
ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE

TUESDAY 30 JANUARY 2007 AT 19:30HRS – PALM COURT SUITE ROOM 5,
ALEXANDRA PALACE, PALACE WAY, WOOD GREEN, LONDON N22.

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

NOMINATED MEMBERS:

Alexandra Palace Action Group	(To be advised)
Alexandra Palace Amateur Ice Skating Club	Mr M. Tarpey
Alexandra Palace Allotments Association	Mr S. Ballard
Alexandra Palace Angling Association	Mr K. Pestell
Alexandra Palace Indoor Bowls Club	(To be advised)
Alexandra Palace Organ Appeal	Mr J. Apperley
Alexandra Palace Television Society	Mr S. Vaughan
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
Bounds Green and District Residents' Association	Mr K. Ranson
Friends of Alexandra Park	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	Mr N. Wilmott
Hornsey Historical Society	Mr J. O'Callaghan
Muswell Hill and Fortis Green Association	Ms D Feeney
Muswell Hill Friends of the Earth	(To be advised)
Muswell Hill Metro Group	Mr J. Boshier
New River Action Group	Mr F.W.Clark
Palace View Residents' Association	Ms V. Paley
Union of Construction, Allied Trades and Technicians	Mr J. McCue
Warner Estate Residents' Association	Prof. R. Hudson

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINES

3. DECLARATIONS OF INTERESTS

4. MINUTES (PAGES 1 - 12)

- (a) To confirm and sign the Minutes of the meeting of the Committee held on 7 November 2006.
- (b) To note the draft Minutes of the meetings of the Alexandra Palace and Park Board held on (i) 14 November 2006.

5. FUTURE OF THE ASSET - VERBAL UPDATE

6. HLF UPDATE AND AUDIT (PAGES 13 - 20)

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. ANY OTHER BUSINESS

8. TO NOTE THE REMAINING DATE OF THE CONSULTATIVE COMMITTEE FOR THE MUNICIPAL YEAR 2006/07

3 April 2007

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

Clifford Hart
Non-Executive Committees Manager
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22 January 2007

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DRAFT UNRESTRICTED MINUTES

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

**MINUTE
NO.**

SUBJECT/DECISION

ABPO48	<p>URGENT BUSINESS (AGENDA ITEM 2)</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>MINUTES AND RESOLUTIONS (AGENDA ITEM 4)</p> <p>(i) Minutes of the Board held on 12 September 2006 and 25 October 2006</p> <p>RESOLVED</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>RESOLUTION OF THE BOARD</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>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</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>RESOLUTION OF THE BOARD</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>OPERATING BUDGET (AGENDA ITEM 7)</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>RESOLVED</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>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (AGENDA ITEM 8)</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>RESOLVED</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>EXCLUSION OF THE PRESS AND PUBLIC:</p> <p>RESOLVED</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>EXEMPT MINUTES (AGENDA ITEM 11)</p> <p>(1) Meetings of the Alexandra Palace and Park Board held on (a) 12 September 2006 and (b) 25 October 2006.</p> <p>RESOLVED</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>FUTURE USE OF ALEXANDRA PALACE (AGENDA ITEM 12)</p> <p>AGREED RECOMMENDATIONS</p>
APBO61	<p>THE MANANAGEMENT OF THE RESIDUAL FUNCTIONS OF THE CHARITY (REPORT OF THE HEAD OF PERSONNEL) – AGENDA ITEM 13</p> <p>AGREED RECOMMENDATIONS</p>
APBO63	<p>TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS</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, 7 NOVEMBER 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
Alexandra Palace Television Society		Mr S. Vaughan
Alexandra Residents' Association	*	Ms. C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ranson
Friends of the Alexandra Palace Theatre	*	Mr. N. Wilmott (C Richelle deputising)
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	APOLOGIES FOR ABSENCE (IF ANY) Apologies for absence were received on behalf of Councillor Peacock (who subsequently arrived at the meeting), and from Mr J Thompson. NOTED	
APCC12	URGENT BUSINESS : THE CHAIR WILL CONSIDER THE ADMISSION OF ANY LATE ITEMS OF URGENT BUSINESS.	
	That an Item on the full audit of HLF work in the Park be submitted.	

APCC13	DECLARATIONS OF INTERESTS : MEMBERS TO DECLARE ANY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA.
	None.
APCC14	MINUTES:
	<p>RESOLVED</p> <ul style="list-style-type: none"> (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. (ii) that the minutes of the meeting of the Board held on 12 September 2006 be noted (iii) That the minutes of the meeting held on 25 October 2006 (Special) were not available for the Committee to consider.
APCC15	FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MANGER - ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.
	<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>

	<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>RESOLVED</p> <p>That verbal update be noted.</p>
APCC16	ITEMS REQUESTED BY NOMINATED REPRESENTATIVES (IF ANY)
	<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	TO REMIND ALL NOMINATED ASSOCIATIONS OF THE REQUIREMENT TO PROVIDE A COPY OF THEIR MOST RECENT AGM MINUTES
	<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>RESOLVED</p>

	That AGM minutes be sent to Clifford Hart (clifford.hart@haringey.gov.uk).
APCC18	URGENT BUSINESS : TO CONSIDER ANY ITEM OF BUSINESS ADMITTED.
	<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"> • Rose Garden – how many roses had been planted? The answer would be circulated at a future meeting. • 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. • Dukes Avenue Bridge – the Committee heard that investigations into loosening stones and inadequate tarring would be undertaken in the near future. • 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. • 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. • 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. • 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. • 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. • 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. • Animal Enclosure – it was reported that there had been problems with the

	<p>running of the enclosure area due to Camden Job Train downsizing.</p> <ul style="list-style-type: none"> • Bedford Road entrance – the Committee heard that the area bounded by the wing wall had significant overgrowth and that further work to contain this was likely. Mr Loudfoot confirmed that English Nature had not shown an interest in this issue and that he would investigate the issue of rubble being deposited at the Bedford Road entrance. • Post HLF – the Committee confirmed that it would like to review a presentation on how the Park would be managed and funded when the HLF had ceased. This would be added to the agenda for the 30 Jnauary 2007. • New Parks Manager post – the Committee was informed that the information pack for the post had been prepared which had been contributed to by the HLF although they would not have an input into who was selected. The likely timeframe for appointment and the new post-holder to be in post would be three months. • Lease on restaurant facilities – the Committee heard, in response to concerns that the leasing of the facilities would be delayed, that a process was in place, and that adverts for the tending of the lease were to be published in December 2006. Given that the tender will be open-wide, this would make analysis of the those tenders received somewhat lengthy. The Committee would receive updates in due course. • Revenue – the Committee heard that a rival contract was in place for bike show to replace the withdrawal of the Super Bikes contract. It also heard that the incoming developer would deal with the future of antique show provisions. • Fire works display – the Committee expressed its thanks to the Management of the Palace and Parks and its partners for their first-class organisation of the fireworks displays that took place on Saturday 4 November 2006.
<p>APCC19</p>	<p>TO NOTE THE DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2006/2007 AS FOLLOWS:</p>
	<p>30 January 2007 3 April 2007</p>

The meeting ended at 20:35HRS

Councillor CHARLES ADJE
Chair



Agenda item:

Alexandra Palace and Park Consultative committee**On 30th 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 31st 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 15th 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"> • Pitch & Putt to be re-laid in spring(AP) • Planting to be carried out • All tree works complete.
11.	Bedford Road entrance	Visual improvements and traffic calming to be completed.	<ul style="list-style-type: none"> • Still awaiting OK from Haringey Highways dept. (long overdue). • The wing wall to the Lodge was not known at the project start (overgrown) <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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