

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 17 JULY 2007**

Councillors *Cooke (Chair), Egan (Vice-Chair), Beacham, Dogus, Hare, Peacock, Paley and Tarpey

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

Observer: Mr Liebeck

Also present:

MINUTE NO.	SUBJECT/DECISION
APBO01.	<p>APOLOGIES FOR ABSENCE (IF ANY)</p> <p>An apology for absence was received on behalf of Councillor Oakes due to personal commitment, and for lateness from Councillors Dogus and Peacock.</p> <p>NOTED</p>
APBO02.	<p>URGENT BUSINESS: THE CHAIR WILL CONSIDER THE ADMISSION OF ANY LATE ITEMS OF URGENT BUSINESS. (LATE ITEMS WILL BE CONSIDERED UNDER THE AGENDA ITEM WHERE THEY APPEAR. NEW ITEMS WITH BE DEALT WITH AT ITEMS</p>
APBO03.	<p>DECLARATIONS OF INTERESTS</p>
APBO04.	<p>MINUTES:</p> <p>(i) Minutes of the Board – 24 April 2007</p> <p>The Chair referred to the Minutes of the Board held on 24 April 2007 and asked if there were any points of accuracy.</p> <p>Councillor Hare referred to the minute APB008 of 24 April 2007 in respect of the future of the asset – in particular reference in the 4th paragraph – line 9 ‘none of these actions would be irrevocable’. Councillor Hare asked for clarification with regard to the latest position with the future of the asset and whether actions taken had now been revoked. Councillor Hare commented that he been led to believe that due to certain actions there was now an issue as to whether the contracts would proceed.</p> <p>In response to clarification from Mr Holder as to what exactly Councillor Hare had meant by ‘he had been led to believe’ Councillor Hare referred to a letter, that he understood from a source, had been issued from the Treasury Solicitors which in effect had put on hold the process for the future development of the asset.</p> <p>The Trust Solicitor – Mr Harris advised that Councillor Hare should disclose either his source or produce the letter he referred to.</p>

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In response to further questions from Mr Harris, and the Chair, Councillor Hare advised that a letter received from the Treasury Solicitors/Attorney General had stated that the development process was on hold and therefore he was asking, as a point of accuracy in the minutes, if any actions taken thus far would now be revoked.

Mr Harris advised that this was a speculative comment and that should Councillor Hare wish to refer further to the matter then this should be done during Item 13 in the exempt part of the proceedings.

In concurring with the comments of Mr Harris the Chair commented that this was indeed not a point of accuracy but an issue that should be raised elsewhere within the meeting.

Councillor Hare, with reference to his earlier comment sought assurances (which he asked to be minuted) that should further developments occur, as referred to in the letter by the Treasury Solicitor – that actions thus far would be revoked, the issue be revisited by the Board.

(Councillor Dogus arrived at 19.35hrs)

The Chair advised the Board that the point raised by Councillor Hare was not a point of accuracy and the Board were being asked to agree the Minutes of the Board of 24 April 2007 as an accurate record of the proceedings. The issue raised by Councillor Hare was a matters arising and therefore should be raised under Item 13 only.

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

RESOLVED

That the minutes of the meeting of the Alexandra Palace and Park Board held on 24 April 2007 be agreed as an accurate record of the proceedings.

(ii) Minutes of the Alexandra Palace and Park Consultative Committee – 19 April 2007, and 10 July 2007 (TABLED)

RESOLVED

That the minutes of the meetings of the Alexandra Palace and Park Consultative Committee held on 19 April 2007, and 10 July 2007 be agreed as an accurate record of the proceedings.

(Councillor Peacock arrived at 19:37hrs)

(iii) Minutes of the Alexandra Park and Palace Statutory Advisory Committee and 3 July 2007 (TABLED)

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	<p>The Chair advised that there were recommendations arising from the meeting of the Advisory Committee which had been previously circulated for members perusal, which would be considered during consideration of Items 8 – HLF update, and 13- Future of the asset.</p> <p>RESOLVED</p> <p>That the minutes of the meetings of the Alexandra Park and Palace Statutory Advisory Committee held on 3 July 2007, be received.</p>
<p>APBO05.</p>	<p>QUESTIONS: TO CONSIDER ANY QUESTIONS RECEIVED IN ACCORDANCE WITH STANDING ORDER 30. There were no questions to be asked.</p>
<p>APBO06.</p>	<p>DEPUTATIONS/PETITIONS: TO CONSIDER RECEIVING DEPUTATIONS AND/OR PETITIONS IN ACCORDANCE WITH STANDING ORDER 31. A deputation was received from the Alexandra Park Club (APC) in which the Club gave a brief history of the club, and proposals to upgrade playing surfaces, ancillary facilities etc on the existing race course site and generally upgrading of the site. (The detailed proposals were TABLED – a copy of which would be interleaved within the minutes).</p> <p>Following responses by the General Manager with regard to the practicalities and achievability of the scheme, and that a numbers of issues were required to be clarified prior to the planning application stage the Chair thanked the deputees for their presentation.</p> <p>It was also noted by the Chair that as a number of the Members of the Board were also Members of the Local Authority’s Planning Committee, and confirmed that at the pointy of consideration of the applications by this Body then those Members would be required to declare an interest in the fact that they were Members of the Local Planning Authority and therefore would not be able to hear the application when it came before the Board.</p> <p>The being no further questions the Chiar thanked the Group for their deputation.</p> <p>NOTED</p>
<p>APBO07.</p>	<p>OPERATING BUDGET: TO ADVISE THE BOARD OF THE TWO MONTHS RESULTS TO END OF MAY 2007. (REPORT OF THE GENERAL MANAGER) Mr Harrington, the Finance Manager, advised the Board of the 2 month result to the end of May 2007. Mr Harrington advised that the Board at its meeting on 6th February 2007 agreed to set its net budget estimate for 2007/08 at £740,000. This estimate reflected the limited direct activity of the charity post the transfer of the asset and mainly comprised the maintenance of the parkland, maintenance of the through road, maintenance of the buildings within the park (excluding the Palace), security within the park and</p>

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professional fees.

Mr Harrington went on to advise that arising from the uncertainty in respect of the actual date of receipt of the Order and subsequent transfer to the Firoka Group at that time the Board was advised that a further £65,000 per month was likely to be required for each month that the transfer of the asset was delayed beyond 31st March 2007. This sum was calculated on the basis of the local authority's agreed forward financial plan less the £740,000 shown in the previous paragraph and calculated on a pro-rata basis for the whole year. The actual cumulative results for the accounting period to May 2007 (2 months) showed a positive variance on the budget estimate of £ 8K (6.5%) before the inclusion of transfer delay costs.

Mr Harrington further commented that the transfer delay costs have been incurred directly as a result of the continuing delay in the transfer of the whole operation. The costs were specific in nature being attributable to repairs and maintenance arising from the terms of the lease which required all assets to be maintained at the level described in the measured survey on an on-going basis. The inclusion of the additional costs incurred was a result of the delay in transferring the Palace building, which added a further net £181,000 to the deficit which was offset by the £130,000 additional funding being provided over the two months. The net effect on the budget at month 2 therefore was a negative variance of £43,000.

Mr Harrington advised that because of the uncertainty relating to the timing of the transfer there was the possibility that future expenditure arising from continuing delays may well exceed the profile of £65,000 per month. In addition the budget did not allow for legal fees arising from any continuing delays in the transfer process, and it was recommended that advice should be taken on the ability to recover any legal costs incurred through such delays.

In respect of comments from Councillor Hare in respect of on-going payments from the Council to the Trust in respect of its financial difficulties, especially in light of the alleged halting of the process of entering into a contract with the Firoka Group, and the resultant consequences of such action, the Chair advised Councillor Hare that this comment was in specific reference to the future of the asset and therefore would be addressed during Item 13 on the agenda.

The Chair, having ascertained whether there were any further relevant questions pertaining to the report, MOVED the recommendation as detailed below. It was:-

RESOLVED

That the income and expenditure for 2 months to the end of May 2007 contained in the report and summarised at Appendix 1 be noted.

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OF WORKS FOR THIS YEAR'S PROJECT ITEMS. (REPORT OF THE PARK MANAGER)

The Chair asked for a brief introduction of the circulated report.

The Park Manager – Mr Evison in a succinct introduction, advised that under the contact conditions there was a period of warranty and certain works had been identified as remedial works which would be undertaken between now and the end of the project, as follows:

- anti-skid coating at the Bedford Road entrance; replacement due to be carried out during July and, weather permitting, being completed within 10 days;
- weeding and mulching of holly hedge facing the Avenue;
- planting up empty area of Lakeside shrub beds;
- replacing tar spray and chip coating at Dukes Avenue entrance;
- replacement of failed tree planting.

In respect of the Pitch and Putt, Lakeside Café and Grove Kiosk Mr Evison advised that the negotiations on the lease terms of all three facilities were completed. The Grove Kiosk opened for drinks and snacks on 17th June and the operator was considering use of the band stand area for weekend music events to compliment his service. The Lakeside Café opened on 23rd June with a snack and drink service accompanied by some light Jazz music. Once construction of the kitchen was completed the operator did intend to offer an enhanced range of hot food, snacks and drinks. It was reported that the jazz was very popular on the opening weekend and consideration was being given to the band performing every Saturday throughout the summer. Mr Evison reported that both café operators were considering further development their facility in the future. The Grove Kiosk operator was considering expansion of the seating area and addition of a conservatory to the building to provide year round accommodation. The Lakeside Café operator was considering enclosing the covered section between the two buildings.

Mr Evison further reported that with regard to the Pitch and Putt course this was now laid out and the new greens were seeded with high quality grass seed formulated for golf greens. It was hoped that the operation would commence in late July once the new grass had become sturdy enough to support regular play. The Information Centre in the Grove is now open, initially for a trial period on Tuesdays and Thursdays, 12.00pm to 2.00pm. There were on average five visitors per session, despite the recent wet weather. It was hoped that in the future the Friends of Alexandra Park would assist in increasing the opening hours.

The Chair thanked Mr Evison for his comprehensive report, and sought clarification as to the removal of dead trees, and when this would happen. In response Mr Evison advised that the removal would take place around November time.

The General Manager – Mr Loudfoot advised the Board that in respect of the meeting of the Statutory Advisory Committee on 3 July 2007 and the request of the Statutory Advisory Committee that :-

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- i. that the Alexandra Palace and Park Board be requested as a matter of urgency to ask TfL and LUC to find a way of maintaining the former bus stop at the eastern up side of Alexandra Palace Way, and as close as possible to its present location; and
- ii. That the Alexandra Palace and Park Board be requested as a matter of urgency to look at the possibility of funding for improved signage in and around the Park, and in the areas surrounding the Park's perimeter as there was general overall lack of indication signage that a park was there.

With regard to point (i) Mr Loudfoot advised that meetings had taken place with officers from TfL and LUC and it had been confirmed that the former bus stop at the eastern up side of Alexandra Palace Way would be reinstated near to the former stop. In respect of point (ii) it was the case that as detailed in para 6.6 of the report finger post signage was being looked at as part of interpretative signage improvements around entrances to the Park.

Concerning the Boating Lake tendering process Mr Loudfoot advised that it had not been possible to obtain tenderes for the boating lake.. However the current operator at Regents Park had expressed an interest in running the operation on a short term basis.

The Chair asked if there were any points of clarification.

Councillor Peacock sought clarification as to the boat operator from Regents Park and whether they would supply their own boats. In response Mr Loudfoot advised that the operator would supply between 10/20 new boats. Mr Loudfoot confirmed that the Battersea Park Parks service had given a glowing reference of the operation of boats on their Park waters by the same operator.

Ms Paley asked when the boat operation was likely to commence and Mr Loudfoot confirmed if the Board were to agree to this offer of service then that this would be within 10 days of agreement.

In response to questions from Councillor Beacham with regard to the carriageway repairs at the Bedford Road entrance Mr Loudfoot advised that a walkabout the road with the Contractor had been undertaken with a view to repair 14 days previously. Consequently a price was awaited for the repair work from the substantive contractor for resurfacing, which would be paid by them in terms of penalty costs etc.

Councillor Hare raised an issue with regard to resurfacing of the west gate road and the loose chippings, as well as gulley and drainage issues and erosion problems. In response Mr Loudfoot and Mr Evison undertook to look at the issues and meet with the landscape contractors to see what preventive or other remedial actions could be taken to overcome the erosion difficulties.

Councillor Dogus commented generally on the speed of traffic in the vicinity

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of the Palace and whether there were any further plans for traffic calming measures. She particularly referred to the difficulties that joggers encountered on the approach roads either side of the Palace. In response Mr Loudfoot advised that there were some traffic calming measures in place which did assist in speed restriction. However it was not possible to put in speed bumps or chicanes because of the bus route through the Park.

Councillor Egan referred to lights 213/215 and their need for replacement and the difficulties with graffiti on Park benches, together with the curbing at Bedford Road, which was rather uneven and a hazard. Mr Loudfoot and Mr Evison noted the comments from Councillor Egan and advised that in respect of the graffiti this would be addressed in a general clean and brush up exercise, the uneven curb sides at Bedford Road would be looked at, and the lights issue would be addressed.

Councillor Peacock referred to the issue of graffiti around the skateboard park area and whether this encouraged graffiti elsewhere. Mr Loudfoot advised that the introduction of the additional graffiti walls had reduced the overall amount of graffiti overall but it was the case that there were sometimes increased incidents throughout the park.

The Chair then concluded that the Board should give its consent to the entering into of negotiations with the Regents Park Boat operator for a temporary period of pleasure boat operation on the lake at Alexandra Palace.

On a **MOTION** by the Chair it was:

RESOLVED

- i. That the contents of the update report be noted;
- ii. that the General Manager Alexandra Palace be authorised to enter into negotiations with the Regents Park Boat Hire Group with an intention to supply and manage the boating operation on the lake at Alexandra Palace for a temporary period; and
- iii. that the comments and concerns of Board Members in respect of a number of issues relating to the HLF as detailed be noted and further examined/actioned.

APBO09. CHANGES TO BANK SIGNATORIES - TO SEEK NOMINATIONS AND APPROVAL FOR CHANGES TO THE TRUSTEE BANK MANDATE. (REPORT OF THE GENERAL MANAGER)

RESOLVED

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

Councillor Cooke & Councillor Egan

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APBO10.	<p>NEW ITEMS OF UNRESTRICTED URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF URGENT UNRESTRICTED BUSINESS ADMITTED UNDER ITEM 2 ABOVE. Nil Items</p>
APBO11.	<p>EXCLUSION OF THE PRESS AND PUBLIC: THE FOLLOWING ITEMS ARE LIKELY TO BE SUBJECT OF A MOTION TO EXCLUDE THE PRESS AND PUBLIC FROM THE MEETING AS THEY CONTAIN 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), AND INFORMATION WHICH IS LIKELY TO REVEAL THE IDENTITY OF AN INDIVIDUAL. <i>RESOLVED</i> <i>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).</i></p>
APBO12.	<p>MINUTES: TO APPROVE THE EXEMPT MINUTES OF THE MEETING OF THE BOARD HELD ON 24 APRIL 2007. ATTACHED RESOLVED</p> <p>That the exempt minutes of the Alexandra Palace and Park Board held on 24 April 2007 be agreed as an accurate record of the proceedings.</p>
APBO13.	<p>FUTURE OF THE ASSET - VERBAL UPDATE BY THE CONSULTANT DEVELOPMENT MANAGER EXEMPT ITEM</p>
APBO14.	<p>NEW ITEMS OF EXEMPT URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF EXEMPT URGENT BUSINESS ADMITTED UNDER ITEM 2 ABOVE. Nil Items.</p>
APBO15.	<p>TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2007/2008 AS FOLLOWS: 16 October 2007 26 February 2008</p> <p>There being no further business to discuss the meeting ended at 20:45hrs.</p>

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COUNCILLOR MATT COOKE

Chair