
Alexandra Park and Palace Advisory Committee

(Established by Statute in 1985)

To: The Members of the
Advisory Committee (Statutory)

Dear Member

A **SPECIAL** meeting of the **ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE** will take place on **MONDAY, 3RD APRIL, 2006** commencing at **19:30** in 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 INTEREST: MEMBERS OF THE COMMITTEE ARE INVITED TO DISCLOSE ANY INTEREST THEY MAY HAVE IN ANY OF THE ITEMS APPEARING ON THIS AGENDA.**
3. **TO NOTE THE FOLLOWING CHANGES TO THE MEMBERSHIP OF THE ADVISORY COMMITTEE:**

To note the resignation of Councillor Stephen Gilbert (Fortis Green Ward) from the Council and the Advisory Committee.

4. **MINUTES (PAGES 1 - 36)**
 - i) To agree the minutes the Advisory Committee held on 14 June, 6 September, 15 November 2005, and 24 January 2006 (attached).
 - ii) To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on (a) 30 January 2006, and (b) 7 February 2006.

5. **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 (PAGES 37 - 42)**
6. **ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE - GOVERNANCE ARRANGEMENTS AND PROCEDURAL RULES PERTAINING TO THE COMMITTEE - ITEM FOR DISCUSSION ARISING FROM THE PREVIOUS MEETING OF THE ADVISORY COMMITTEE OF 24 JUNE 2006 (PAGES 43 - 46)**
7. **FUTURE OF THE ASSET - VERBAL REPORT OF THE GENERAL MANAGER**
8. **ITEMS RAISED BY NOMINATED RESIDENT ASSOCIATIONS (IF ANY)**

None Received
9. **ANY OTHER BUSINESS**

Secretary :
Yuniea Semambo
Head of Member Services
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Clifford Hart
Clerk to the Committee
Tel: 020-8489 2920
Fax: 020-8489 2660
E-mail:clifford.hart@haringey.gov.uk

DRAFT**AGENDA ITEM****MINUTES OF THE MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE (STATUTORY)****14 JUNE 2005**

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 E. Tulloch	:	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 W. Hoban	:	Alexandra Ward
Councillor B. Millar	:	Bounds Green Ward
Councillor S.Gilbert	:	Fortis Green Ward
*Councillor Q. Prescott	:	Hornsey Ward
Councillor J. Bloch	:	Muswell Hill Ward
Vacancy	:	Noel Park Ward
Councillor V. Manheim	:	
*Councillor E. Prescott	:	

*Members present.

Also in attendance

Councillor Hare

Mr K. Holder - General Manager - Alexandra Palace

Mr M. Baker - Development Manager Parks - Alexandra Palace

018 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 of the Municipal Year 2005/06 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 sought nominations for the position of Chair of the Advisory Committee for the Municipal Year 2005/06.

Ms Myers nominated Mr Liebeck as Chair of the Advisory Committee for the Municipal Year 2005/2006. Mr Frith seconded the nomination.

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 2005/2006.

In the absence of the Chair, the Clerk – Mr Hart sought nominations for the position of Vice Chair of the Advisory Committee for the Municipal Year 2005/06

Councillor Q. Prescott nominated Councillor E. Prescott as Vice-Chair of the Advisory Committee for the Municipal Year 2005/2006. Councillor Hoban seconded the nomination.

There being no further nominations it was:

RESOLVED

That Councillor E. Prescott be duly elected as Vice-Chair of the Alexandra Park and Palace Advisory Committee for the Municipal Year 2005/2006.

In the absence of the Chair the Vice-Chair took the Chair.

Councillor E. Prescott in the Chair

019 ASSOCIATION MEMBERSHIP 2005/06 (Agenda Item 2)

The Clerk to the Committee – Mr Hart advised that at a pre-meeting earlier that evening 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 advised that following due deliberation the allocation of places was as stated in the NOTED resolution below.

Mr Hart also advised that he had received notification from Ms Tulloch – Palace Residents Association of her intention to resign as that Association’s representative on the Advisory Committee. Ms Tulloch confirmed this intention.

RESOLVED

That the allocation of the 8 places from the qualifying Associations to the Alexandra Palace and Park Advisory Committee for the Municipal Year 2005/06 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 Tulloch
The Rookfield Association	2 places - Mr Frith/Mr Hilton
Warner Estate Residents Association	2 places - Mr Liebeck/Mr Aspden

020 APOLOGIES FOR ABSENCE (Agenda Item 3)

The Chair asked if there had been any apologies given.

The Clerk advised that apologies for lateness had been received on behalf of Mr Liebeck.

021 APPOINTMENT OF MEMBERS TO THE URGENCY SUB-COMMITTEE FOR THE MUNICIPAL YEAR 2005/06 (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 2005/06. 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 Mr Wastell nominated Ms Hutchinson as the other association representative.

The Chair nominated both Councillors Hoban and Q. Prescott 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 2005/06 as detailed below:

Ms J Hutchinson
Mr D Liebeck
Councillor W. Hoban
Councillor Q. Prescott

022 DECLARATIONS OF INTEREST (Agenda Item 5)

There were no declarations of interest.

023 MINUTES (Agenda Item 6)

(i) Advisory Committee – 1 March 2005

RESOLVED

That the minutes of the Advisory Committee held on 1 March 2005 be agreed as an accurate record of the proceedings, subject to the following spelling correction on page 5 – last paragraph – 2nd line – the word 'though' be changed to 'through'.

Matters Arising

(a) Minute entry 013 – Resolution 4 of the Advisory Committee

Councillor Hoban referred to the request of the Committee to the Board to supply a breakdown of individual costs (as previously requested) particularly in relation to the Deer enclosure, and asked if the Board had had agreed to supply this information.

In response the General Manager advised that the request had been put to the Board but this had been declined. Councillor Hoban asked that the reasons for the refusal be given in writing.

(b) Minute Entry 014/15 – Resolution 14/15 of the Advisory Committee

In response to questions from Mr Wastell as to whether the Board had considered the expressed comments of the Advisory Committee in respect of DVD presentation entitled 'The People's Palace' the General Manager responded that the comments of the Advisory Committee had been noted by the Board during its

discussion of the future of the Asset in the exempt part of the Board meeting on 15 March 2005.

The Board recognised the importance of the content of the DVD and would give its implications due consideration during the process it was about to consider embarking upon.

NOTED

(c) Minute Entry 016 – Resolution of the Advisory Committee

Mr Wastell responded to the issue of the gates being locked at Redston Road and North View Road, and the pros and cons of locking gates both at this and various other locations throughout the Park.

The Committee then undertook a wide ranging discussion as to the merits of locking gates at a number of locations, general views as to the ramifications of gates being locked and the security problems arising from a road that gave continued access to the Park areas at all times. There was also some discussion as to the difficulties in consulting local residents as to their views as to preferences for locking gates at a number of locations throughout the Park, and it was commented on by a number of those present that the represented Associations on the Advisory Committee may not entirely be representing local views, and there were some suggestion as to whether leafleting all local residents was appropriate. There was also some suggestion of using the area assemblies for the area as a vehicle for consultation.

In response to a number of the questions raised the General Manager advised that whilst it was not a matter that had any implications for affecting the Charitable Trust and its operation, it was appropriate that the matter should be considered by the representative associations and those views be reported back to the meeting of the Advisory Committee in November 2005.

In conclusion the Chair summarised and it was:

RESOLVED

That the issue of gate locking in various locations in the Park be discussed at forthcoming meetings of each of the representative associations and that those views be reported to the Advisory Committee for consideration in November 2005.

(ii) **Minutes of the Board - 15 March 2005**

In response to Minute 053 – Planning Application – The Workshop Building and the matter being reported to the Advisory Committee for consideration and when this would reported to the Advisory

Committee, the General Manager advised that the status/ progress of the application would be clarified.

RESOLVED:

that the circulated minutes of the Alexandra Palace and Park Board meeting of 15 March 2005 be noted.

024 Future use of the Asset – Update (Verbal report of the General Manager Alexandra Palace) (Agenda Item 7)

In a brief update the General Manager advised that the established Project Team were in the process of working up financial models to establish the level of investment for the future use of the asset. The previous figures of in the region of £25 -£30 million to carry bring the building to an acceptable level of required use was now revised upwards and was now closer to £39 million following the recent report of the commissioned Quantity Surveyor.

In response to questions from Members the General Manager advised that it was the intention to hold a special meeting of the Board after its meeting on 28 June 2005, likely to be held on 12 July 2005 which would centre not so much on the future uses for the building but the classes of rental income/rental value. The OJEU process was now likely to commence in September 2005, following the outcome of the special Board meeting.

The Committee then undertook a brief discussion in respect of the need to have a further meeting either prior to or post the special Board meeting on 12 July 2005. Some Members expressed their concerns that they should be consulted as to the future uses of the asset prior to the Board meeting in order for them to give a view, rather than considering the matter after the Board had deliberated and made its decision. In response the General Manager again stressed that no decision was being taken by the Board as regards to potential users, but regarding potential costs and the Board was to consider the evaluation criteria, and agreeing to the placing of the OJEU notice in September 2005. At the point when, as a result of the OJEU notice be placed, and interest expressed by potential users, it would then be appropriate for the Advisory Committee to express its views. In terms of the BBC Media campus concept this would be considered at that point together with other potential uses. The OJEU notice would state the objectives of the Charity – and the categories/classes of usage under planning terms.

The Chair then summarised and it was:

RESOLVED

That a special meeting of the Advisory Committee (if required) be convened approx 10/15 days after the special meeting of the Board on 12 July 2005, with the need for this meeting either being or not being required to be conveyed by confirmation by the Chair of the Advisory Committee.

**025 CAPITAL AND MAINTENANCE WORKS IN THE PALACE AND PARK
(Verbal report of the Facilities Manager Alexandra Palace) (Agenda Item 8)**

A brief introduction of the report and an outline of the works as detailed therein was given by the General Manager. In response to clarification as to the scaffolding at the eastern corner of the building the General Manager responded that it was for render repair to parts of the façade which had come away.

RESOLVED

That the contents of the report be noted

026 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE

The Development Manager Parks provided a comprehensive update of progress on the work to be carried out as part of the Heritage Lottery Fund refurbishment of the park, as outlined in the circulated report.

In response to concerns expressed that the Playground facilities for younger children were not as good as those in Priory Park, the Development Manager advised that the Company providing the equipment were specialists and that equipment provided was of the best that there was. Whilst he noted the concerns expressed there were also options for future expansion.

In response to comments in relation to path refurbishment the Development Manager outlined the type of materials to be used and the reasons for this, by the use of tarmac on the slope areas and coxwell gravel on the lower path and level ground.

In respect of clarification in respect of the Skateboard Park the Development Manager advised that the new equipment was due for delivery shortly with the date to be confirmed. Whilst there was no known pre-testing available for the surfaces an inspection of the site had been carried out by ROSPA.

With regard to the new children's facilities and comments that there should be an opening ceremony event the General Manager advised that there would be an opening event in the near future around the time of the commencement of the Children School Summer holidays.

RESOLVED

That the contents of the report be noted

027 CAMDEN JOBTRAIN HORTICULTURAL TRAINING SCHEME UPDATE

The Development Manager advised the meeting that Camden Jobtrain had advised that due to the low intake of Horticultural Students on the Training Scheme it had been decided that the scheme was no longer viable and

therefore Camden Jobtrain would not be proceeding with the scheme and use of the facilities.

NOTED

At this point in the proceedings (21:15HRS) Councillor Hoban left the meeting. As a result the meeting was declared inquorate. The Members present then had an informal discussion of the remaining items and the following is a summary of that informal discussion.

PLAYGROUND TOILET FACILITIES

The Advisory Committee informally discussed the report and in stating its pros/cons asked that the Board identify and allocate monies to cover the costs of the proposed toilet facility at the Playground to be considered by the Board at its forthcoming meeting on 28 June 2005.

HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE – SOUTH SLOPE TREE BELT

The Advisory Committee informally discussed the report and its implications and informally agreed that respective Associations would be advised of the proposals and be asked to respond to the Development Manager Parks direct.

FORTHCOMING EVENTS

The Advisory Committee informally discussed the report and the implications of a number of events and the noise levels emanating therefrom especially with regard to the recent events over the Easter period. The Committee informally noted the satisfaction of an Advisory Member to the efforts of the Palace staff in dealing with the issue of noise nuisance in their home.

Time informal meeting concluded: 22.17hrs

**D. LIEBECK
CHAIR**

DRAFT

**MINUTES OF THE SPECIAL MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE
(STATUTORY)**

6 SEPTEMBER 2005

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 E. Tulloch	:	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 W. Hoban	:	Alexandra Ward
*Councillor B. Millar	:	Bounds Green Ward
Councillor S.Gilbert	:	Fortis Green Ward
Councillor Q. Prescott	:	Hornsey Ward
Councillor J. Bloch	:	Muswell Hill Ward
Vacancy	:	Noel Park Ward
Vacancy	:	
*Councillor E. Prescott	:	

*Members present.

Also in attendance

Councillor R Hare

Mr K. Holder - General Manager - Alexandra Palace

028 APOLOGIES FOR ABSENCE (Agenda Item 1)

The Chair asked if there had been any apologies given.

The Clerk advised that apologies for absence had been received on behalf of Cllrs Q Prescott and J Bloch.

029 DECLARATIONS OF INTEREST (Agenda Item 2)

There were no declarations of interest.

030 URGENT BUSINESS (Agenda Item 3)

There were no items of Urgent Business.

031 FUTURE USE OF THE ASSET – UPDATE (Oral report of the General Manager Alexandra Palace) (Agenda Item 4)

The General Manager advised, in an update, on the current position of :

i) Television Studios

An Industry meeting of pan media professionals was to have been held on 7th July 2005, but as this coincided with the date of the London atrocities, this was postponed until 5th September 2005. It was reported that there were mixed feelings on the potential for retaining as a museum or heritage based unit. It was thought that there was a potential to deliver 'something', which was, as yet, undefined. It was thought that this would not work as a stand-alone facility, particularly with the difficulties of transport access and other existing facilities in London. The fact that this was the birthplace of Television was not a driver for economic sense.

A mild interest had been shown by those present, (BBC, ITV, Ch 4, BSkyB, Royal Association of Engineers, Media people) who agreed to think around the concepts. It was thought that if one should show an interest, then others might join in. The idea of a 'home' for media archives did not receive any support, as everything was now moving towards digital archiving and it was not known if the original material would be stored. Following the 1½ hour meeting, no 'great' ideas were generated.

One view of the meeting was that this might be of interest to the electronics industry to fund an electronics museum. It was also mentioned that the British Academy for the Advancement of Science had no permanent home for their exhibitions. It was agreed that networking of external contacts should take place over the next month and the position then reviewed.

ii) Future Use Of The Asset as a Whole

Parts of the Report were commercially confidential and could not be discussed publicly.

The General Manager reported that over the last 6 months a survey had been undertaken of the complete building. This had last been carried out following the rebuild after the fire. The General Manager had estimated from his information that repairs to the building would cost approximately £30m. The survey following the review had now put this figure at £38m for footprint repairs, without conversion.

With the proposed changes to alternative use, financial models had been used to establish overall viability. The modelling had shown that costs for conversion to alternative use were high.

The project had looked at alternative uses and interest in the building. They had looked at companies in similar business events, such as exhibitions / events /

banquets etc: where no planning change would be required. It was hoped to bring an extra dimension to the derelict parts.

The Board had considered options with a priority of reducing the burden on the council tax payer. An advert seeking expressions of interest was to be placed on 23rd September 2005, with a press conference on the same day. Responses to the advertisement were to be received by noon on 28th October 2005. These would be evaluated and shortlisted companies would receive invitations to make further details of the proposed schemes to be submitted by the end of the year. The programme beyond this date would be driven by the levels of interest and responses shown. If interest was shown in the TV dimension, this could continue in parallel and the two exercises be then married together.

The advert would be placed in the property press in UK. It was mentioned that with the Olympics now coming to London, the New River sports Centre was to be a designated athletics track, thus bringing interest to North London, albeit that the major events were to be held in East London.

Recommendations would be made to the Board on the shortlist of applicants, who would then make the final decisions. Consideration would include the effects on the local community and public consultation would take place. It was appreciated that there were limited uses for a building of this size. It was recognised that this was a regional asset which should be shared London wide. A further report would be made to this Committee again at the end of 2005.

RESOLVED:

That the oral report of The General Manager be noted and the terms of the future of the asset be recognised. The Committee was to be kept informed on progress.

The meeting concluded at 21.30hr.

**D. LIEBECK
CHAIR**

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DRAFT

AGENDA ITEM 4(i)

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

15 NOVEMBER 2005

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 E. Tulloch	:	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 W. Hoban	:	Alexandra Ward (FROM 19.58)
*Councillor B. Millar	:	Bounds Green Ward
Councillor S.Gilbert	:	Fortis Green Ward
*Councillor Q. Prescott	:	Hornsey Ward
Councillor J. Bloch	:	Muswell Hill Ward
Vacancy	:	Noel Park Ward
Vacancy	:	
*Councillor E. Prescott	:	

*Members present.

Also in attendance

Councillor Hare

Mr K. Holder - General Manager - Alexandra Palace
Mr D. Loudfoot - Facilities Manager Parks - Alexandra Palace

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 19:45HS Mr Hart advised that the 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 even should a Member of the Advisory Committee arrive after this time it would not constitute the informal discussions becoming a quorate meeting.

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

MINUTES (Agenda Item 3)

(i) Advisory Committee – 14 June, and 6 September 2005

The minutes of the Advisory Committee of 14 June, and 6 September 2005 were discussed.

Comments were expressed in respect of those for 14 June concerning

- a. the usage of the playground facility in the park, and its popularity.
- b. The future usage of the former building known as The Actual Workshop and its possible use as a café to provide refreshment to those attending the frequent Farmers Market.

At this point in the informal proceedings – 19.58HRS Councillor Hoban arrived. Mr Hart reiterated his earlier comments that should a Member of the Advisory Committee arrive after 19:45HRS it would not constitute the informal discussions becoming a quorate meeting, and that these proceedings would remain informal.

- c. the proposed toilet facility having a baby changing facility and the general state of the existing WC at the boating lake and the poor levels of cleaning/general state.

Mr Aspden asked that in future could the draft minutes of future Advisory Committee Minutes be circulated to Members as soon as practicable after the meeting.

NOTED

(ii) Board Meeting – 28 June, 12 July, 13 September 2005

The minutes of the Board Meetings of 28 June, 12 July, 13 September 2005 were discussed.

Comments were expressed in respect of those for 28 June concerning

- a. the breakdown of parts of the budget as referred to in minute entry AP 026
- b. some ambiguity as regards to the wording of the draft minute, which was duly noted.

Future use of the Asset – Update (Verbal report of the General Manager Alexandra Palace) (Agenda Item 4)

The General Manager – Mr Holder advised of the latest position in respect of the process for selecting the preferred bidders for the future use of the asset. A press release had been issued on 16 November 2005 detailing the 3 short

listed bidders – The Business Design Centre Group Ltd, Earls and Olympia Group Ltd, and Firoka (Heythrop Park) Ltd. Mr Holder, in response to questions advised that the overall financial outlay estimated during the building survey had been communicated to the short-listed parties as part of the overall information provided to them and none had expressed concern. In terms of proposed uses by each bidder it was the case that the vision statements provided as part of the stage 1 process would be unlikely to create planning difficulties or concerns with the Charity Commission. However a comprehensive view would need to await the submission of the final bid documents in ~January and the evaluation thereof.

In response to questions Mr Holder advised that the Board would, on 29 November 2005 consider as a set of evaluation criteria to assess the detailed submissions of the 3 short listed bidders. In respect of timescales it was then the intention to hold a special meeting of the Board likely to be held toward the end of January/beginning February 2006 to agree the preferred bidder. In response to comments as to future uses of the Palace and the need for clear and full publicity Mr Holder commented that each of the bidders had had previous experience of the same or similar business sectors and that any future events would be subject to the licensing approvals that currently existed. It was the case that any future development may have an effect on existing bookings at the Palace and therefore any development would need to be on a planned/phased basis. Concerning publicity it was the case that the charity trustees had stated that there would be a robust and effective consultation process. To aid this each bidder would be providing a display board of their proposals for public viewing, probably in the Palm Court. The Consultants would ensure that a full PR exercise was developed.

Locking of gates at Redstone Road and North View Avenue - To consider and express views about requests from local residents for these gates to be locked overnight (Report of the Parks Manager)

Discussions centred on the issue of the gates being locked at Redston Road and North View Road, and the pros and cons of locking gates both at this and various other locations throughout the Park. The merits of locking gates at a number of locations, general views as to the ramifications of gates being locked and the security problems arising from a road that gave continued access to the Park areas at all times were commented upon. There was also some discussion as to the difficulties in consulting local residents as to their views as to preferences for locking gates at a number of locations throughout the Park,

CAPITAL AND MAINTENANCE WORKS IN THE PALACE AND PARK

A brief introduction of the report and an outline of the works as detailed therein was given by the General Manager and questions were asked in relation to the various aspects of works.

Licensing matters

The General Manager briefly outlined the recent process for agreeing the premises licence, and questions were clarified as to the future operation of the licence.

Forthcoming Events

A list of forthcoming events was shared amongst those present and brief clarification was sought as regards a number of the events taking place in relation to operation times and crowd numbers. A number of concerns were raised by Association representatives in respect of noise levels and the levels of use during the summer period.

Time informal meeting concluded: 21.40hrs

DRAFT

AGENDA ITEM

MINUTES OF THE MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE (STATUTORY)

24 JANUARY 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
*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
Councillor S.Gilbert	:	Fortis Green Ward
*Councillor Q. Prescott	:	Hornsey Ward (arrived at 19.42)
Councillor J. Bloch	:	Muswell Hill Ward
Vacancy	:	Noel Park Ward
Vacancy	:	
*Councillor E. Prescott	:	(arrived at 19.42)

*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

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 19:45HS Mr Hart advised that the meeting was now quorate and the meeting was able to commence.

032 APOLOGIES FOR ABSENCE (Agenda Item 1)

There were no apologies given.

033 DECLARATIONS OF INTEREST (Agenda Item 2)

There were no declarations of interest.

034 CHANGES TO THE MEMBERSHIP OF THE ADVISORY COMMITTEE (Agenda Item 3)

The Chair advised the Committee of the resignation of Councillor Wayne Hoban (Alexandra Ward) from the Advisory Committee and the appointment of Councillor David Beacham (Alexandra Ward) to fill the vacancy, as confirmed at the Full Council meeting on 9 January 2006.

The Chair also advised the Committee of the resignation of Ms E Tulloch - Palace Gates Residents' Association from her position on the Advisory Committee and the appointment of Ms Jackie Baker to fill the vacancy.

On behalf the Advisory Committee the Chair welcomed both Ms Baker and Councillor Beacham as newly appointed Members of the Advisory Committee.

035 MINUTES (Agenda Item 4)

(i) Notes of the Inquorate Advisory Committee – 15 November 2005

The Chair asked if there were any points of clarification as to the notes.

Mr Aspden referred to the issue of the previous meeting of the Advisory Committee being inquorate and asked for clarification as to:

- the rules and procedures in this respect of Advisory Committee meetings being inquorate;
- the status of the notes of the inquorate meeting and whether they could be formally endorsed, together with whether the minutes that were put to that meeting could be considered and signed off;
- the notes of the inquorate meeting showed that 3 members were present at 19:45HRS before Cllr Hoban arrived.

The Clerk – Mr Hart, responded that in terms of inquorate/ quorate meetings, as detailed in the rules of procedures it was stated that should a meeting be inquorate at the commencement time a 15 minute period of time should be given to await the arrival of members. Should, after that time the member attendance still be inquorate then the meeting should be declared abandoned. The Committee was then able to have an informal meeting, the notes of which would be presented to the next meeting of the Committee.

Mr Hart advised that at the previous inquorate meeting the meeting was declared inquorate at 19.45HRS and although Councillor Hoban arrived at 19.58HRS the meeting could not then become quorate. Mr Hart further

advised that should members of the public have been present at the point 19:45HRs and had subsequently left due to the meeting being declared and then the meeting was declared quorate on a Member's arrival then this would be open to challenge by the members of the public who had left the proceedings with the impression that such proceeding were inquorate and that no decisions could be taken.

Mr Hart also advised that the notes of the proceedings were inaccurate as Cllr E. Prescott had not been present at all during the proceeding and should be amended thus. With regard to the status of the notes of the proceedings of 15 November 2006 it was the case that as the meeting was inquorate the notes had no legal stand as a formal record and therefore could not be acted upon. With regard to the minutes of the meetings held on 14 June 2005 and 6 September 2005 these would be brought to the next meeting of the Committee for its approval.

Following further comments and points of clarification from Mr Aspden in terms of regulating the rules and procedures the Chair felt that it would be appropriate for the Committee to address these issues later in the proceedings. In terms of the notes of the inquorate meeting held on 15 November 2005 the Chair felt that these should be formally endorsed and it was:

RESOLVED

- i. That the notes of the inquorate meeting of the Advisory Committee held on 15 November 2005 be noted and endorsed as an accurate record of those proceedings.
- ii. That the minutes of the meetings of the Advisory Committee held on 14 June, and 6 September 2005 be submitted to the next meeting of the Advisory Committee on 28 March 2006.

(ii) Board Meeting – 29 November 2005

RESOLVED

That the minutes of the Board meetings held on 29 November 2005 and 10 January 2006 be noted.

Matters Arising

Mr Aspden referred to Minute APP017 – and sought clarification as to the information relating to the criteria for evaluation and asked for some clarification and guidance on this issue. Mr Aspden felt that it was difficult to have an understanding of the process unless the evaluation criteria were known to the Advisory Committee.

The General Manager -Mr Holder responded that whilst such a request could be put to the Board he advised that cautiously such criteria contained crucial commercial information not for the public domain, and that all parties had signed confidentiality clauses to not disclose

information therefore the need to ensure that this was maintained. The disclosure was therefore unlikely.

In response to further questions Mr Holder advised that para 4 of the development brief set out the criteria for the bidders to address and was as such not confidential to the bidders. However any disclosure of responses to other parties could result in the Board being challenged on the process it had agreed and embarked upon. Therefore a request for the information could be considered by the board whilst the responses could not be made public.

036 **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 a brief introduction and background.

Mr Holder advised that following the meeting of the Board of 29 November 2005 the 3 preferred bidders - The Business Design Centre Group Ltd, Earls and Olympia Group Ltd, and Firoka (Heythrop Park) Ltd. had been required to submit their detailed proposals (“Proposals”) by 6th January 2006, and the Bidders had been asked to provide significant amounts of information in their Proposals, as detailed in section 4 of the development brief. He advised that as Members of the Committee were aware The Business Design Centre Group Ltd had withdrawn from the process on 21st December 2005.

At the Board meeting on 29 November 2005 it had been agreed that each of the bidders had been asked to make a presentation of their proposals to the Board. Of the two remaining bidders Earls and Olympia Group Ltd. [ECO] had declined to give a presentation to the Board whereas Firoka (Heythrop Park) Ltd,[Firoka] had complied with the development brief and given a presentation to the Board on 10 January 2006. Further ECO did not submit presentation boards for public display.

Mr Holder then gave a succinct outline of the Firoka bid which covered:

- to introduce additional uses to supplement the existing activities within the Palace, in a manner that reflected the original vision of the Palace, as a place of public entertainment on a grand scale.
- three distinct areas of use and related phases (as illustrated by an axonometric). Phase 1 (central areas) related to Exhibition use, Phase 2 (west end) to Hospitality and Phase 3 (east end) Community uses. The phases could be sequential or concurrent depending on the level and complexity of the existing business use at any one time. The existing Exhibition Halls would be refurbished and additional means of escape provided to increase both the capacity and flexibility of the Halls.
- Firoka’s intention to work with Mr Smith & the Alexandra Palace Organ Society to ensure The Willis Organ could be retained with the goal being, an increase in the range of concerts and attractions at the Palace.

- In respect of Hospitality - this included the existing Palm Court from which the Hotel, Bar, Restaurant and relocated 1000 seat replacement Panorama Room were accessed. The 150 bedroom Alexandra Palace Hotel would be located in the restored south wing relating to the arcaded façade and the historical Glazed Corridor with lounges and suites located in the south west tower. Also, a casino and “Camden-style” market.
- the Community facilities, arranged around the three centrally stacked uses of Studio Cinemas, Bowling and a new 3rd floor Ice Rink. The historical Theatre would be incorporated within the Studio Cinemas to restore both its historical use as a Cinema whilst also providing a historical setting for theatre groups;
- other Community facilities including a Fitness Centre, Children’s Indoor Play and Crèche, Cafes, Bars, Retail and a rooftop Restaurant. A Museum celebrating the history of the Palace and its broadcasting history with the BBC would be created, including a reconstructed working Recording Studio that could be used by the BBC for training.
- Additional points: the height line would be raised by approximately 2 metres.
- proposals to create a multi-storey car park in the North Yard, re-open the staircase and create a terrace to give all-round access.

Mr Holder then gave a brief outline of the Earls Court and Olympia Group Limited ‘s bid and reiterated his earlier comments that Earls Court and Olympia Group Ltd (ECO). had declined to either give a presentation or submit presentation boards for public display. Mr Holder further advised that both remaining bidders had been given exactly the same notice for giving presentations.

Mr Holder then outlined the proposed submission and draft Heads of Terms submitted by Earls Court and Olympia Group Ltd by advising that it was proposed to carry out a comprehensive refurbishment and development of the whole of the Palace. In consultation with English Heritage and LB Haringey the aim was to provide a high quality mixed use exhibition, leisure, retail, office, housing and recreational development of the whole of the Development Footprint. To achieve this it would be a requirement that on completion of the purchase the primary activities of the Palace would cease to allow the building works to be carried out. The tenant would not be liable for taking on any staff or undelivered contracts.

Also, they wish to acquire the Paddock (and other?) car park and release 100 spaces to the Trust. This is outside the offered footprint.

Mr Holder outlined the main points of community interest within the bid as follows:

- In terms of the organ funding would be provided for its relocation to a more appropriate setting where it would be used on a more regular basis;
- A media / heritage / educational facility located at the studios. In the short term funding would be provided to

enhance the visitor experience of the 2 studios, and guided tours for the public would be provided on a weekly basis. Discussions were on going with interested parties for the long term use of the area;

- The theatre would be put into a safe shell condition and used for rehearsal space for local drama students and professional companies. Discussions were being held with local theatre groups;
- ice skating was a growing minority interest sport and funding would be provided for minor decorations and improvements and increased marketing of the facilities. In view of the condition of the equipment it was viewed unlikely that the ice rink would continue in use beyond 2009. At that stage the area would be integrated into the main exhibition/leisure use;
- All exhibition, event and Head Office staff are not required by the purchasers. The vendors to/ be responsible for all redundancies by completion;
- Exchange of contracts within 12 working weeks (period of exclusivity) followed by completion 12 months thereafter. Upon completion full vacant possession would be required with the exception of any ongoing commercial leases/licenses [but excluding the exhibition and events contracts]

Members of the Advisory Committee sought and received clarification as to both bids from Mr Holder.

The meeting then adjourned at 21:20HRS and reconvened at 21:30HRS.

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

N.B their comments represent similar views expressed on a range of issues for each bid:

- That in respect of the ECO bid - surprise, disappointment and concern that ECO had disregarded and/or failed to address or take into account in their vision of the future of the Asset and the importance of the continued availability of certain facilities for community use
- the bid appeared to display an over- emphasis on commercial development at the expense of community use by the eventual closure of the ice rink facility, and the removal of the historic Willis Organ to an outside location
- ECO appeared to have disregarded or failed to appreciate that they were required to restrict their proposals to the “footprint” of the Palace, viz. its proposals with regard to existing car park facilities outside the “footprint
- in the light of the fact that the ECO’s bid had failed to present its proposals in any detailed or meaningful fashion, including the lack of any public display board, whether ECO fully understood what was required in making its bid by the deadline of 6 January 2006

- to ask the Board to seek professional advice and/or to satisfy itself that all the rules applying to the bidding process were made clear to ECO, and whether the Board ought to have given ECO an extension of time to allow any further more detailed submission by ECO;
- the Firoka's vision of 3 phases and/ or "zones" namely for hotel and hospitality, exhibition and community/leisure usages in principle, provided a good balance in terms of the continued mixed use of the Asset for community and commercial purposes, with the proposal to retain and upgrade the existing ice rink facility, and restore and maintain the Willis Organ for future use in the Palace
- concern at the possible encroachment of the Firoka proposals into the Park area and whether there would be health and safety problems arising from the required density of use to make these proposals commercially viable
- concerns at the lack of drawings or plans to illustrate the Firoka vision of the intended development and appearance of the north side of the building and some uncertainty and concerns as to the proposed use of this area
- that CUFOS continue to occupy its premises without interruption under its existing lease and be allowed to continue operating beyond its expiry date of March 2011;
- severe criticism of the lack of a proper public consultation process in respect of the proposal(s) and bid(s) , namely a lack of a reasonable period of time, insofar as the period of consultation from the date on which the "bids" were made public lasted barely 6 days, that there was merely a single display board of the Firoka bid on display, without any provision for a more meaningful exposition of their proposals being provided by Firoka or the Board in the form of a video presentation, e.g. on an hourly basis during the day for a (reasonable) consultation period
- that the Board should be asked to reconsider the issue of consultation, and whether there were any legal constraint to the period of consultation for both bids being extended by one further month;
- That the Board should determine whether it was obliged to make a decision on either of the bids on 30th January, 2006 in the light of the criticisms expressed above concerning the lack of consultation, and the state/ lack of detail of the ECO bid;
- That the Board should determine, as a delegated body of the Council in respect of any further consultation with the public and the Advisory Committee relating to proposals concerning the future use of the Asset;
- That the Board should ensure with any future consultation that it meets the eight " Principles of consultation" and 'good consultation practices' adopted by Haringey Council in 2003;
- That, the successful bidder provide to the Advisory Committee, as soon as practically possible, a full and detailed presentation of its bid, and to hear the views of the Advisory Committee in respect of its proposals concerning the future use of the Asset;
- That the Board be asked to disclose to the Advisory Committee in time for its next meeting the criteria it set for the bidding process;
- That the Board be advised that the Advisory Committee, on the information currently available and presented to it by the General

Manager, did not in any way blame the Board itself for the lack of information supplied by ECO

Concern was further expressed at the likelihood of considerable additional traffic being generated in the area if the proposals were implemented. A comprehensive traffic assessment should therefore be carried out before either proposal be finally accepted.

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 and take account of the following views of the Advisory Committee in respect of the future use of the Asset at the special meeting of the Board on 30 January 2006 prior to making its decision:

1. that in respect of the “bid” by Earls Court and Olympia Group Ltd (ECO) the Advisory Committee expresses its surprise, disappointment and concern that:-
 - i. ECO have disregarded and/or failed to address or take into account in their vision of the future of the Asset the importance of the continued availability of certain facilities for community use ; their bid appears to display an over- emphasis on commercial development at the expense of community use – viz. the plan for the eventual closure of the ice rink facility, and the removal of the historic Willis Organ to an outside location;
 - ii. ECO appear to have disregarded or failed to appreciate that they were required to restrict their proposals to the “footprint” of the Palace, viz. its proposals with regard to existing car park facilities outside the “footprint”;
 - iii. in the light of the fact that the ECO’s bid has singularly failed to present its proposals in any detailed or meaningful fashion , including the lack of any public display board, the Advisory Committee questions whether ECO fully understood what was required in making its bid by the deadline of 6 January 2006; and,
 - iv. in view of the Advisory Committee’s comments in (c) above, it asks the Board to seek professional advice and/or to satisfy itself that all the rules applying to the bidding process were made clear to ECO, and whether the Board ought to have given ECO an extension of time to allow any further more detailed submission by ECO;
- 2, that in respect of the Firoka bid the Board the general consensus of the Advisory Committee was that :

- ii. the Firoka's vision of 3 phases and/ or "zones" namely for hotel and hospitality, exhibition and community/leisure usages in principle, provided a good balance in terms of the continued mixed use of the Asset for community and commercial purposes, viz. the proposal to retain and upgrade the existing ice rink facility, and restore and maintain the Willis Organ for future use in the Palace;
 - iii. it was concerned at the possible encroachment of the Firoka proposals into the Park area and whether there would be health and safety problems arising from the required density of use to make these proposals commercially viable;
 - iv. it was concerned at the lack of drawings or plans to illustrate their vision of the intended development and appearance of the north side of the building and there was some uncertainty (and concerns expressed) as to the proposed use of this area;
 - v. the Board should ensure that CUFOS continue to occupy its premises without interruption under its existing lease and be allowed to continue operating beyond its expiry date of March 2011;
- 3.
- i. That The Advisory Committee was severely critical of the lack of a proper public consultation process in respect of the proposal(s) and bid(s) , namely a lack of a reasonable period of time, insofar as the period of consultation from the date on which the "bids" were made public lasted barely 6 days, that there was merely a single display board of the Firoka bid on display, without any provision for a more meaningful exposition of their proposals being provided by Firoka or the Board in the form of a video presentation, e.g. on an hourly basis during the day for a (reasonable) consultation period ;
 - ii. That, in the light of these points, the Board be asked to reconsider the issue of consultation, and whether there were any legal constraint to the period of consultation for both bids being extended by one further month;
 - iii. That the Board should determine whether it is obliged to make a decision on either of the bids on 30th January, 2006 in the light of the criticisms expressed above concerning the lack of consultation, and the state/ lack of detail of the ECO bid;
 - iv. that the Board determines, as a delegated body of the Council in respect of any further consultation with the public and the Advisory Committee relating to proposals concerning the future use of the Asset , that it will

ensure that it meets the eight “ Principles of consultation” and ‘good consultation practices’ adopted by Haringey Council in 2003 ;

4. That, the successful bidder, by its representatives, be required by the Board to meet and provide to the Advisory Committee, as soon as practically possible, a full and detailed presentation of its bid, and to hear the views of the Advisory Committee in respect of its proposals concerning the future use of the Asset ;
5. That the Board disclose to the Advisory Committee in time for its next meeting the criteria it set for the bidding process; and
6. That the Board be asked to note that the Advisory Committee, on the information currently available, and presented to it by the General Manager, do not in any way blame the Board itself for the lack of information supplied by ECO.

037 Panorama Room, Alexandra Palace – Planning Application and Listed Building Consent – Report of the Facilities Manager – Alexandra Palace (Agenda Item 6)

Following a brief introduction of the report by the Facilities Manager – Mr Loudfoot, the Chair summarised and it was:

RESOLVED

That the planning application and associated listed building consent for the Panorama Room at Alexandra Palace be endorsed and the Board be advised accordingly.

038 Theatre Stage, Alexandra Palace – Listed Building Consent – Report of the Facilities Manager – Alexandra Palace (Agenda Item 7)

Following a brief introduction of the report by the Facilities Manager – Mr Loudfoot, the Chair summarised and it was:

RESOLVED

That the listed building consent for the Theatre Stage at Alexandra Palace be endorsed and the Board be advised accordingly.

039 ANY OTHER BUSINESS

- (i) Ms Hutchinson sought clarification and Mr Holder responded in respect of the cost monitoring of the future development of the asset.

- (ii) In respect of the rules of procedures and governance arrangements for the Advisory Committee the Chair advised that it would be appropriate for the Committee to discuss the matter at the next meeting of Committee In March 2006.

Time meeting concluded: 22.45hrs

David Liebeck
Chair of the Advisory Committee

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

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

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

*Members present.

Also present: The Chair and Board Members welcomed Mr Ken Harrington who replaced Ms Helena Wilkinson

AP037 APOLOGIES FOR ABSENCE (Agenda Item 1): Apologies absence were received on behalf of Mr Liebeck, Councillor Reynolds, and for lateness from Councillors Dillon, Hare and Hoban.

AP038 DECLARATIONS OF INTERESTS (Agenda Item 2):

Cllr Hare was absent at the beginning of the meeting but on reaching Item 11, Planning Consent for the Panorama Room, Alexandra Palace declared an interest as he is a member of the Planning Applications Sub Committee for Haringey Council. He decided not to participate in the discussions and decision on this item.

AP039 URGENT BUSINESS (Agenda Item 3):

Dr Vivienne Manheim, the Chair of the Trustees of the Alexandra Park and Palace Charitable Trust, made the following statement with regard to the evaluation of submissions for the redevelopment of Alexandra Palace and the selection of preferred investment partner:

'As Chair of Trustees I am very pleased to clarify the situation surrounding the evaluation of tenders for the redevelopment of Alexandra Palace and the selection of preferred investment partner.

The process undertaken by the relevant members of our professional advisory team, overseen by myself and the General Manager of the Palace; was clearly set out to all tendering parties in November 2005 in the form of a Development Brief. It involved scoring each proposal against a set of clear criteria; including but not restricted to; economic value, transfer of risk, deliverability and creation of other beneficial uses for the Palace.

It is my firm view that the duty of the professional advisory team; to make a recommendation to the Trustee Body as to who should become the preferred investment partner, was discharged without flaw.

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There have been suggestions in some quarters that the differing approaches of the bidding companies to the ongoing business placed the General Manager in a position of personal and professional conflict of interest. This is clearly not the case. He is not a member of the Trustee Board which made the decision. Therefore, I cannot refute this strongly enough and would like to put on record my firm view that his integrity and authority in this matter are beyond reproach.

Any suggestion that the General Manager allowed this supposed conflict of interest to influence the judgement of the rest of the professional team calls into doubt the professional integrity of the other members of the selection/evaluation panel, which includes myself, in a way that is quite unacceptable.

When the Trustee Body met on Monday, 30 January, it endorsed the recommendation of the professional team. The integrity of the process has always been of paramount importance and it remains so'.

RESOLVED

That the members present when the Chair made the above statement unanimously endorse it.

NOTED

AP040

MINUTES (Agenda Item 4): (1) Meetings of the Alexandra Palace and Park Board held on (a) 29.11.05, Special meetings held on (b) 10.01.06, and (c) 30.01.06; (2) to approve the minutes of the Consultative Committee held on 31.01.06 and (3) to receive the minutes of the Advisory Committee held on 24.01.06.

(1)(a) Alexandra Palace and Park Board – 29.11.05

RESOLVED

That the Minutes of the meeting of the Board held on 29.11.05 be approved and signed by the Chair.

(1)(b) Special Alexandra Palace and Park Board – 10.01.06

RESOLVED

That the Minutes of the special meeting of the Board held on 10.01.06 approved and signed by the Chair but with an amendment to show that Cllr Hoban was present at this meeting.

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

RESOLVED

That the Minutes of the meeting of the Board held on 30.01.06 be considered at the next meeting on 11.04.06.

(2) Alexandra Palace and Park Consultative Committee – 31.01.06

RESOLVED

That the Minutes of the meeting held on 31.01.06 be approved

(3) Alexandra Palace and Park Advisory Committee – 24.01.06

RESOLVED

That the Minutes of the Advisory Committee held 24.01.06 be considered and the recommendations noted.

AP041 QUESTIONS (Agenda Item 5):

None were received

AP042 DEPUTATIONS/PETITIONS (Agenda Item 6):

None were received

AP043 8 MONTHS RESULT TO END OF NOVEMBER AND FULL YEAR FORECAST 2005-06 (Agenda Item 7):

Mr Holder, the General Manager, advised the Board of the 8 month result to the end of November 2005 and the forecast to the end of the year. Members were asked to note that the result for period 8 when compared with the budget for the same period showed a saving of £235K before development costs (set out in Appendix 1 of the report); representing an overall saving against budget of 14.3% for the comparable period.

RESOLVED

That the contents of the report be noted and agreed.

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**AP044 OPERATING BUDGET : 7 MONTHS RESULTS TO THE END OF MAY
2005 & FULL YEAR FORECAST 2005/06 (Agenda Item 8):**

Mr Holder advised the Board of the proposed budget for the Charity and the level of revenue and capital support required from the local authority for 2006/07. Members were asked to note that the £2.38m deficit detailed in the report would be reduced by the covenant to £1.3m. That sum plus the £300K capital would be contained within the cap of £1.5m. Members also noted that an early signing of the Lease, with the new Investment Partner, would result in less assistance being required from the Local Authority. Members asked for a further breakdown of the figures by the end of March.

RESOLVED

- That the operating deficit for 2006/07 in the sum of £2.38M be noted.
- That the capital funding budget of £300,000 be approved
- That the budget and operating deficit of £1.3m be approved on the basis that the Council confirms it's previous practice of proving funding because the Trust funds are exhausted;
- That members note that an early signing of the lease in the current financial year will result in less revenue support being required from the Council;
- That the funding limit used in the local authority's forward planning of £1.5M would prevail;
- That the key areas and levels of expenditure outlined in paragraph 5 be noted.

AP045 CAPITAL AND MAINTENANCE WORKS (Agenda Item 9):

Mr Loudfoot introduced this item reporting on the latest works undertaken He advised that the significant flooring repairs required to the ice rink were pending the decision on Developer. In response to the Chair's question about outstanding Health and Safety matters, he confirmed that these were being managed; i.e. the roof area was currently out of bounds. Members endorsed the choice of environmentally friendly timeclocks and asked for confirmation that local contractors had been considered in the tendering process.

RESOLVED

That the report be agreed and noted.

**AP046 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE (Agenda Item 10):**

Mr Baker introduced this item which updated the Board on progress on the HLF refurbishment of the park and specifically highlighted changes to Alexandra Palace way and the additional parking facilities which would be provided by the narrowing of the main road from the Bedford Road to the east car park, a mini roundabout at the BBC entrance, speed tables, an

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extra bus stop and improved coach park. He also asked members to note improvement to the Bedford Road Entrance, the Boating Lake and Dive Car Park.

Members noted that the current tendered package was currently running at £170-£200k under budget, not including contingencies.

In response to the members' queries he advised that coaches would be able to drive over the new mini roundabout; traffic light phasing would be speeded up to accommodate traffic flow; there would be no disruption to bus services; crossing points would be similar to those at the garden centre and would appear at both entrances; centre islands would be included to aid crossing and he noted members' requests for a digital bus timetable/information board; raised table and pelican crossings, as opposed to normal zebra crossings; the use of rubber strip speed bumps (as often used in supermarkets) and which were permissible on private land and confirmed that the new children's toilets would have provision of baby change facilities.

In response to Members' questions and concerns about the choice of contractor, The General Manager confirmed that, although this contractor had proved highly competitive in terms of value for money, strict monitoring and quality control systems were in place.

In response to a query about Redstone Playing Fields, Mr Baker advised that installation of the fence, park signage and furniture had been paused during the bad weather.

With regard to the Muswell Hill entrance; pruning had been completed and improvements made to lighting, road surface and kerbs. Members also asked about the pedestrian entrance to the Grove from Muswell Hill and Mr Baker confirmed that the bridge would be tidied, graffiti was being controlled, new benches would be in place and a lighting survey was being carried out. Members' requests for signs from Muswell Hill to the Park were noted; possibly near the bus stop on the down hill section and of Victorian design. He would also investigate circumstances relating to permissions for those residents with gates on the park. Letters had been sent to all relevant properties in respect of gates and boundaries and advice on the data collection would be sought.

Mr Holder advised members that the workshop building in the Grove was a possible alternative administration centre for the charity as a functional space for the remaining staff in order that the Investment Partner gets a 'clean lease'. However; detailed discussions on this matter had not commenced.

Finally, Members paid tribute to the unique helipad feature.

RESOLVED:

That the report be agreed and noted

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**APO47 PLANNING APPLICATION AND LISTED BUILDING CONSENT,
PANORAMA ROOM, ALEXANDRA PALACE (Agenda Item 11)**

Mr Loudfoot introduced this item explaining that this application was to vary a term in the original planning application. In response to a written inquiry from the Director of Finance, explained to members that were only limited costs for the application which would be contained within budget. The expenditure for the residual lease on the building was contained within the 2005/06 budget and the estimates agreed earlier for the 2006/07 budget. It was further stated that if this application were not approved it could result in a loss of income to APTL and subsequently a lower covenant to the Charity. Members noted the advice from the Advisory Committee that this application should be endorsed

RESOLVED

That the advice received from the Statutory Advisory Committee be noted and with the benefit of this advice that the application be considered and supported.

**AP048 THEATRE STAGE, ALEXANDRA PALACE, LISTED BUILDING
CONSENT (Agenda Item 12):**

Mr Loudfoot introduced this item and outlined the works required and the intended use of a local contractor for the repairs. In response to a written inquiry from the Director of Finance, explained to members that this project would be grant aided by the Wolfen Foundation, which would in turn be match funded by English Heritage. Members commented on the importance of a sympathetic design and recycled materials and noted the advice from the Advisory Committee that this application should be endorsed.

RESOLVED

That the advice received from the Statutory Advisory Committee be noted and with the benefit of this advice that the application be considered and supported.

AP049 EXCLUSION OF THE PRESS AND PUBLIC (Agenda Item 13):

RESOLVED

That the press and public be excluded from the meeting as they contain exempt information as defined in section 100A of the Local Government Act 1972; namely terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services and information relating to the financial or business affairs of any particular person (other than the authority).

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SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS

AP050 MINUTES (Agenda Item 14):

Agreed the exempt minutes of the meetings of the Board held on 29 November 2005, the Special Meeting held on 10 January 2006 and that the Minutes of the Special Meeting held on 30 January 2006 be approved at the next meeting on 11.04.06.

AP051 UPDATE – FUTURE OF THE –ASSET (Agenda Item 15):

The General Manager stated there was nothing further to report at this stage.

AP053 TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2005/2006:

RESOLVED

That the following dates be noted as scheduled meetings of the Board for the remainder of the Municipal Year 2005/06:

11 APRIL 2006

VIVIENNE MANHEIM
Chair

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**TABLE OF ADVICE AND RECOMMENDATIONS OF THE ADVISORY COMMITTEE DRAWN FROM THE MINUTES OF ITS MEETING ON
24 JANUARY 2006 PRESENTED TO THE ALEXANDRA PALACE AND PARK BOARD MEETING ON 30 JANUARY 2006
COMPLETED WITH THE BOARD'S ACCEPTANCE/REJECTION AND REASONS WHY AS APPROPRIATE**

	Advice and Recommendations	Accepted	Rejected and Reasons Why
1.	In view of the Advisory Committee's comments at paragraphs 1(a) – (c) of its resolution, it asks the Board to seek professional advice and/or to satisfy itself that all the rules applying to the bidding process were made clear to ECO, and whether the Board ought to have given ECO an extension of time to allow any further more detailed submission by ECO (resolution 1(d)). ¹		That the Board has satisfied itself that it had sought professional advice and had complied with all the rules applying to the bidding process and that these were made clear to ECO, and that ECO had been appraised of the timescale of the bidding process, as was Firoka , and that ECO had taken a decision without any influence of the Board, not to attend the presentation and therefore any extension would be against the agreed process and therefore not permissible.

¹ BLP who are solicitors to the project have advised that all rules applicable to the bidding process were made clear to ECO. BLP further advise that it would not be appropriate to have given or now give ECO any further time to make a more detailed submission. If the Board were to do so this might unfairly prejudice other bidders and give them an opportunity to challenge the process.

2.	The Board should ensure that CUFOS continue to occupy its premises without interruption under its existing lease and be allowed to continue operating beyond its expiry date of March 2011 (resolution 2(d). ²	That the comment of the Advisory Committee was noted and any lease entered into with the chosen preferred bidder would include the existing lease to CUFOS, expiring in March 2011. At that time CUFOS would then be required to negotiate a new term of lease with the chosen preferred bidder.	
3.	In the light of resolution 3(a) the Board be asked to reconsider the issue of consultation, and whether there is any legal constraint to the period of consultation for both bids being extended by one further month and if not that such extension be given (resolution (3)(b)). ³		A period of further consultation at this stage was inappropriate in the light of the development timetable proposed and agreed by the Board and notified to bidders. From a legal position a set of rules had been agreed upon by the Board

² The Old Station Building let to CUFOS is within the development footprint and it is proposed will be included in any Lease to be granted as a result of the bidding process. The Lease granted by the Trustees to the Trustees of CUFOS is contracted out of the renewal provisions of the Landlord and Tenant Act 1954. Future arrangements in respect of this building will fall to be made between the Trustees' Lessee and CUFOS and the Trustees are not able to impose terms although can give an indication of their wishes to which regard may be had in the negotiating process.

³ A period of further consultation at this stage is inappropriate in the light of the development timetable proposed and agreed by the Board and notified to bidders. In any event, further consultation in the absence of appropriate information from ECO probably serves little purpose, and as referred to above, BLP

			in November 2005 and there were therefore legal constraints in changing the competition rules.
4.	The Board should determine whether it is obliged to make a decision on either of the bids on 30 th January, 2006 in the light of the foregoing comments expressed above concerning the lack of consultation, and the state/ lack of detail of the ECO bid (resolution 3(c)). ⁴		There is no obligation on the Board to make a decision. However, the published timetable indicates a decision will be made by the end of January and there is a report before the Board containing its professional adviser's recommendations.
5.	That the Board determines, as a delegated body of the Council in respect of any further consultation with the public and the Advisory Committee relating to proposals concerning the future use of the Asset, that it will ensure that it meets the eight "Principles of consultation" and 'good consultation practices'		A period of further consultation at this stage was inappropriate in the light of the development timetable proposed and agreed by the Board and notified to bidders. From a legal position a set of rules had been agreed upon by the Board

as legal advisers to the Project have advised that it would not be appropriate to give ECO the opportunity to present a more detailed submission which would facilitate this.

⁴ There is no obligation on the Board to make a decision. However, the published timetable indicates a decision will be made by the end of January and there is a report before the Board containing its professional adviser's recommendations. The professional advisers are of the view that any protracted delay would be potentially damaging to the process.

	adopted by Haringey Council in 2003 (resolution 3(d)).		in November 2005 and there were therefore legal constraints in changing the competition rules. The preferred partner will also deal with all aspects of consultation and dealing with the public once selected.
6.	That, the successful bidder, by its representatives, be required by the Board to meet the Advisory Committee as soon as practically possible and provide to it a full and detailed presentation of its bid, and to hear the views of the Advisory Committee in respect of its proposals concerning the future use of the Asset furthermore, in order to maintain such consultation on a continuing basis, to attend subsequent Advisory Committee meetings in the way that current Management representatives do (resolution 4).		That the Board accepts the recommendation of the Advisory Committee and will convey the request to the preferred bidder, but the Board could not guarantee that the preferred bidder will accede to this request.
7.	That the Board disclose to the Advisory Committee in time for its next meeting the criteria it set for the	The Board can accede to the request.	

	bidding and for the evaluation process (resolution 5). ⁵		
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⁵ The Board will have to decide whether to make available the evaluation and methodology appointing a preferred bidder and the two appendices attached. This is provided at appendix 5 of the General Manager's report to the Board on 30 January.

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

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

13. At least seven days' notice of any meeting of the Committee shall be given to members and the Secretary shall arrange to give four days' notice whenever practicable of meetings of the Urgency Sub-Committee; the notice convening a requisitioned meeting shall incorporate a copy or facsimile of the requisition.
14. If after fifteen minutes from the time appointed for any meeting a quorum is not present then those members present may agree to abandon the meeting or to postpone the start of the meeting for a further period of time to be agreed amongst the members present. If no quorum is present after such further period of time the meeting shall be abandoned and the business which was to have been transacted shall stand adjourned to the next ordinary meeting.
15. In the event of the meeting being abandoned and provided that a minimum of four representatives are present, including at least one appointed representative and at least one nominated representative, those members present may agree to discuss on an informal basis the business which was to have been considered by the Advisory Committee and to submit a report on their discussions to the next meeting of the Advisory Committee.
16. In the event of a meeting of the Committee requisitioned by four or more members being abandoned for want of a quorum, it shall not be competent for any of the requisitioners to be parties to a subsequent requisition for like purposes for a period six months from the date of the abandoned meeting.
17. Decisions of the Committee or any sub-committee shall be made by resolution of a simple majority and, in the event of an equality of votes on an issue, the Chair of the meeting shall have a second (or casting) vote.
18. No proposal that would have the effect of overturning or setting aside a previous decision shall be submitted to a meeting of the Committee or Urgency Sub-Committee within a period of six months of the same or a like proposal being dealt with unless that fresh proposal is made by agreement of the Committee.
19. The minutes or record of the proceedings of each meeting of the Committee or Urgency Sub-Committee shall be submitted to the Alexandra Palace and Park Consultative Committee and the Alexandra Palace and Park Board of Haringey Council.
20. The Committee shall receive the minutes of the Alexandra Palace and Park Board in order that it be informed of the action taken by the Board on previous recommendations of the Committee.
21. The Committee may appoint sub-committees consisting of such members as it chooses to consider and advise it on any matters within its functions but no

such sub-committee shall be authorised to act on behalf of or in the name of the Committee.

22. The election of Chair and Vice-Chair of the Committee shall be carried out by a process of open nomination and voting and, where there are more than two people nominated for an office and of the votes given there is not a majority in favour of one person, the name of the person having the least number of votes shall be struck off the list and a fresh vote shall be taken, and so on until a majority of votes is given in favour of one person. Any member shall be eligible for re-election as Chair up to a limit of five times, with effect from 1998, and that this be not applied retrospectively.
23. Notwithstanding that the Alexandra Park and Palace Act 1985 makes no provision therefore, if it comes to the knowledge of the Secretary that a member has ceased to be a member of the appointing or nominating body and that member has not resigned from membership of the Committee, then the appointing or nominating body concerned shall be requested to terminate the representation of that person and make a new appointment or nomination in accordance with the procedures for filling a casual vacancy.
24. Residents' associations and Haringey Council shall be able to appoint deputies, and that in the case of Council appointees the deputies be appointed from the relevant Council wards as required by the Alexandra Park and Palace Act 1985.
25. No alteration shall be made to these rules of procedure unless twenty-one days' notice has been given to all members of the Committee of a proposal so to do, such notice specifying the nature of the proposed alteration, the reason for making it and the date, time and place of the meeting at which the proposed alteration is to be considered.

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

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