

NOTICE OF MEETING

Alexandra Park and Palace Advisory Committee.

(Established by Statute in 1985)

To: The Members of the
Advisory Committee (Statutory)

Dear Member

A meeting of the **ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.** will take place on **TUESDAY, 27TH MARCH, 2007** commencing at **19:30** in **ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22** to consider the business set out in the Agenda detailed below.

Yours sincerely

Clifford Hart
Clerk to the Committee

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. URGENT BUSINESS

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

3. DECLARATIONS OF INTEREST

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

4. MINUTES (PAGES 1 - 30)

- i) To approve the minutes of the meeting of the Advisory Committee held on 23 January 2007. (pages 1-6)
- ii) To consider any matters arising from the Minutes.
- iii) To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on (A) 7 February 2007 (attached)(pages 7-14) (B) (i) (Special) 20 February 2007 at 18.30hrs (attached) (pages 15-20)(ii) (Special) 20 February 2007 at 19.30hrs (attached)(pages 21-22);
- iv) To note the draft minutes of the meeting of the Consultative Committee of 30 January 2007 (attached)(pages 23-30).

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

To advise the Committee on progress.

6. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT - VERBAL UPDATE

7. ITEMS RAISED BY ASSOCIATION REPRESENTATIVES

- i. The Park entrance into the Grove from Muswell Hill – TFL funds for green urban walkways - *raised by Ms Meyers – Muswell Hill and Fortis Green Association.*

8. ANY OTHER BUSINESS

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19 March 2007

To: Nominated Members of:

Alexandra Residents' Association
Alexandra Residents' Association

: Ms J. Hutchinson
: Mr P.Wastell

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

Appointed Members:

Alexandra Ward	:	Councillor Oatway
Bounds Green Ward	:	Councillor Cooke
Fortis Green Ward	:	Councillor Newton
Hornsey Ward	:	Councillor Whyte
Muswell Hill Ward	:	Councillor Engert
Noel Park Ward	:	Councillor Dobbie
Councillor Oakes	:	
Councillor Patel	:	

Also to:

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

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**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

TABLED ITEM 4(3)

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

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

APPOINTED MEMBERS

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

* indicates Member present

Also in attendance:

Councillor B. Hare

Mr K. Holder – General Manager Alexandra Palace

Mr D. Loudfoot – Parks Facilities Manager Alexandra Palace

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

**MINUTE
NO.**

SUBJECT/DECISION

APSC31.	APOLOGIES FOR ABSENCE
	Apologies for absence received on behalf of Councillors Dobbie and Whyte, and Ms Rees.
	NOTED

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

APSC32.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p> <p>NOTED</p>
APSC33.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p> <p>NOTED</p>
APSC34.	<p>MINUTES</p> <p>(A) Minutes</p> <p>(i) Alexandra Park and Palace Advisory Committee – 3 April 2006</p> <p>The Chair asked if there were any points of accuracy.</p> <p>Councillor Oatway commented that she and other Councillors were not Members of the Committee at that time and therefore would not be able to comment on their accuracy.</p> <p>Mr Aspden referred to the matters relating to decisions referred to the Board for consideration and whether the actual detailed document put before the Board should be recorded within the Minutes.</p> <p>After some clarification with the Clerk the Chair felt that the resolutions were accurate in their content and that and that the findings of the Board to those resolutions were subsequently recorded in both minutes of the Board and the Advisory Committee it was not necessary to record as Mr Aspden had suggested.</p> <p>The Chair MOVED and it was:</p> <p>RESOLVED</p> <p>That the minutes of the Advisory Committee held on 3 April 2006 be agreed as an accurate record of the proceedings.</p> <p>(ii) Alexandra Park and Palace Advisory Committee – 22 November 2006</p> <p>There being no points of accuracy the Chair MOVED and it was:</p> <p>RESOLVED</p> <p>That the minutes of the Advisory Committee held on 22 November 2006 be agreed as an accurate record of the proceedings.</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

(iii) Alexandra Palace and Park Board – 25 October & 14 November 2006

There being no points of clarification the Chair MOVED and it was:

RESOLVED

That the minutes of the Board held on 25 October, and 14 November 2006 be noted.

(iv) Alexandra Palace and Park Consultative Committee – 7 November 2006

There being no points of clarification the Chair MOVED and it was:

RESOLVED

That the minutes of the Consultative Committee held on 7 November 2006 be noted.

(b) Matters Arising

Alexandra Park and Palace Advisory Committee – 22 November 2006

Mr Aspden asked that the response letter to the Charity Commission be attached to the Minutes and placed on file. Following clarification with the Clerk the Chair asked that the matter be checked and then placed on file if this was possible.

The Chair then sought clarification as to whether the letter could be forwarded to the Chair of the Board for consideration. The Clerk advised and the Chair agreed to forward the letter to the Chair of the Board directly.

NOTED

APSC35. THE FUTURE OF THE ASSET - UPDATE (VERBAL REPORT OF THE GENERAL MANAGER - ALEXANDRA PALACE)

The Chair asked for a brief introduction of the report.

The General Manager, Mr Holder, advised the Committee that he had received notification from the Charity Commission of the receipt of 328 submissions in response to the advertisement of the Section 16 Notice. The Commission had advised that a Commissioner would make the decision as to the granting of the order. There were no timescales given as to when this would take place and as previously advised the only part of the process with a set time period imposed was

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

the actual period of advertisement.

In response to points of clarification Mr Holder advised that the 328 submissions consisted of a number both for and against the proposals. In clarifying queries from Councillor Engert Mr Holder advised that the Commission did not hold meetings in public and that their determination may give a response of either yes or no but beyond that it was unclear whether it may quantify or clarify answer given.

In response to questions by the Chair and Mr Aspden Mr Holder advised that the Firoka Group had not had any dealings or involvement with the process and the management of the existing business would remain with APTL until the unconditional exchange of the lease. The Firoka Group had met with some clients but the actual daily business of the trading company carried on and Mr Holder was still signatory until completion. The process for the winding up of the Trading Company would be discussed with the Board of Directors on 6 February 2007.

The being no further questions from the Committee the Chair thanked Mr Holder for his summary.

NOTED

**APSC36. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT -
UPDATE AND FURTHER REPORT ON PREVIOUS FULL AUDIT OF HLF
WORK IN THE PARK**

The Chair advised that Item 7(i) would be considered in conjunction with Item 6.

In a succinct introduction to the circulated report the Facilities Manager, Mr Loudfoot, gave a brief update of each of the areas of HLF work and answered points of clarification.

In particular comments were expressed in respect of:

- The works to the entrances were subject to on-going discussions with LBH Highways and focussing on the proposed scope of works. Further complications arising as result of the LBH design being over-specified when compared to the original scheme and the budgeted amount as a result being over that in the HLF budget. A meeting was scheduled for the following week (30/01) and the outcome would be conveyed.
- The current vacancy of parks Development Manager to be filled shortly which will assist in the management of the Park
- The continuing difficulties with parking on the left hand side of the Lower Road going down and the dangers of there being no pavement to walk on, the hazards of crossing the road and the possible inclusion of raised places to assist and also slow the speed of vehicles
- The raising of the lake viewing platforms or their relocation in order for the bird viewing not to be obscured
- Signage at various entrances to the Park to be reviewed and improved including the Muswell Hill entrances to the Park, and improvements to the Park entrances at various locations
- Improvements to lighting in various locations around the Park and the pros and cons of having new lighting installed along the cycle way and the likely

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

	<p>vandalism once installed</p> <ul style="list-style-type: none"> • That LUC would submit a report and attend a future meeting. Advisory Committee Members were welcome to attend a walkabout (to be arranged) with the LUC representative in the near future • Update on the proposed Haringey Heartlands Secondary School proposals to use areas of the park as the sports ground facility. Since the capacity use was almost at its limit, it was likely that this would have to be a sharing of the cricket club's facility. The decision of the Schools Adjudicator was expected in May 2007 in respect of the successful bidder following the bidding competition. <p>The Chair then summarised and it was:</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. that the contents of the report and Item 7(i) be noted; and ii. that in respect of the issue of the continuing difficulties with parking on the left hand side of the Lower Road going down and the dangers of there being no pavement to walk on, the hazards of crossing the road and the possible inclusion of raised places to assist and also slow the speed of vehicles, the Alexandra Palace and Park Board be requested to consider addressing the health and safety provision and action to remedy the problems; iii. that a walk about be arranged in the near future with the HLF consultant in respect of the final auditing and required works.
<p>APSC37.</p>	<p>ITEMS RAISED BY ASSOCIATION REPRESENTATIVES</p> <ul style="list-style-type: none"> i. Full Audit of HLF work in the Park – Further update on previously reported matter – raised by Mr Aspden – Warner Estate Residents Association <p>Matter dealt with in Item 6 above.</p>
<p>APSC38.</p>	<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> (i) List of Events at the Palace <p>Mr Aspden raised the issue of the previous list of events that the Committee did at one time receive but did no longer and whether it could be submitted in the future.</p> <p>Following a brief discussion as to the type of list supplied it was AGREED that a list be provided to the next meeting of the Committee.</p> <ul style="list-style-type: none"> (ii) Traffic and Parking Problems – New Years Eve <p>Mr Aspden referred to an issue raised by residents of his association in respect of difficulties with traffic congestion and parking during the late evening of New Years Eve around the Palace caused by people viewing</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 23 JANUARY 2007**

	<p>the Firework Displays across London.</p> <p>Both Mr Holder and Mr Loudfoot had not been aware of such problems and the security personnel had not entered any difficulties in the log.</p> <p>Following a brief discussion as to the reported difficulties the Chair summarised and it was:</p> <p>RESOLVED</p> <p>That the Board be asked to look into the issue and ensure that on future New Year Eves there be adequate car parking to prevent such difficulties.</p>
APSC39.	TO NOTE THE REMAINING DATE OF THE ADVISORY COMMITTEE FOR THE MUNICIPAL YEAR 2006/07 27 March 2007

The meeting ended at 21:00HRS

DAVID LIEBECK

Chair

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

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

Non-Voting *Ms Paley, *Mr Tarpey, *Mr Willmott
Representatives:

Observer: *Mr Liebeck

*indicates Members in attendance

Also present: Keith Holder – General Manager Alexandra Palace
David Loudfoot – Facilities Manager Alexandra Palace
Iain Harris – Trust Solicitor
Clifford Hart – Clerk to the Board – LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO01.	<p>APOLOGIES FOR ABSENCE</p> <p>There were no apologies for absence.</p> <p>NOTED</p>
APBO02.	<p>URGENT BUSINESS</p> <p>The Clerk to the Board – Mr Hart advised the meeting that there was an Item marked 'TO FOLLOW' – Item 18 – Scope of Works and fees for the proposed monitoring surveyor post transfer of the asset, for which reasons for lateness would be given during the introduction of the item. The minutes of the Consultative Committee of 30 January 2007 had also been sent with Item 18 and were for the Board to note.</p> <p>The Clerk also advised that the comments of the LB Haringey's Acting Director of Finance were TABLED and should be read in conjunction with the reports before the Board. The minutes of the Statutory Advisory Committee meeting of 23 January 2007 were also TABLED for noting and two resolutions arising from discussions at that meeting were also TABLED for the Board to consider when considering HLF report.</p> <p>NOTED</p>
APBO03.	<p>DECLARATIONS OF INTEREST</p>
APBO04.	<p>MINUTES</p> <p>(i) Minutes of the Alexandra Palace and Park Board held on 14 November 2006</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

	<p style="text-align: center;">RESOLVED</p> <p>That the Minutes of the meeting of the Alexandra Palace and Park Board held on 14 November 2006, be agreed and signed by the Chair as an accurate record.</p> <p>(ii) Minutes of the Alexandra Palace and Park Consultative Committee held on 30 January 2007</p> <p style="text-align: center;">RESOLVED</p> <p>That the Minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 30 January 2007, be agreed and signed by the Chair as an accurate record.</p> <p>(iii) Minutes of the Alexandra Park and Palace Statutory Advisory Committee held on 23 January 2007</p> <p style="text-align: center;">RESOLVED</p> <p>That the Minutes of the meeting of the Alexandra Park and Palace Statutory Advisory Committee held on 23 January 2007 be noted.</p>
APBO05.	<p>QUESTIONS</p> <p>There were no questions.</p>
APBO06.	<p>DEPUTATIONS AND PETITIONS</p> <p>There were no deputations or petitions.</p>
APBO07.	<p>OPERATING BUDGET</p> <p>The charity's 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 style="text-align: center;">RESOLVED</p> <p>That the Board note the income and expenditure for 9 months to the end of December 2006 contained in the report and summarised at Appendix 1.</p>
APBO08.	<p>FUTURE OF THE ASSET - PROGRESS/UPDATE RE CHARITY COMMISSION DETERMINATION</p> <p>The General Manager, Mr Holder, advised the Committee that he had received notification from the Charity Commission of the receipt of 328 representations by the public in response to the advertisement of the Section 16 Notice. The Commission had now advised that a Commissioner would make the final decision on the granting of the order. There were no timescales given as to when this would take place and as previously advised the only part of the process with a set</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

time period imposed was the actual period of advertisement.

Mr Holder advised that the 328 submissions consisted of a considerable number both for and against the proposals. In clarifying queries from Councillor Hare, Mr Holder advised that the Commission did not hold meetings in public for the purpose of making these decisions and that the decision would be taken by a single Commissioner. There was no indicated timetable for the determination.

Mr Holder also advised that following a brief discussion with the Charity Commission earlier that afternoon it would be necessary to hold a special meeting of the Board in the latter part of February 2007 to consider some key items relating to submissions in respect of to proposals and respond to the Charity Commission following consideration.

In response to further questions the Trust Solicitor, Mr Harris, advised that the communication from the Charity Commission had flagged points for further consideration that ranged from general to specific comments and that at this point it was not clear what these were. However the details would be circulated in advance of the meeting. In response to further clarification Mr Holder advised that it was unclear at this stage whether the charity trustees should consider these matters in the public or exempt part of the proceedings.

Following clarification by the Clerk in respect of the most suitable day and time it was agreed that the special meeting of the Board would take place on Tuesday 20 February 2007 commencing at 18:30hrs at Alexandra Palace.

There being no further issues to discuss it was:

RESOLVED

- i. that the update in respect of the current position of the future of the asset be noted; and
- ii. that a special meeting of the Board be scheduled to take place on Tuesday 20 February 2007 commencing at 18:30hrs at Alexandra Palace.

APBO09. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE:

In a succinct introduction to the circulated report the Facilities Manager, Mr Loudfoot, gave a brief update of each of the areas of HLF work and answered points of clarification.

In particular Members raised issues in relation to:-

- The current vacancy of parks Development Manager to be filled shortly and the need to ensure that the calibre of the candidate was of the same standard as the previous incumbent. The needs and requirements of the postholder were fully recognised and those requirements would be met. An appointment was expected to be made the following Friday,9 February 2007;

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

- Any remaining monies unspent within the grant may, subject to HLF agreement, be spent on other areas in the park requiring improvement. If Members or any local organisations had any views on areas of improvement then these could be considered noting that there may not be that much available once the estimates for the proposed entrance works had been quantified;
- clarification in respect of either possible overspends or moving finances across the programme and the response that no overspends were allowed and there were very clear restrictions on movement of grant monies;
- the tendering for the Park outlets was awaiting return tenders and interests had been shown for all outlets

The Chair of the Board turned to the concerns and referral from the Alexandra Park and Palace Advisory Committee and sought clarification from Mr Liebeck.

Mr. Liebeck asked that the Board consider the advice of the Committee when considering the HLF update/progress and that in respect of the issue of the parking on the left hand side of the hill towards the Wood Green entrance to the park and there being no pavement to walk on, the hazards of crossing the road and the possible inclusion of raised places to assist and also slow the speed of vehicles. Mr Liebeck advised that the Advisory Committee had asked the Board to consider addressing the health and safety provision and action to remedy the problems.

In response Mr Loudfoot advised that the health and safety issues would be examined to see what could be done to address the problems outlined and report to the Board accordingly.

A brief discussion ensued with regard to the proposed Haringey Heartlands Secondary School, following a brief update by Mr Loudfoot. Councillor Egan commented that in terms of possible usage with the Cricket Club ground or park usage he felt that the Board should encourage the use of the Park and that particular areas of the Park would be suitable for football pitches. Councillor Egan quoted the Government Policy for interaction between Parks and schools and that it was desired that school children should have every opportunity to use the Park area.

In sharing the comments expressed the Chair asked that the Board establish dialogue with the LEA.

Mr Holder advised that there had been some concerns expressed with regard to the requirements of the LEA. There were also restrictions placed on the Palace under the 1985 Act in terms of the numbers of acres that could be used for recreational use. The Trust Solicitor, Mr Harris, clarified the area to be used for games was 40 acres and that drew parameters around the land able to be leased. However this area would not be affected by sharing of pitches.

Mr Loudfoot then referred to the further resolution of the Advisory Committee of 23 January in respect of its request that the Board be asked to look into the issue raised by residents in respect of difficulties with traffic congestion and parking

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

around the Palace during the late evening of New Years Eve. This had been caused by people viewing the Firework Displays across London, and ensure that on future New Year Eves there be adequate car parking to prevent such difficulties. Mr Liebeck advised that people had apparently been driving to the Palace front and parking quite dangerously and in an ad-hoc fashion and that there was a health and safety issue as a result.

Following a brief discussion the Chair commented that if the carparks were to be opened then there would be a cost implication and resource issue, but the issue could be investigated. Both Mr Holder and Mr Loudfoot confirmed that it was the case that there had been no reported incidents or disturbances arising from the evening and no events had taken place at the Palace on New Year's Eve.

The Chair then summarised and it was:-

RESOLVED

- i. that the HLF project update as detailed be noted;
- ii. that in respect of the proposed Haringey Heartlands Secondary School and the possible usage with the Cricket Club ground or park usage, every encouragement, within the boundaries drawn by the 1985 Act , should be given to the use of the Park, in particular those areas of the Park suitable for football pitches, and a positive dialogue commence with the LEA;
- iii. that in view of the comments of the Advisory Committee in respect of the issue of parking on the left hand side of the through road travelling east; the fact that there are no pavements to walk on at one side of the road; the road crossings and the possibility of raised tables to assist and also to slow the speed of vehicles, and the Committee's request to the Board to consider action to remedy the problems, the Board advises the Advisory Committee that the matters would be examined to see what could be done to address the problems outlined and a further report to the Board accordingly; and
- iv. that in view of the comments of the Advisory Committee expressed at its meeting on 23 January 2007 with respect to the issue raised by residents in respect of traffic congestion and around the Palace during the late evening of New Years Eve caused by people viewing the Firework Displays across London, and request the Board ensures that on future New Year Eves there be adequate arrangements for car parking to prevent such difficulties. Officers to look into the issue and report further noting the likely cost implication should car parks be opened and marshalled on these occasions.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

<p>APBO10.</p>	<p>ACTION TAKEN OVER LISTING REVIEW REQUEST</p> <p>The General Manager advised Board of an approach by English Heritage for the views of the charity on a request for them to review the current listing grading of Alexandra Palace. The original request had been made by Mark Thompson, Director General of the BBC, and aimed in particular at the television studios. The General Manager referred to the letter tabled, commented on the content and confirmed that it had been sent to English Heritage.</p> <p>The Board noted the TABLED letter from the General Manager to English Heritage in respect of the recent request for a listing review of the asset.</p> <p>NOTED</p>
<p>APBO11.</p>	<p>ALEXANDRA PALACE TRADING LIMITED - PROCESS FOR LIQUIDATION OF TRADING COMPANY FOLLOWING TRANSFER OF THE ASSET</p> <p>In a brief introduction Mr. Holder stated that the same report had been considered by the directors of APTL earlier that evening. The directors had sought further information and had asked for clarification and fee estimates for the appointment of a liquidator. If the route of a members voluntary liquidation were to be followed then this Board would require the same information to enable it to consider the most appropriate route.</p> <p>Following a brief discussion by Members in respect of the various options open to Members to consider the Chair MOVED and it was:</p> <p>RESOLVED</p> <p>That in respect of the proposed voluntary liquidation as stated, the General Manager be requested to explore further options for the proposed liquidation of APTL and report to the Board on those options in April 2007.</p>
<p>APBO12.</p>	<p>SECURITY CONTRACT EXTENSION - ALEXANDRA PALACE</p> <p>During a brief introduction of the report the Facilities Manager, Mr Loudfoot advised of the need for the extension of the existing security service provider contract given the prolonged negotiations for the future leasing of the asset.</p> <p>Following a brief discussion of the item the Chair asked that in future the provision of the security function be discussed in the exempt part of the proceedings as Members may have concerns or comments in relation to the financial standing and performance of the existing contractor.</p> <p>The Chair then summarised and it was:</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. that approval be given to the waiving of Standing Order 6.04; ii. that Mitie Security (formerly Trident) be appointed as an interim security provider; and

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

	<p>iii. that the interim period for the appointment be for a maximum of six months and if the lease and transfer was concluded by the end of the period that the Board reviews the arrangements.</p>
APBO13.	<p>TO CONSIDER RESCHEDULING THE MEETING OF THE ALEXANDRA PALACE AND PARK BOARD ON 10 APRIL 2007</p> <p>Following a brief discussion in respect of the rescheduling of the meeting of the Board set for 10 April 2007 the Chair summarised and it was:</p> <p>RESOLVED</p> <p>That the meeting of the Board scheduled for 10 April 2007 be rescheduled to take place on Tuesday 24th April 2007 commencing at 19:00Hrs, at Alexandra Palace.</p>
APBO14.	<p>NEW ITEMS OF UNRESTRICTED URGENT BUSINESS</p> <p>Nil Items.</p>
APBO15.	<p>EXCLUSION OF THE PUBLIC AND PRESS</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> <p>SUMMARY OF EXEMPT PROCEEDINGS</p>
APBO16.	<p>EXEMPT MINUTES</p> <p>Exempt Minutes of the Alexandra Palace and Park Board held on 14 November 2006</p> <p>AGREED</p>
APBO17.	<p>BUDGET ESTIMATES 2007/08 - REPORT OF THE GENERAL MANAGER</p> <p>AGREED RECOMMENDATIONS</p>
APBO18.	<p>SCOPE OF WORKS AND FEE FOR THE PROPOSED MONITORING SURVEYOR POST TRANSFER OF THE ASSET - TO FOLLOW</p> <p>AGREED TO DEFER CONSIDERATION OF ITEM TO SPECIAL BOARD</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 6 FEBRUARY 2007**

	MEETING – 20 FEBRUARY 2007
APBO19.	NEW ITEMS OF EXEMPT URGENT BUSINESS

The meeting ended at 20:55hrs

COUNCILLOR CHARLES ADJE

Chair

**UNRESTRICTED MINUTES OF THE SPECIAL MEETING OF THE ALEXANDRA PALACE
AND PARK BOARD**

TUESDAY, 20 FEBRUARY 2007 COMMENCING AT 18:30HRS

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

Non-Voting *Ms Paley, Mr Tarpey, Mr Willmott
Representatives:

Observer: *Mr Liebeck

*indicates Members present

Also present: Keith Holder – General Manager Alexandra Palace
David Loudfoot – Facilities Manager Alexandra Palace
Iain Harris – Trust Solicitor
Clifford Hart – Clerk to the Board – LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO20.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for lateness and possible non-attendance were received on behalf of Mr Willmott, and for absence from Mr Tarpey, and Councillor Rainger.</p> <p>NOTED</p>
APBO21.	<p>DECLARATIONS OF INTEREST</p> <p>Nil</p>
APBO22.	<p>URGENT BUSINESS</p> <p>The Clerk advised that in respect of Item 4 – there would be a requirement for officers to state their reasons for urgency when the Board considered the Item.</p> <p>NOTED</p>
APBO23.	<p>CHARITY COMMISSION - PUBLIC REPRESENTATIONS</p> <p>The Chair asked that the reasons for urgency in considering the report be stated by the Trust Solicitor.</p> <p>The Trust Solicitor, Mr Harris, advised the Board that in respect of the report before it there had been a delay in forwarding the report to Members due to late receipt from the Charity Commission of details of public representations and the drafting of a response thereto.</p> <p>Following a brief introduction of the report and the draft response to the Charity Commission by Mr Harris the Chair asked if there were any points or comments</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 20 FEBRUARY 2007**

from the Board.

Councillor Hare commented on a number of aspects of the draft letter including:

- The question of whether the Board should be making decisions in respect of the future of the asset and Mr Harris's response that the Board had had powers delegated to it in respect of making full decisions on its future;
- Concerns that the Counsel advice received from leading Counsel was not entirely correct and that the Authority did contribute and was able to continually contribute to the maintenance and running of the building, and Mr Harris's response that he was not prepared to question the similar views of two leading Counsels. Mr Liebeck recollected the view as to a continuing obligation to the building on behalf of the Authority.

At this point in the proceedings the Chair commented that in his view 'old ground' was being covered and that it was not appropriate to rehash previous comments or arguments. He also advised Mr Liebeck of his position as observer on the Board. The Chair asked that Councillor Hare proceed with his points only if they were new in their content.

Councillor Hare further commented that the closure of the building being an only option should an external third party funding source not being able to take on the building was not the only option, and that other uses were possible.

Mr Liebeck commented on the response at 5.9 as to the involvement and relationship of the SAC to the Board, and that there needed to be a continuing dialogue with the Board and the preferred Partner, as quoted by Fiona McTaggart in a Parliamentary debate on the arrangements for transfer under the lease. In response Mr Harris advised that the requirements of the Act were being met and (para 5.7.5) covered this issue. Mr Liebeck stated that the SAC were not happy and that there was no separate mention of the Statutory Advisory Committee within the lease and no liaison between the preferred bidder and the Community.

Mr Harris further responded that the legally defined link from the Advisory Committee to the Trust would continue and the relationship as defined by the Act was between the Board and the Advisory Committee. This would not alter once the agreement with the Board and the preferred bidder was finalised and he stressed that as now there would be no relationship in operational terms between the Advisory Committee and the lessee; it would be inappropriate and also unnecessary. The lessee was under no obligation to either attend or advise the Advisory Committee. Its relationship was with the Board as Charity Trustees and no other party.

Mr Liebeck commented that it was the view of the Advisory Committee that its role would be worthless and that no account was taken, or would in the future be taken of its role or its expressed views.

The Chair responded that it was not correct to state that the views of the Advisory Committee were not taken account of. Indeed it was the case that the views were reported to and considered by the Board. However it was the case that the Board did not always agree with the expressed view nor take on board what was being recommended from the Advisory Committee but it was wrong to say that

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 20 FEBRUARY 2007**

the Board did not consider the views expressed.

Mr Harris also advised that as an observer to the Board the Chair of the Advisory Committee had been in attendance on behalf of the Committee in January 2006 when the presentation was made by Mr Kassam and his team from the Firoka group.

Councillor Hare further referred to the Museum of Heritage' and the future of the Studios in the south east wing and reference in the letter at 5.2.5. He felt that the letter should not contain such reference and it was inappropriate to do so. He reiterated his comments expressed on 6 February 2006 and previously that in his view, in fairness to the BBC, the BBC was not actually able, within its charter, to enter into such agreements. It was the case that the BBC was not free to spend money in this manner and that the BBC Charter forbade this. He felt that it was unfair and unreasonable for the Board to state that the onus should be placed on the BBC to be the sole funder. Councillor Hare further disputed the accuracy of the statements and the word 'intent'.

The Chair responded that the BBC had shown a complete lack of interest and had had requested just the day before the Board met on 14 November 2006 to agree the lease to be entered into with the Firoka Group to ensure that there was no mention of the BBC anywhere in the lease relating to the future of the Studios or any other heritage celebration facility. Mr Harris concurred with the comments of the Chair.

Councillor Hare commented that it was then the case that the only way the studio museum development could be funded would be from means other than contribution from the BBC or the Board and that those wishing to obtain funding would have a nigh on impossible task to come up with proposed plans for its future and secure funding.

At this point Mr. Holder reiterated the previous comments on the luke warm interest shown by the BBC which had underpinned the approach taken in the submission by Firoka. There had been an attempt made to engage wider media-related interest through a meeting facilitated by OFCOM. Such interest proved difficult to engender and there was no appetite for committing to a feasibility study from those present.

Mr. Holder then turned to the question of "guaranteeing public access to the old studios". He made the point that during the conversion of the building by the BBC in the 1930's the public access to the area housing the studios was removed. The only access now available was through the charity's offices and such a route was not possible for public access. Previous attempts to identify access through the building had been made prior to the building being listed. It was not clear now how much intervention into the historic fabric would be necessary to ensure adequate and safe public access now. It is for these reasons that public access cannot be guaranteed.

Councillor Hare further commented that it was the case that the Ice Rink had been protected and indeed to be possibly moved, and that the future of the Willis organ had been guaranteed. However this was not the case for the BBC studios and it could have very easily have been.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 20 FEBRUARY 2007**

	<p>Mr. Holder commented that those facilities mentioned already exist. The studios were a concept which to his knowledge no-one had attempted to develop to take matters forward.</p> <p>Following further comments from Mr Liebeck in terms of the adequacy of the existing car parking and the need to ensure a complete traffic survey of the site area prior to any development Mr Harris advised that there would be substantial; planning applications being submitted during the course of the phasing and that at that point traffic surveys would be carried out. Mr Holder also commented that it was the case that when applications were submitted there would be a requirement for environmental impact and traffic impact studies to be carried out. At this stage and in the absence of a clear planning application setting out use, anticipated numbers of public attending, the phasing of that attendance and anticipated “dwell” times it was pointless to have such a survey completed now.</p> <p>The Chair MOVED the recommendations as detailed in the report,.</p> <p>On a VOTE there being 4 for (Councillors Adje, Egan, Peacock and Thompson) and 2 against (Councillors Beacham and Hare) it was:</p> <p>RESOLVED</p> <p>That approval be given to the contents of the draft letter and appended enclosures to be sent to the Charity Commission as detailed in the circulated report, without amendment.</p>
<p>APBO24.</p>	<p>EXCLUSION OR THE PUBLIC AND PRESS</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>
<p>APBO25.</p>	<p>SCOPE OF WORKS AND FEE FOR THE PROPOSED MONITORING SURVEYOR POST TRANSFER OF THE ASSET</p> <p>AGREED RECOMMENDATIONS AS STATED WITHIN THE REPORT</p>

The meeting ended at 19.24hrs.

COUNCILLOR CHARLES ADJE
Chair

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UNRESTRICTED MINUTES OF THE SPECIAL ALEXANDRA PALACE AND PARK BOARD HELD ON TUESDAY, 20 FEBRUARY 2007 AT 19.30HRS

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

Non-Voting *Ms Paley, Mr Tarpey, Mr Willmott
Representatives:

Observer: *Mr Liebeck

*indicates Members present

Also present: Keith Holder – General Manager Alexandra Palace
David Loudfoot – Facilities Manager Alexandra Palace
Iain Harris – Trust Solicitor
Clifford Hart – Clerk to the Board – LB Haringey

MINUTE NO.	SUBJECT/DECISION
APBO26.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for lateness and possible non-attendance were received on behalf of Mr Willmott, and for absence from Mr Tarpey, and Councillor Rainger.</p> <p>NOTED</p>
APBO27.	<p>URGENT BUSINESS</p> <p>The Clerk advised that in respect of Item 5 – there would be a requirement for officers to state their reasons for urgency when the Board considered the Item.</p> <p>NOTED</p>
APBO28.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p> <p>NOTED</p>
APBO29.	<p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>The following item is likely to be subject of a motion to exclude the press and public from the meeting as it contains exempt information as defined in section 100A of the Local Government Act 1972; namely information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p>
APBO30.	<p>RESPONSE TO THE CHARITY COMMISSION – TO CONSIDER WHETHER THE BOARD WISH TO REVIEW THE TERMS OF THE LEASE TO CUFOS.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 20 FEBRUARY 2007**

	<p>(VERBAL REPORT OF THE TRUST SOLICITOR).</p> <p>AGREED RECOMMENDATIONS AS MOVED BY THE CHAIR.</p>
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The meeting ended at 19:53hrs.

COUNCILLOR CHARLES ADJE

Chair

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

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
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
U.C.A.T.T.		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

*denotes Members present.

Also In Attendance:

Mr Keith Holder, General Manager, Alexandra Palace
Mr David Loudfoot, Facilities Manager, Alexandra Palace
Mr Clifford Hart – Non-Executive Committees Manager, London Borough Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC01.	APOLOGIES FOR ABSENCE Apologies for absence were received on behalf of Mr Tarpey, Mr Pestell and Mr Tucker. NOTED	
APCC02.	URGENT BUSINESS There were no items of urgent business.	

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

	<p>NOTED</p> <p>The Clerk advised that he had been notified of 3 items of 'any other business', as advised by Ms Hayter.</p>
<p>APCC03.</p>	<p>DECLARATIONS OF INTERESTS</p> <p>There were no declarations of interests.</p> <p>NOTED</p>
<p>APCC04.</p>	<p>MINUTES (I) ADVISORY COMMITTEE MINUTES - 3 APRIL 2006 & 22 NOVEMBER 2006 (II) ALEXANDRA PALACE AND PARK BOARD - 25 OCTOBER 2006 & 14 NOVEMBER 2006 (III) ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE - 7 NOVEMBER 2006</p> <p>(A) Minutes</p> <p>(i) Alexandra Palace and Park Consultative Committee – 7 November 2006</p> <p>The Chair asked if there were any points of accuracy.</p> <p>Mr Thompson referred to APPC016 and advised that in respect of point (ii) 9th line – the word 'all' should be changed to 'the majority of items'.</p> <p>The Clerk advised that he had been advised by Mr Tucker (who was absent) that in respect of 13th line the date '1989' should be changed to '1981'.</p> <p>Professor Hudson commented that in respect of APPC016 – point (i) his recorded comment in the 4th line was incorrect and the words 'tightened up.....' be replaced with 'simplified'.</p> <p>The Chair MOVED and it was:</p> <p>RESOLVED</p> <p>That the minutes of the Consultative Committee held on 7 November 2006 be agreed as an accurate record of the proceedings with the following amendments:-</p> <p>APPC016 point (ii) 9th line – the word 'all' should be changed to 'the majority of items'.</p> <p>APPC016 – point (i) 4th line – the words 'tightened up.....' be replaced with 'simplified'.</p> <p>(ii) Alexandra Palace and Park Board – 14 November 2006</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

	<p>There being no points of clarification the Chair MOVED and it was:</p> <p>RESOLVED</p> <p>That the minutes of the Board held on 14 November 2006 be noted.</p>
<p>APCC05.</p>	<p>FUTURE OF THE ASSET - VERBAL UPDATE</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager – Mr Holder advised the Committee that he had received notification from the Charity Commission of the receipt of 328 representations by the public in response to the advertisement of the Section 16 Notice. The Commission had now advised that a Commissioner would make the final decision on the granting of the order. There were no timescales given as to when this would take place and as previously advised the only part of the process with a set time period imposed was the actual period of advertisement.</p> <p>Mr Holder advised that the 328 submissions consisted of a considerable number both for and against the proposals. In clarifying queries from Councillor Peacock, Mr Holder advised that the Commission did not hold meetings in public for the purpose of making these decisions and that the determination may give a response of either yes or no but beyond that it was unclear whether it may quantify or clarify answer given.</p> <p>In response to questions Mr Holder advised that the Firoka Group were living with the timetable and process. The Chair added that the Council also were living with the timetable and process. The being no further questions from the Committee the Chair thanked Mr Holder for his summary.</p> <p>NOTED</p>
<p>APCC06.</p>	<p>HLF UPDATE AND AUDIT</p> <p>In a succinct introduction to the circulated report the Head of Facilities Mr Loudfoot gave a brief update of each of the areas of HLF work and answered points of clarification.</p> <p>In particular comments were expressed in respect of:</p> <ul style="list-style-type: none"> • The current vacancy of parks Development Manager to be filled shortly and the need to ensure that the calibre of the candidate was of the same standard as the previous incumbent. Members were advised that the standard and experience of shortlisted candidates could not be commented on but the needs and requirements of the postholder were fully recognised and those requirements would be met ; • Whether any remaining monies left within the HLF could be spent on other areas in the park requiring improvement. The Facilities Manager responded that if Members or their respective organisations had any views

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

	<p>on areas of improvement then these could be considered noting that there may not be that much available once the estimates for the proposed entrance works had been quantified;</p> <ul style="list-style-type: none"> • Comments in respect of either possible overspends or moving finances across the programme and the response that no overspends were allowed and there were very clear restrictions on movement of grant monies; • Clarification of work to be completed to the rose garden and fountain; • various entrances to the Park to be reviewed and improved including the Muswell Hill entrances to the Park, and improvements to the Park entrances at various locations; • Update on the proposed Haringey Heartlands Secondary School and that the matter would be further discussed by the Board on 6 February 2007 • The issue of CCTV camera use in and around park areas and the areas where there was current CCTV and whether there should be publicity showing that CCTV had been used as a deterrent <p>The Chair then summarised and it was:</p> <p>RESOLVED</p> <p>that the contents of the report and comments expressed be noted.</p>
<p>APCC07.</p>	<p>ANY OTHER BUSINESS</p> <p>(a) Ms Hayter advised that she had 3 issues to raise, which she had given notification of prior to the deadline of 11 January 2007 but these had not been received by the Clerk. The Chair agreed to hear each of the matters.</p> <p>(i) Ms Hayter referred to the future of the Consultative Committee following the Firoka Group's take over of the lease, and clarification of its future status.</p> <p>(ii) Ms Hayter referred to the inadequate supply of required notices during the period of the Commission's notice period and that she had not been satisfied with the process to ensure adequate notice. Ms Hayter commented that had it not been for her efforts, as someone in the know there would not have been further adequate advertisement, and the irony that at the close of the advertisement period notices were almost everywhere. Ms Hayter commented that she had thought that it would be in the Palace's interest to ensure that the advertisement was 'loud and proud'.</p> <p>(iii) The future monitoring of the work of Firoka and how the supervisory/successor body would operate in a monitoring capacity.</p> <p>The Chair asked Mr Holder to respond to the points raised.</p> <p>In respect of point (i) Mr Holder advised that the Consultative Committee and its function would continue following the lease being signed and the Committee will continue to liaise with the Board of trustees as they would remain as landlord. The Consultative</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

Committee would continue to have comment in relation to the operation and management of the Park as this function would remain with the Board of Trustees.

In respect of point (ii) Mr Holder commented that the Charity Commission had required 2 notices in the park, and 2 at the Palace and no more. However the palace had undertaken to display the notices in the local libraries and he had personally delivered notices to the Head of the Libraries Service of LB Haringey but these had been misplaced and not put up. However once his staff had knowledge of this default it was rectified and notices were then displayed within 24 hours. The notice information was then also displayed on the website for Alexandra Palace.

In regard to point (iii) it was the case that the Board of Trustees as Landlord would be appointing a Monitoring Surveyor who would ensure that the work carried out by the Firoka Group complied with the terms of the lease/project agreement and would report to the Board of trustees as landlord. Ms Hayter commented that whilst she appreciated that there would be initial monitoring etc whether this would be the case in 5 and 20 years and how effective would the Landlord be in stopping the Firoka group from doing exactly what it wanted – this view was shared by a number of representatives present. Mr Holder responded that it was the case that he would be remaining post transfer to oversee the work of the Monitoring Surveyor and see through the development. . In response to questions Mr Holder advised that it was the case that in future the General Manager would carry the responsibility to ensure covenants were not breached post the development/construction phase. In terms of the actual development it was the case that the Firoka Group would be unable to do anything other than prescribed within the lease and any departure from this would require consideration by the Board. Also any breach that occurred could result in the lease being terminated.

The Chair thanked Mr Holder for his responses.

NOTED

- (b) Mr Thompson raised an issue in respect of the 3 year period following the transfer of the lease in terms of the TV studios proposals and sought clarification with regard to the terms and conditions of the proposed agreement and the level of rent to be determined.

Mr Holder responded that the Firoka Group would not commence discussion with any interested parties until the lease was signed and unconditional. At that point it was envisaged that the Firoka Group would then commence negotiations with interested parties, the studios being only one example. Further that individual groups or a Consortium should be composed to develop concepts and business plan. The rent would be set and determined by the Firoka group and the Board as landlord would have no involvement with this process.

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

In response to further comment by Mr Thompson Mr Holder advised that people needed to be clear as to the involvement of other parties i.e. the BBC. Mr Holder advised that it was a fact that the BBC had met with representatives of the Firoka Group and had clearly stated that it would not be a 'player' in the process and would offer no financial support. It was also the case that in the day before the Board met on 14 November 2006 to enter into the lease with the Firoka Group Mr Holder had received a call from the BBC to ensure that there was no mention of the BBC anywhere in the lease relating to the future of the Studios. In Mr Holder's view that was an extremely clear and precise message. In response to further comments expressed by both Mr Thompson and Councillor Hare that the lease had not allowed for any room for manoeuvre on behalf of the interested parties or any protection in terms of levels of rent or future use of the studios, unlike the Ice Rink which had been protected, the Chair reiterated the comments of Mr Holder that a consortium of interested parties or individual groups would need to negotiate with the Firoka Group.

NOTED

- (c) Ms Feeney raised the issue of a proposed event at the palace during the Easter period 2007 and whether this could be confirmed. Ms Feeney also asked if the previously circulated list of events could be re-circulated again.

In response Mr Holder advised that whilst this was a matter for the trading company he could confirm that discussions were currently underway in respect of the proposed event which would last from 7pm on 7 April to 7am on 8 April 2007. In respect of likely noise monitoring, set procedures were now adopted to ensure that noise would not become intrusive to residences in the neighbourhood. A recent noise complaint had been caused by some faulty sound equipment and once repaired it had been shown that the event's noise levels had been within acceptable levels. It was possibly the 4th occasion that the event had taken place and that the event would be 'policed' and monitored.

Ms Paley commented of the recent enquiry she had received from the Hornsey Journal, and Mr Holder confirmed that they had also contacted him about the event. Ms Paley added that the previous year she had been in the vicinity of Alexandra Palace Station at 7.00am and the behaviour of those who had attended the event was exceptional and good humoured.

NOTED

In conclusion the Chair asked that in future representatives give 24 hours notice of 'any other business' items.

APCC08. TO NOTE THE REMAINING DATE OF THE CONSULTATIVE COMMITTEE FOR MUNICIPAL YEAR 2006/07

The Clerk advised that the next scheduled meeting – 3 April 2007 may be rescheduled to the latter part of April 2007 in light that the Board meeting on 10 April 2007 may be rescheduled. The Clerk advised that he would notify Members accordingly.

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 30 JANUARY 2007**

	The meeting ended at 20.44hrs.
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COUNCILLOR CHARLES ADJE
Chair

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