to give a long lease. Councillor Hare commented that within the proposed lease there had been provision made to protect the Ice-Rink but neither the Studios nor the CUFOS building had such protection. Councillor Hare then drew a comparison between the Pump House in Hornsey being turned into a restaurant and said the same use could apply to the studios. In this way the public could have access to space and experience the space.

The General Manager responded saying that the level of protection was the same in principle. The significant difference was that the ice rink was already a public space and designed for use as such. However the studios had been created as a working premises by the BBC for the development of television between 1934

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	<p>and 1936. There was never any intention that public access would be granted or indeed necessary in the area. This in turn made it difficult to be clear about how public access for a museum would be configured and the potential intervention into the historic fabric of the building to create such access has not been considered. In principle there was a commitment to retain the studios and development of a heritage facility based on them. However the detail of how such public access was to be achieved would require careful consideration by specialist architects.</p> <p>The Trust Solicitor reminded the Board that it had discussed the lease granted to CUFOS on many occasions and on the basis of clear legal advice from both him and the project solicitors had resolved not to vary the original decision that the building was part of the development footprint. He reminded the Board that Firoka had been advised of the trustee's desire to ensure that the facility remained for available for community use.</p> <p>Mr Tarpey commented that he had sat on the Board longer than anyone else sitting around the table this evening. It was the case that in hearing arguments put forward this evening and indeed on various other occasions in the process of choosing a preferred bidder it was a fact that there was nothing new to be said either in support or against the proposals. The only solution was to move forward into the final stage of the process embarked upon and Mr Tarpey wished that the Board would move forward in an apolitical manner and without quibbling over questions that had been previously asked, argued over or answered. Councillor Peacock concurred entirely with the views expressed by Mr Tarpey.</p> <p>Councillor Thompson concluded the discussions by stating that the Board had been tasked with taking decisions as to the future of the asset and should proceed accordingly.</p> <p>On a <b>MOTION</b> by the Chair there being 4 for (Councillors Adje, Egan, and Peacock), 0 against, and 2 abstentions (Councillors Beacham and Hare) it was:</p> <p><b>RESOLVED</b></p> <p>That having considered the circulated report and sought clarification to the content thereto, the Board gives its approval to completing the Charity Commission application for an order containing a scheme under Section 16 of the Charities Act 1993, and authorises the Chair to sign the application on its behalf prior to submitting the application the Charity Commission for consideration forthwith.</p>
APBO52.	<p><b>EXCLUSION OF THE PUBLIC AND PRESS</b></p> <p><b>RESOLVED</b></p> <p>That the Public and press be excluded from the proceedings as the following items contain exempt information as defined in section 100A of the Local Government Act 1972 namely; Para 1 – Information relating to an individual.</p>
APBO53.	<p><b>THE MANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY</b></p>

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**(REPORT OF THE HEAD OF PERSONEL - LB HARINGEY)**

AGREED the course of action as proposed by officers.

There being no further business to discuss the meeting ended at 18:55HRS.

**Councillor C. Adje  
Chair**

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**ALEXANDRA PALACE AND PARK BOARD – 14 NOVEMBER 2006 AT 18:00hrs**

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

Non-Voting Mr. N. Willmott , \*Mr. M. Tarpey , \*Ms. Val. Paley  
Representatives:

Observer: \*Mr Liebeck

Members present \*

Also present: Keith Holder – General Manager Alexandra Palace  
David Loudfoot – Facilities Manager Alexandra Palace  
Iain Harris – Trust Solicitor  
Ken Harrington – Finance Manager Alexandra Palace  
Tessa Kimber – Berwin Leighton Paisner (Legal)  
Laurie Heller - Berwin Leighton Paisner (Legal)  
Rob Eldridge – Berwin Leighton Paisner  
David Dennison – Berwin Leighton Paisner  
Clifford Hart – Clerk to the Board – LB Haringey  
Julie Harris – Assistant Clerk to the Board – LB Haringey

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**MINUTE  
NO.**

**SUBJECT/DECISION**

ABPO48	<p><b>URGENT BUSINESS (AGENDA ITEM 2)</b></p> <p>The Clerk to the Board (Mr Hart) advised of items 12 and 13 marked 'to follow' on this agenda as they had been subject to ongoing legal negotiations after the despatch date and it had been necessary to capture as much information as possible before the documents were put before the Board.</p>
ABPO49	<p><b>MINUTES AND RESOLUTIONS (AGENDA ITEM 4)</b></p> <p>(i) Minutes of the Board held on 12 September 2006 and 25 October 2006</p> <p><b>RESOLVED</b></p> <p>That the Minutes of the meetings of the Board held on 12 September 2006, and 25 October 2006 be agreed and signed by the Chair as an accurate record.</p> <p>(ii) Minutes of the Consultative Committee held on 7 November 2006</p> <p>Minutes unavailable for consideration.</p>

- (iii) Minutes of the Advisory Committee held on 31 October 2006 and advice and recommendations contained therein.

The Board considered the advice and recommendations of the Advisory Committee as detailed in the circulated resolutions and following the advice of the Trust Solicitor, the Chair summarised and it was:

**RESOLVED**

The Alexandra Palace and Park Board, having considered the resolutions of the Alexandra Park and Palace Advisory Committee of 31 October 2006, advises the Advisory Committee in the following terms:

**(i) Item 4 – Minutes – Alexandra Palace and Park Board (12 September 2006) and Statutory Advisory Committee 29 August 2006**

That in respect of the decision of the Board from its meeting of 12 September 2006 to not take any action in respect of the Advisory Committee's recommendation of 29 August 2006 requesting that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's developments, the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall traffic assessment of the scheme as a whole was made but not in a piecemeal fashion.

**RESOLUTION OF THE BOARD**

That, as previously stated to the Advisory Committee, in respect of their previous request to the Board that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's proposals, and that the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall rather than piecemeal traffic assessment of the scheme as a whole be made then the Advisory Committee be advised that this request is not within the remit of the Board to request . It is an issue to be addressed by Firoka to the Planning authority when it makes an application for planning permission.

**(ii) Item 5 – Future use of the Asset**

(A) that in terms of the draft Order the Board should provide and disclose to the SAC the proper procedures it intends to devise to monitor and review the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premise to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, bearing in mind the SAC's statutory obligation to promote the objects of the charity;

**RESOLUTION OF THE BOARD**

The principle behind this advice is substantially accepted. The post of Monitoring Officer will have within its remit the role of monitoring and reviewing the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premise to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, and that the SAC's statutory obligation to promote the objects of the charity will be covered under the residual arrangements of the Charity after the lease was granted.

There will also be an employee of the charity who will exercise its continuing role as part of its landlord function.

Exact details of these roles and responsibilities will need to be worked through by the Board as Trustees with the assistance of professional advice.

(B) that the Board should address itself to the question (and provide the SAC with a written answer in detail) of how the role and function of the SAC, as provided for in Part III, Schedule 1, paras 19/20 of the Act will be maintained after the lease is entered into with the tenant, with particular regard to the question as to how the SAC is to discharge its statutory duties under the Act

**RESOLUTION OF THE BOARD**

That the Board advises the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue under the existing rules after the lease to the Firoka Group has been granted.

(C) that the Board ought to make a provision in the lease to preserve the current powers and duties of the SAC to enable the local community in the form of the current make-up of the SAC (local residents' associations' representatives and councillors) to continue to be consulted and for the tenant to have due and proper regard to its views, and use their best efforts to give effect to its recommendations, in respect of the general policy relating to the activities and events arranged or permitted in the Palace, and generally in respect of the functions of the SAC under Schedule 1 Part III of the Act

**RESOLUTION OF THE BOARD**

That the Board advises the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue to exist after the lease to the Firoka has been granted.

(D) that the Board provides the SAC with a copy of the draft lease, the project agreement and master agreement to be entered into by the Board of Trustees and the Firoka Group to enable the SAC to become conversant with the terms of the lease insofar it effects the role of the

	<p>SAC and the aims of the charity under the provisions of the Act.</p> <p><b>RESOLUTION OF THE BOARD</b></p> <p>That the Board advises the Advisory Committee that its Chair has been provided with such copy draft documentation but that it is not appropriate for the Board to disclose the draft documentation to the Advisory Committee as they contain confidential and commercially sensitive information. The Board also considers that in advancing this request the Advisory Committee is going beyond its remit.</p> <p><b>Item 7 (ii)The structure of the residual organisation that will be left to deal with matters relating to the Palace and the Park, on behalf of the Board</b></p> <p>that in respect of the Board’s residual functions post transfer of the asset to the Firoka Group, the Advisory Committee requests that the Board establishes a proper and effective monitoring procedure in respect of Firoka’s works and that the post be created of a ‘Clerk of Works’ to ensure that the works are carried in accordance with the terms of the project agreement.</p> <p><b>RESOLUTION OF THE BOARD</b></p> <p>That the Advisory Committee be advised that in respect of its request that the Board establishes a proper and effective monitoring procedure in respect of Firoka’s works and that the post be created of a ‘Clerk of Works’ to ensure that the works are carried in accordance with the terms of the project agreement, the Advisory Committee be advised that the proposed role of Monitoring Officer to the Trustees will encapsulate a proper and effective monitoring procedure in respect of Firoka’s works.</p>
ABPO50	<p><b>OPERATING BUDGET (AGENDA ITEM 7)</b></p> <p>The Head of Finance introduced this item and reported the improved position and savings compared to last year (as set out in Appendix 3)</p> <p><b>RESOLVED</b></p> <p>That the Board note the income and expenditure for 6 months to the end of September 2006 contained in the report and summarised at Appendix 1.</p>
ABPO51	<p><b>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (AGENDA ITEM 8)</b></p> <p>The Facilities Manager introduced this item and reported that the report was an update following a request from the Advisory Committee and was therefore not intended as a report to the board other than to advise on what had been previously presented. To this end, the comments of the Director of Finance (as set out in the second despatch of this agenda) were felt to be unfounded.</p>



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	<p><b>RESOLVED</b></p> <p>That the Board note the report.</p> <p>At this point in the meeting Mr Harrington and Mr Loudfoot withdrew from the proceedings.</p>
APBO52	<p><b>EXCLUSION OF THE PRESS AND PUBLIC:</b></p> <p><b>RESOLVED</b></p> <p>That the Public and press be excluded from the proceedings as the following items contain exempt information as defined in section 100A of the Local Government Act 1972 namely; Para 1 – Information relating to an individual, and Para 3 – Information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p>
APBO59	<p><b>EXEMPT MINUTES (AGENDA ITEM 11)</b></p> <p>(1) Meetings of the Alexandra Palace and Park Board held on (a) 12 September 2006 and (b) 25 October 2006.</p> <p><b>RESOLVED</b></p> <p>That the Exempt Minutes of the meetings of the Board held on 12 September 2006, and 25 October 2006 be agreed and signed by the Chair as an accurate record.</p>
APBO60	<p><b>FUTURE USE OF ALEXANDRA PALACE (AGENDA ITEM 12)</b></p> <p><b>AGREED RECOMMENDATIONS</b></p>
APBO61	<p><b>THE MANANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY (REPORT OF THE HEAD OF PERSONNEL) – AGENDA ITEM 13</b></p> <p><b>AGREED RECOMMENDATIONS</b></p>
APBO63	<p><b>TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS</b></p>
	<p>6 February 2006          10 April 2006</p>

The meeting ended at 20:00HRS.

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COUNCILLOR CHARLES ADJE

Chair

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

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

Nominated Members:

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 (H Macpherson deputising)
Alexandra Palace Television Group		Mr J. Thompson
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Bounds Green and District Residents' Association	*	Mr K. Ranson
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Friends of the Alexandra Park	*	Mr. G. Hutchinson
Hornsey Historical Society		Mr.J.O'Callaghan
Muswell Hill and Fortis Green Association	*	Ms D. Feeney
Muswell Hill Friends of the Earth		(To be advised)
Muswell Hill Metro Group	*	Mr J. Boshier
New River Action Group	*	Mr F. Clark
Palace View Residents' Association	*	Ms V. Paley (H Williams deputising)
U.C.A.T.T.		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

\*denotes Members present.

Also In Attendance:

Mr Roger Tucker, Alexandra Palace Organ Appeal  
Mr Keith Holder, General Manager, Alexandra Palace  
Mr David Loudfoot, Facilities Manager, Alexandra Palace  
Mr Nicolas Mattis, Principal Committee Co-ordinator, London Borough Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC11	<b>APOLOGIES FOR ABSENCE (IF ANY)</b> Apologies for absence were received on behalf of Councillor Peacock (who subsequently arrived at the meeting), and from Mr J Thompson.  <b>NOTED</b>	
APCC12	<b>URGENT BUSINESS : THE CHAIR WILL CONSIDER THE ADMISSION OF ANY LATE ITEMS OF URGENT BUSINESS.</b>	
	That an Item on the full audit of HLF work in the Park be submitted.	

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

APCC13	<b>DECLARATIONS OF INTERESTS : MEMBERS TO DECLARE ANY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA.</b>
	None.
APCC14	<b>MINUTES:</b>
	<p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>(i) that the minutes of the Consultative Committee held on 5 September 2006 be approved and the chair be authorised to sign them as an accurate record.</li> <li>(ii) that the minutes of the meeting of the Board held on 12 September 2006 be noted</li> <li>(iii) That the minutes of the meeting held on 25 October 2006 (Special) were not available for the Committee to consider.</li> </ul>
APCC15	<b>FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MANGER - ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.</b>
	<p>The General Manager – Mr Holder, gave a verbal outline of the recent developments in respect of the future of the asset stating that the <i>Agreement</i> document was to be signed by the chosen developer before the Charity Commission starts the formal process of its investigation into the development.</p> <p>Mr Holder highlighted changes to the advertising process for since the previous meeting of the Committee which now included provisions, under the Section 16 Order, for public consultation. It was anticipated that by the end of the week, draft wording would be available for a publication by the Charity Commission in <i>The Times</i> newspaper, the local press, and local community buildings. Mr Holder informed the Committee that responses to the adverts would be open for month i.e. 16 November and 15 December 2006 – he continued that this period was the only statutorily defined section of the process, and that at its conclusion , the matter would then be considered by the Charity Commission thought the Charity Commission was not time bound.</p> <p>Professor Hudson asked if the adverts would be published on to the web-site. Mr Holder replied that they were likely to be however there would be no updates on the Firoka developments and that the Charity Commission would also have information on its site.</p> <p>Ms Hayter asked if the advert would be available in public libraries, to which the reply was yes. She also asked if it was possible to publish the advert in more than one national newspaper. Mr Holder replied that that this would prove too expensive and that the convention was to only publish on one. The Chair highlighted that all public libraries now had free broadband access for the public and that this would help to conserve costs.</p> <p>Mr R Tucker asked if the Charity Commission had given any indication of its</p>

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TUESDAY, 5 SEPTEMBER 2006**

	<p>opinion as yet. Mr Holder responded that there were no predictions in respect of any representations and that first and foremost the Commission would be looking for expediency. It was felt that the Commission would not give any express opinions but that it would be looking after the interests of the Charity only. Mr Tucker highlighted that English Heritage had an interest in the future of the Asset. Mr Holder responded that this could be picked up during the 28 day period.</p> <p><b>RESOLVED</b></p> <p>That verbal update be noted.</p>
APCC16	<p><b>ITEMS REQUESTED BY NOMINATED REPRESENTATIVES (IF ANY)</b></p>
	<p>(i) Professor Hudson of the Warner Estate Residents' Association raised two issues in respect of recent notices appearing in the Park. Firstly, that as a result of vandalism, it would be helpful to have phone number to call to report such instances. Secondly, that the <i>Rules of the Park</i> list would need to be tightened up in order to make the bye-laws more robust. This list was tabled to Committee members. Mr D Loudfoot, Facilities Manager, Alexandra Palace, stated that he had spoken with the Parks and Security Team in order to develop a list of do's and don'ts to be listed for users of the Park. Councillor Reinger suggested that regular security patrols would be useful. Mr Loudfoot responded that this would be looked in to subject to funding.</p> <p>(ii) In response to the four questions submitted by Mr J Thompson of the Alexandra Palace Television Group, a list of answers was tabled to the Committee. Mr H Williams of the Palace View Residents' Association, asked what guarantees there would be to get the television equipment out of the building when it is handed over to Firoka. Mr Holder responded that this would have to wait until the results of a review on the physical and logistical issues over the development were known. He stated that there would be some provision for equipment to be moved however and that all of the artefacts that remained in the building were held by the TV Group, not the Trust although this had not been prescribed as yet in terms of what the Trust owned. Mr Tucker asked what had happened to the artefacts from the 1989 move. Mr Loudfoot was unable to answer this specifically but stated that BBC Heritage would be fully engaged in future. Mr Richelle asked if there had been any discussions with English Heritage about the future of the items after the development. Mr Loudfoot confirmed that there had not been.</p>
APCC17	<p><b>TO REMIND ALL NOMINATED ASSOCIATIONS OF THE REQUIREMENT TO PROVIDE A COPY OF THEIR MOST RECENT AGM MINUTES</b></p>
	<p>The Committee Clerk reminded members of the Committee that each nominated association was asked to provide a copy of their most recent AGM minutes. These could be sent to Clifford Hart. The Alexandra Residents' Association submitted their AGM minutes to the Committee Clerk.</p> <p><b>RESOLVED</b></p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

	That AGM minutes be sent to Clifford Hart ( <a href="mailto:clifford.hart@haringey.gov.uk">clifford.hart@haringey.gov.uk</a> ).
APCC18	<b>URGENT BUSINESS : TO CONSIDER ANY ITEM OF BUSINESS ADMITTED.</b>
	<p>Mr Loudfoot outlined the progress of the project works funded by the Heritage Lottery Fund (HLF) within the Park. Mr Holder informed the Committee that the Parks Manager, Mr Matt Baker, had resigned from his post due to personal reasons.</p> <p>There was a general discussion on issues picked up by the information supplied by the progress audit.</p> <p>These issues were:</p> <ul style="list-style-type: none"> <li>• Rose Garden – how many roses had been planted? The answer would be circulated at a future meeting.</li> <li>• Traffic Lights – the Committee was informed that the lights were not to be switched on until road markings are completed. Works to the gantry are due to be completed by 18 December 2006, at which point works on road markings will commence.</li> <li>• Dukes Avenue Bridge – the Committee heard that investigations into loosening stones and inadequate tarring would be undertaken in the near future.</li> <li>• South slope trees – the Committee heard that it was unlikely that a reappraisal of the works done to this area would be undertaken and that any issues in respect of this should be taken up with the HLF.</li> <li>• Speed humps – the Committee was informed that at the Wood Green end of Alexandra Palace Way, two speed tabled had been installed and that in both directions, the road had been narrowed to one lane.</li> <li>• Skate Park and Boating Lake - Mr Loudfoot informed the Committee that he would be investigating the ultra sonic sound unit in the boating lake and that the source of the £10k that went to the skating park was unknown.</li> <li>• Graffiti – the Committee heard that the skate park was exempt from the provisions outlined in the <i>Rules of the Park</i> and that regular “artists” were encouraged to this space to paint on the canvas provided which is regularly whitewashed for their use. This process had been a success to date, although some graffiti had found its way onto various bins within the Park.</li> <li>• Highways – the Committee was informed that costings for works to the highways within the Park’s ground would be complete by the end of November 2006 and that if agreed, work could start in January 2007. Specific work on the Muswell Hill entrance may take up to eight weeks.</li> <li>• The Grove Workshop – the Committee heard that there had been a number of instances of vandalism to the workshop and that as a result work had been successfully undertaken to make it more safer. Now, the search had begun for suitable user of the premises and that this process had started. It was hoped that the space would be used for a restaurant or kiosk service.</li> </ul>

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APCC19	<p><b>TO NOTE THE DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:</b></p>
	<p>30 January 2007 3 April 2007</p>

The meeting ended at 20:35HRS

**Councillor CHARLES ADJE**  
Chair

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**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 5 SEPTEMBER 2006**

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

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APCC19	<p><b>TO NOTE THE DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:</b></p>
	<p>30 January 2007 3 April 2007</p>

The meeting ended at 20:35HRS

**Councillor CHARLES ADJE**  
Chair

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Agenda item:

**Alexandra Park and Palace Statutory Advisory Committee****On 23<sup>rd</sup> Jan 2007**Report Title: **HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE**Report of: **David Loudfoot, Facilities Manager****1. Purpose**

- 1.1 To inform the Committee of the progress of the park restoration project.
- 1.2 To inform the Committee of discussions on the use of the park as school playing fields.

**2. Recommendations**

- 2.1 That the Committee note the report.

Report Authorised by: **David Loudfoot, Facilities Manager**.....  
Contact Officer: **David Loudfoot, Facilities Manager, Alexandra Palace & Park,  
Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121****3. Executive Summary**

- 3.1 The project is nearing completion and the outstanding works should be completed by the end of Jan 07.
- 3.2 The main outstanding landscape item is seasonal planting which has been held until January.
- 3.3 The highways dept have made changes to the required civil engineering works to the approach roads for the park. The projected cost for these works is substantially in excess of the allocated budget and an alternative solution will need to be found.
- 3.4 Initial discussions have been held with a view of dual use of the cricket club grounds with the proposed Heartlands school.

**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.

## **6. Description**

- 6.1 Progress continues and the project is nearing completion after 4 years of works. It is expected that 'practical completion' will be achieved by Jan 31<sup>st</sup> 2007 and this will signify the beginning of a twelve month defects liability period.
- 6.2 Clearly with the project having such an elongated delivery period the detail of the project has in many ways evolved from some of the original concepts. Major changes have always included consultation with the various committees and board however many minor changes have been made with the input of the consultants, contractors and the development manager (Parks) together with input from the HLF monitor.
- 6.3 The recent departure of the development manager (parks) has left a gap in direct knowledge of the changes, Land use consultants (LUC) prepared a short progress audit report which was presented to the last round of Committee and trustee meetings. Feedback from these discussions has been most useful. The report has been updated and is attached as appendix 1.
- 6.4 Once practical completion has been certified by LUC they will be instructed to prepare a 'project completion report' to detail changes to the scheme that were agreed. It is intended that the project completion report will be both informative and facilitate updating of the original landscape management plan.
- 6.5 The most recent works to be completed are:
- The removal of the gantries at both ends of Alexandra Palace Way.
  - The completion of the south slope tree works.
  - Anti skid coating to sections of Alexandra Palace way.
  - Road markings
  - Relocation of North view border trees
- 6.6 Outstanding works at the time of report preparation are:
- Shrub planting on south slope.
  - Shrub planting to surround buildings in the park. ( grove, pitch and putt, playground toilets and boating lake café )
  - Removal of excess spoil from Lower road and Blandford road
  - Coir roll planting to the lake ( springtime)
  - Re-pointing of playground wall
  - Civils package to park entrances. ( Haringey Highways)
  - Tree planting to screen the new water treatment works( Funded by Thames water )



- 6.7 Budget concerns centre around the planned highway works to the approaches to the park at both ends of Alexandra Palace way. LBH Highways dept have made alterations to the original scheme and the cost estimates for this item are substantially in excess of the budgeted expenditure. Alternative courses of action are therefore being investigated.
- 6.8 Advertisements inviting expressions of interest in operating the park buildings and boating lake have been placed and the interested parties have been invited to tender. The closing date for bid submissions is Thursday 15<sup>th</sup> February and the expectation is that the amenities should be in operation by the summer.
- 6.9 The post of 'parks manager' has been advertised and short-listed candidates invited for interview. It is hoped the appointment will be completed shortly. Once appointed the new parks manager will commence work on defining additional interpretation signage.

## **7. Haringey Heartlands**

- 7.1 Members will recall the discussions at previous meetings on a proposal by the local authority to create a new school in the Haringey Heartlands development. This proposal, although in its infancy, included the possibility of use of some of the parkland as school playing fields.
- 7.2 A discussion has taken place with Officers of the local authority. The Officers have been informed that the Alexandra Park and Palace Act 1985 restricts both the area of the park that can be leased and the period for which leases can be granted.
- 7.3 The Officers of the local authority, having reviewed the position, will now engage with the Alexandra Park Cricket Club to explore the potential for a partnership approach to the joint use of the grounds already leased to the cricket club.
- 7.4 In this respect it is possible that at a later date the Alexandra Park Cricket Club will seek to engage with the charity and seek to vary the terms of the existing lease or request a replacement lease on different terms.
- 7.5 At this stage in the early stage in the process no further detail is available but representatives of both the local authority and Alexandra Park Cricket Club have committed to keeping the charity informed of developments.

## **8. Summary and Conclusions**

- 8.1 The Project is very near completion, and on the whole has been delivered within the original timescales.
- 8.2 The major area of concern is the interaction with Highways over the entrance works which may have to be scaled back considerably to meet the available budget.
- 8.3 Discussions have been held on the Haringey Heartlands with a view to dual use of the cricket club grounds

**9. Recommendations**

9.1 That the committee note the report.

**10. Legal and Financial Implications**

10.1 The head of Finance and the trust's solicitor have been sent copies of this report.

**11. Equalities Implications**

11.1 n/a

**12. Use of Appendices/Tables/Photographs**

Appendix 1- HLF progress audit ( Dec 06)

### HLF Funded Project Works – Progress audit

We are in the final year of nearly four years of project work and we are pleased to report that the majority of 'original concepts' have now been realised.

Using the projects in the order they appear in the original HLF Grant Offer:

		Status	Comment
1.	The Grove	Complete except planting by new cafe	
2.	Grove Car Park	Complete	
3.	West slope	Complete	
4.	Playground and skate park	Complete	Skate park received £10K from other sources. Toilet funded by AP.
5.	Boating Lake	Complete except planting of shrubs	
6.	Football field	Complete	Change in extent of new deer enclosure – originally took in more of the field edge.
7.	N.E. slope (ski slope)	Complete	
8.	Rose Garden	Complete	Ramp added to east side. Rose beds to be replanted by AP
9.	R.O.C. site	Complete	
10.	South slope	Complete except planting	<ul style="list-style-type: none"> <li>• Pitch &amp; Putt to be re-laid in spring(AP)</li> <li>• Planting to be carried out</li> <li>• All tree works complete.</li> </ul>
11.	Bedford Road entrance	Visual improvements and traffic calming to be completed.	<ul style="list-style-type: none"> <li>• Still awaiting OK from Haringey Highways dept. (long overdue).</li> <li>• The wing wall to the Lodge was not known at the project start (overgrown)</li> </ul> <p>There is no budget to repair but would be desirable.</p>
12.	Lower Road	Complete	Omitted some works to provide more overflow parking.

13.	Paddock and Fairground car parks	Complete.	
14.	Muswell Hill entrance	Complete up to gate.	As (11.) above awaiting response from Haringey Highways.
15.	Sea Cadets	Works cancelled due to ecological reasons	The lesser hair streaked butterfly nests here so all works to this area omitted from project.
16.	Racecourse	Complete	
17.	Newlands fields	Complete except some planting	
18.	Redston Road Playing Fields	Completed	Need to relocate some of the newly planted trees following complaints from residents.
19.	Cricket Club	Planting work to perimeter to be completed	
20.	Conservation Area	Complete	
21.	Alexandra Palace Way	Nearly complete, final section underway	needs new markings and signage once final section of works is complete
22.	Palace Terrace	Complete	
23.	East of Palace Parking	Complete except some planting	
24.	Paths	Complete	
25.	Lighting	Under way / Ongoing	
26.	Seating	Complete	
27.	Bins	Complete	
28.	Bollards	Complete	
29.	Fencing	Complete	
30.	CCTV	Installed into playground and skate park.	

### Notes

- a) Completion of planting due to start this month, delayed by the contractor. All planting to be completed by end of January 2007, this delay has no cost implications for the project.
- b) Boating Lake aquatic planting funded by Environmental Agency.
- c) Extra planting Newlands Fields funded by Thames Water to help reduce impact of new water treatment works.

**Concerns**

- d) Delayed response from Haringey Highways Dept. The risk is that we will miss the funding period.

**Opportunities**

- e) Finding a new park-related use for The Grove Workshop
- f) Making use of new resources to attract schools visits – e.g. new interpretation hut, the Conservation Area and Stables at the Animal Enclosure. (NB Highgate Wood is hugely over subscribed for school visits and would welcome other parks providing similar service).

Dominic Cole

Land Use Consultants

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