

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, 5TH FEBRUARY, 2008** 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**
2. **DECLARATIONS OF INTEREST: MEMBERS OF THE COMMITTEE ARE INVITED TO DISCLOSE ANY INTEREST THEY MAY HAVE IN ANY OF THE ITEMS APPEARING ON THIS AGENDA.**
3. **MEMBERSHIP: TO NOTE ANY CHANGES TO THE MEMBERSHIP OF THE ADVISORY COMMITTEE.**
4. **MINUTES (PAGES 1 - 48)**

- i) To approve the minutes of the meeting of the Advisory Committee held on 16 October 2007 (attached).
- 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 30 October, 5 & 17 December 2007 (Special meetings), Alexandra Palace and Park Panel – 22 & 29 November 2007) and the Alexandra Palace and Park Consultative Committee of 23 October 2007.

5. **FUTURE OF THE ASSET – UPDATE (VERBAL REPORT OF THE CONSULTANT DEVELOPMENT MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.**
6. **HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (REPORT OF THE PARK MANAGER) TO UPDATE THE COMMITTEE ON PROGRESS (PAGES 49 - 60)**
7. **FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE END OF THE FINANCIAL YEAR. (TO FOLLOW)**
8. **PLANNING APPLICATION - AIRWAVE SOLUTIONS LTD - ADDITIONAL ANTENNA TO BE MOUNTED ON THE MAST. (TO FOLLOW)**
9. **ANY OTHER BUSINESS**
 - i. Items raised by Muswell Hill & Fortis Green Association
 - The committees recommendations to the Board on consultation and disclosure regarding the terms of the ongoing negotiations with Firoka, and the terms eventually agreed;
 - The Board's response to any recommendation made by the Committee should not be a simple "noted, as in the past, but indicate whether the Board accepted or declined to accept the Committee's recommendation and their reasoning in the case of a rejection.
 - ii. Items raised by Warner Estate Residents Association
 - Application made for a permanent gambling licence for track betting in the Panorama Room.
 - Traffic arrangements for Fireworks night 2007

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**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 16 OCTOBER 2007**

In attendance *

MEMBERS OF THE COMMITTEE

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 A. Demirci	:	Bounds Green Ward
*Councillor S. Beynon	:	Fortis Green Ward
*Councillor M. Whyte	:	Hornsey Ward
Councillor J. Bloch	:	Muswell Hill Ward
*Councillor A. Dobbie	:	Noel Park Ward
Councillor J. Patel	:	Council Wide appointment
Councillor J. Portess	:	Council Wide appointment

* indicates Member present

Also in attendance:

Councillor B. Hare
Councillor J. Oakes

Denise Feeney – Muswell Hill and Fortis Green Association

Mr D. Loudfoot – General Manager Alexandra Palace
Mr K. Holder – Consultant Development Manager
Mr M. Evison - Park Manager Alexandra Palace
Mr C. Hart – Clerk to the Committee – LB Haringey Non Executive Committees Manager

**MINUTE
NO.**

SUBJECT/DECISION

APSC15. APOLOGIES FOR ABSENCE (IF ANY)

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	<p>Apologies for absence were received on behalf of Ms Lacroix and Councillor Portess, and for lateness and possible non attendance from Councillors Demirci and Patel, who were attending a Licensing Sub-Committee of the Local Authority (which had been scheduled to take place prior to this meeting date being confirmed).</p> <p>NOTED</p>
<p>APSC16.</p>	<p>DECLARATIONS OF INTEREST</p> <p>Nil Items.</p>
<p>APSC17.</p>	<p>MEMBERSHIP: TO NOTE ANY CHANGES TO THE MEMBERSHIP OF THE ADVISORY COMMITTEE</p> <p>The Clerk to the Committee – Mr Hart advised the meeting that Councillor Portess had been appointed by the LB Haringey at its Full Council meeting on 16 July 2007 to the remaining vacancy of Council wide appointee on the Statutory Advisory Committee.</p> <p>NOTED</p>
<p>APSC18.</p>	<p>MINUTES</p> <p>(i) Alexandra Park and Palace Advisory Committee – 3 July 2007</p> <p>Mr Hart advised that a revised set of minutes had been tabled which had picked up on some minor typing errors since the minutes had been circulated.</p> <p>The Chair asked if there were any points of accuracy.</p> <p>Mr Frith advised that the minute (reference APSC13) was incorrect in its sentiments as it had not fully stated Mr Frith's views which he had asked to have formally recorded.</p> <p>Mr Frith went on to explain that he wanted to request the Board to advise the Advisory Committee how they intended to implement the measures they intended to take in accordance with their response of 14th November 2006.</p> <p>The Chair (in response to Mr Frith's request) advised that it might be appropriate to resubmit this reference to the Board for their meeting on 30 October 2007.</p> <p>RESOLVED</p> <p>That the minutes of the Alexandra Park and Palace Advisory Committee held on 3 July 2007 be confirmed as an accurate record of the proceedings subject to the following amendment:</p> <p>APSC 13 - that in respect of the points of Advice and Recommendations</p>

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put to the Board in Autumn 2006, and the subsequent response of the Board to those recommendations on 14 November 2006, the Advisory Committee request the Board to reconsider the advice and recommendations of the SAC and its responses, and advise the Advisory Committee how they intended to implement their responses.

Matters Arising

Mr Aspden referred to the circulated map – ref in page 5 of the minutes and thanked officers for its supply. In response to clarification to whether the formal letter to the Charity Commission had been included with the minutes of the meeting Mr Hart confirmed that this was the case.

Mr Aspden also commented that the 2 other recommendations put to the Board on 16 July 2007 had been responded to and thanked officers for the efforts now that the bus stop had been reinstated.

NOTED

- (ii) Alexandra Palace and Park Board – 16 July 2007

The Chair asked if there were any points of clarification or comment.

Councillor Oatway expressed concern (especially in the light of the previous item) that the Board only appeared to “**note**” the recommendations of the Advisory Committee. She felt that the Board should be required to address the issues and fully debate the advice and recommendations of this Committee which are minuted as being referred to the Board. This comment was echoed by a number of those present.

The Chair responded that as an Observer at Board meetings he would continue to draw the Board’s attention to the recommendations of the Advisory Committee, and that he would ensure that these sentiments were conveyed to the Board on 30 October 2007.

Mr Loudfoot confirmed , in response to a query from Mr Aspden, that the minuted discussions related to a deputation from the Cricket Club to the Board which had outlined embryo proposals by the club for the expansion of the buildings at the club as well as the increased usage of the grounds by schools, including by the proposed new Heartlands School. This was not yet a concrete proposal and the Cricket club would be reviewing its concepts and intentions prior to making a formal submission.

NOTED

APSC19. FUTURE OF THE ASSET – UPDATE (VERBAL REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE, AND CONSULTANT TO THE BOARD) TO ADVISE THE COMMITTEE ON PROGRESS.

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The Chair asked for a brief introduction of the report.

Councillor Oatway asked if Mr Holder, Consultant Development Manager, would clarify his current role in relation to the Board and Charitable Trust as there had had been some misconceptions within the public arena.

Mr Holder advised that he was appointed and employed on a consultancy basis as Consultant Development Manager to the charitable trust with a remit to ensure that the trustees' requirements, both under the 2004 Order, and otherwise, were met in respect of the implementation of the proposed lease and project plan with the proposed lessee, the Firoka Group. For the record Mr Holder advised that he was not employed by nor worked in any capacity for the Firoka Group. Mr. Holder confirmed that all other matters concerning the Charity's asset were now dealt with by David Loudfoot.

Councillor Oatway thanked Mr Holder for his clarification. Councillor Oatway noted that the Advisory committee were in the habit of just receiving verbal reports. Given the gravity of the current situation she felt that Members should have received a written report to consider, and asked that, in future, this be provided in advance of the meeting. This sentiment was shared by Councillor Whyte.

Mr Holder and Mr Loudfoot advised that whilst this was possible the Committee had to recognise that any written report was likely to be out of date by the time it was despatched given the speed at which matters might develop. However Mr. Holder agreed to consider the presentation of written reports provided there was recognition that substantial verbal amendments may need to be made during the presentation to the Committee.

The Chair, whilst accepting that this may be the case, thought it would be appropriate to have a written report prior to the meeting, in the knowledge that this may need to be updated or corrected at the meeting.

The Chair then asked Mr Holder for an introduction.

Mr Holder stated that he had been away on holiday and not in Court to hear the judicial review and subsequent judgment. He had been informed by those who had attended the Court hearing that the judge had concluded that the consultation process had been flawed as it did not comply with the description of the process provided by the Minister during the passage of the Order through Parliament. The Charity Commission had not carried out the full consultation process in accordance with the commitment given by the Minister (to the select committee). The judge highlighted the failure to disclose a (redacted) copy of the lease and project agreement to interested parties during the consultation process. The order had therefore been quashed. Mr Holder however stated that until there was a full transcript of the judgment he was not in a position to comment further.

The Chair thanked Mr Holder for this statement.

The Committee then discussed the outcome of the Judicial Review and the judgment, as well the implications for the Trust and the Council, and the role of the Advisory Committee – the main points raised were as follows:

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- The Members of the Committee needed to have sight of a full transcript of the judgment in order to have a clear understanding of the actual decision;
- The Committee should have disclosed to it copies of the project agreement and lease with the removal of any commercially sensitive information only;
- The likelihood of any appeal against the judgment and/or any revised consultation process to be embarked upon in light of the judgement;
- The reasons for the costs order against the Trustees and any further action to be taken by them in this regard in the light of the (unconfirmed) criticisms by the Judge of the actions of the Trust's Solicitors ;
- The fact that the letter sent to the Charity Commission by the Chair of the Advisory Committee (on its behalf) in relation to the "representation" process (as stated by the board to interested parties, including this committee at the time, rather than as a "consultation" process) had not been acknowledged, and that no response had been addressed to this committee by the Charity Commission in any direct manner to any of the "representations" which this committee had made;
- That the Advisory Committee had previously requested copies of the lease and project agreement and that it be noted that the Chair – in his capacity as an observer at Board Meetings and a solitary elected Councillor representative had received a full copy of the lease but had been unable to share its contents with this committee;
- That the judgement had clearly stated that the consultation process adopted by the Charity Commission had been flawed and that this committee wished to ensure that any new consultation process would be dealt with in a proper manner;
- The current position of the Firoka Group and whether they would maintain an interest in the project or the implications if they should withdraw ;
- The decision of the Special Board meeting on 10 October, 2007, that the Board had noted the judgment, reaffirmed its strategy specifically appertaining to further negotiations with the Firoka Group, and confirmed its intention to continue negotiations with the Firoka Group should the Firoka Group wish to proceed but that the Board would not renegotiate or revise the existing project agreement and lease as agreed by the Board in July 2006;
- That a notice to complete had been served by the Firoka Group, expiring on 17 October 2007, and that the Board would not know until that notice had expired what were the Firoka Group's intentions ;
- In response to clarification from Councillor Whyte Mr Holder confirmed that the negotiated lease and project plan specifically related to negotiations between the Board and the Firoka Group and was not something that any subsequently selected partner could simply adopt and was only relevant to the 2 identified parties;
- That the Advisory Committee would in the future also advise the Charity Commission as to its views (as expressed to the Board) during the course of any future consultation or representation process;
- Confirmation by Keith Holder of the overall process embarked on by the Charity Commission during the previous process detailing the advertisement in The Times and Local press, advertisements on notice boards within the Palace and Park, and Libraries in Haringey, during the 5 week period from late November to early January 2006; and
- The need for either a special meeting of the Advisory Committee or of the

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	<p>Urgency Panel of the Committee following further decisions of the Board in relation to the future of the asset in the forthcoming weeks.</p> <p>In conclusion it was:</p> <p>RESOLVED</p> <ol style="list-style-type: none"> i. That the Advisory Committee recognise the need to have sight of the transcript and judgment of the Judicial Review in order to be able to comment further on the Judge's decision and his comments; ii. That the previous concerns of the Advisory Committee (as detailed) be noted in terms of the failure to disclose the lease and project agreement, which had been requested by the Advisory Committee, which appears to have been recognised by the Judge as amounting to a fatally flawed process; iii. That future reports by the appropriate officers on the future of the asset to the Advisory Committee be in written form, recognising the fact it require updating at the meeting itself; iv. That a meeting of the Urgency Panel of the Advisory Committee be convened before the date of next proposed committee meeting in February 2008 to consider developments in respect of the future of the asset, with a full meeting of the Advisory Committee to be convened (for the same date immediately after the Urgency Meeting) to endorse any matters or to be informed of the deliberations of the Urgency Panel.
<p>APSC20.</p>	<p>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE (REPORT OF THE PARK MANAGER) - TO UPDATE ON PROGRESS</p> <p>The Chair asked for a brief introduction of the report.</p> <p>In a succinct introduction to the circulated report Mr Evison gave a brief update of each of the areas of HLF work and answered points of clarification. Mr Evison TABLED plans submitted by the operators of the Grove, and Lakeside Cafes in relation to plans for low level fencing, and awnings which they intended to install in the near future. The Local Authority Planning Service confirmed that the proposals did not require planning permission.</p> <p>In discussing and welcoming the proposals the Committee asked that it be supplied with a more detailed design drawing once submitted to the General Manager. The Committee also asked that it be impressed on the Lakeside Café operator that the area under the outside awning be made a non-smoking area.</p> <p>The Committee discussed a number of issues including:</p> <ul style="list-style-type: none"> • The decrease by 4 spaces of car parking at the Muswell Hill entrance and the issue of parking (in the car park area outside Safestore) by commercial vehicles, and continuing issues re Buckingham Lodge residents parking arrangements; • The issue of speed restrictions on Palace and Park roads and if some action could be taken whether by means of Police enforcement or otherwise; • The success of the Information Centre and the steady stream of visitors during the summer period and the efforts of 3 volunteers who were

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	<p>members of this Advisory committee, and the Committee's thanks to those volunteers for their efforts;</p> <ul style="list-style-type: none"> • The habitat management's report on rare butterflies and other wildlife • The matter of the conservation area's shabby and somewhat tatty appearance and the need for improvement and some TLC; • The need for improvement to the Redston Road entrance and pond area and the mystery of who dredged the pond or unblocked its' outlet. • That the HLF programme was reaching its conclusion and that there would be a programme of work to maintain and upkeep the park, the general comment being that those concerned should be complimented on the outcome and the results much appreciated and welcomed. • That an audit of tree planting and cutting was due to be finalised and that this would then be acted upon. <p>The Chair then summarised and it was:</p> <p>RESOLVED</p> <ol style="list-style-type: none"> i. That the contents of the report be noted; ii. That the detailed plans of proposals to the Grove, and Lakeside Cafes be circulated to the Advisory Committee for their information; and iii. That the 3 volunteers at the Information Centre who are members of the Advisory Committee be thanked for their efforts in helping the Park Manager.
<p>APSC21.</p>	<p>FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE END OF THE FINANCIAL YEAR.</p> <p>The Chair asked for a brief update.</p> <p>Mr Loudfoot advised the Committee that the main overnight event scheduled for 22 March 2008 was 'Slamming Vinyl' which was during the Easter period, and that the 'Cinderella – Holiday on Ice ' was scheduled for 10-16 December 2007.</p> <p>In response to clarification re the annual Fireworks display event Mr Loudfoot advised that the arrangements were being finalised and invitations would be issued by the early part of the week commencing 22 October 2007.</p> <p>Ms Baker commented on the event the previous week which she had attended and that the food was of very poor quality, lacking in both taste and appearance, endorsed by the Chair from reports he had received..</p> <p>In response Mr Loudfoot advised that he would ensure the catering manager was made aware of her complaint.</p> <p>NOTED</p>
<p>APSC22.</p>	<p>ANY OTHER BUSINESS</p>

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	<p>(i) Ms Hutchinson raised the issue of the crossing points at the front of the Palace which were hazardous and dangerous, and she asked if there were any plans for improvement.</p> <p>In response Mr Loudfoot advised that he would look into the issue and report back in the future</p> <p>Ms Myers also referred to the difficulties at the Grove bus stop and the crossing hazard there. In response Mr Loudfoot advised that he would look into the issues and report back in the future.</p> <p>NOTED</p>
APSC23.	<p>TO NOTE THE DATE OF MEETINGS OF THE ADVISORY COMMITTEE FOR THE REMAINDER OF THE MUNICIPAL YEAR 2007/2008 AS FOLLOWS: 5 FEBRUARY 2007</p> <p>There being no further business to discuss the meeting ended at 21.25hrs.</p>

David Liebeck

Chair

MINUTE EXTRACT & RESOLUTION OF THE ALEXANDRA PALACE AND PARK BOARD OF 30 OCTOBER 2007 IN RESPECT OF THE RECOMMENDATIONS OF THE ALEXANDRA PARK AND PALACE STATUTORY ADVISORY COMMITTEE – 16 OCTOBER 2007

MINUTE EXTRACT

Arising from consideration of the minutes of the Advisory Committee we noted that in respect of a number of recommendations put to the Board on 31 October 2006, and the subsequent response of the Board to those recommendations on 14 November 2006, the Advisory Committee had requested the Board to reconsider the advice and recommendations of the Advisory Committee and its responses, and advise the Advisory Committee how they intended to implement their responses.

Councillor Hare referred to the notice he had given of a number of questions he wished to raise which related to the Advisory Committee's request and sought clarification of whether he might ask them at this juncture. The Chair indicated that the questions might be better considered during consideration of the report of the Trust Solicitor on the present position with regard to negotiations with Firoka (see Minute APBO.22 below).

The Trust Solicitor having advised that it was not appropriate to discuss the future of the asset until a clear view had been obtained from Firoka as to their intentions, the Chair added that any discussion would be hypothetical until that position was clarified.

Mr Liebeck expressed concern that the matters raised by the Advisory Committee should not be allowed to fall by default and having referred to the recent Court ruling and the continuing role of the Advisory Committee. He voiced disquiet that the Advisory Committee had still not seen the proposed lease with Firoka and expressed the hope that the advice and recommendations made by the Advisory Committee would be taken into account when the Charity Commission carried out the second consultation exercise. The Chair indicated that the full transcript of the Court ruling specifically regarding consultation would be considered by the Board and at that time it would be both appropriate and reasonable that advice and those recommendations from the Standing Advisory Committee would be considered in the light of the Courts direction.

Councillor Beacham having asked why the proposed lease could not be made available at this time to the Advisory Committee, the Trust Solicitor again advised that negotiations with Firoka were at an extremely delicate stage and until Firoka's position was made clear it would not be helpful to publish what the proposed lease had said.

Councillor Hare expressed the view that there was little reason why members of the Advisory Committee should not see the lease if they had signed confidentiality agreements and were being asked for their views on related

matters without knowing its contents. He suggested that as a number of lay people had now seen the lease a protocol should be agreed to allow Advisory Committee members to see it also. The Trust Solicitor commented that the Charity Commissioners had yet to decide on the scale and scope of their second consultation process and that it would be premature for the trustees to pre-empt the Charity Commission decision and publish the lease and project agreement until they had arrived at a view. Once details of the Charity Commission's proposed consultation process were known the Board would be able to consider that with the appropriate advice.

Councillor Hare indicated his disagreement with the advice offered by the Trust Solicitor and with what he viewed as the selective withholding of information and re-iterated his opinion that a copy of the lease should be provided to members of the Advisory Committee. The Chair responded indicating that he did not share that view and in the light of the advice of the Trust Solicitor he moved that the proposed lease between the Trust and Firoka Ltd. should not be made available for the time being but that as soon as the Charity Commissioners informed the Board of the consultation process they proposed to carry out all information that could be placed in the public domain be made available to the Advisory Committee. On being put to the vote Councillors Cooke, Dogus, Egan and Peacock appeared in favour and Councillors Beacham, Hare and Oakes against and it was declared carried.

The Chair then proposed a second motion that when the Board was in a position to reconsider the advice and recommendations of the Advisory Committee first put to them on 31 October and the responses given on 14 November 2006 they do so on the advice of the Trust's solicitor. On being put to the vote Councillors Cooke, Dogus, Egan and Peacock appeared in favour and Councillors Beacham, Hare and Oakes against and it was declared carried.

Councillor Hare was of the opinion that the Advisory Committee would not be able to function properly in the light of the decisions taken. The Trust Solicitor responded indicating that the Board was required to act in the best interests of the Charity and that advice had already been given about premature disclosure of information. Negotiations with Firoka were at a delicate stage and should be allowed to continue without prejudice, the threat of a claim for substantial damages based upon the trustees alleged repudiatory breach of contract remained and anything which the Board did in advance of the Charity Commission's decision might prejudice this.

RESOLVED:

1. That the minutes of the meeting of the Alexandra Park and Palace Statutory Advisory Committee held on 16 October 2007 be received.
2. That the proposed lease and project agreement between the Trust and Firoka Ltd. should not be made available for the time being but that as soon as the Charity Commissioners informed the Board of

the consultation process they proposed to carry out all information that could be placed in the public domain be made available to the Advisory Committee.

3. That the advice and recommendations of the Advisory Committee first put to the Board on 31 October and the responses given on 14 November 2006 be reconsidered once the Charity Commission had indicated its position.

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**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 30 OCTOBER 2007**

Councillors *Cooke (Chair), *Egan (Vice Chair), *Beacham, *Dogus, *Hare, *Oakes, and *Peacock.

Non-Voting

Representatives: *Ms. V. Paley, Mr. M.Tarpey and *Mr. N. Wilmott

Observer: *Mr. D. Liebeck

*Present:

Also present: Councillors White and Williams

Mr D. Loudfoot – General Manager, Alexandra Palace

Mr I. Harris – Trust Solicitor

Mr K.Holder – Consultant Development Manager

Mr M. Evison – Park Manager, Alexandra Palace

Mr K.Harrington – Finance Officer, Alexandra Palace

Mr R.Burbidge – Cabinet Committees Manager, Haringey Council

**MINUTE
NO.**

SUBJECT/DECISION

APBO18.	<p>APOLOGY FOR ABSENCE (Agenda Item 1):</p> <p>An apology for absence was received from Mr M. Tarpey.</p>
APBO19.	<p>MINUTES (Agenda Item 4):</p> <p>Arising from consideration of Minute APBO.17 of the meeting held on 10 October 2007, it was noted that Councillor Hare and others had sought the clarification to which reference was made in the third paragraph of the preamble and it was agreed that the minute should be changed to reflect this. Similarly, it was also noted that Councillors Egan and Hare had asked the further questions to which reference was made in the fifth and seventh paragraphs of that minute.</p> <p>Councillor Hare also referred to another point that he had made at the meeting about the Council never having sought the opinion of it's own counsel about continuing to fund the Charity's trading deficit and expressed the wish that this also be included in Minute APBO.17. It was agreed that the notes taken at the meeting by the Committee Clerk be checked and Members of the Board be advised if the question had been raised and of any answer that had been given.</p> <p>RESOLVED:</p> <p>That the minutes of the meeting of the Alexandra Palace and Park Board held on 17 July 2007 and, subject to the forgoing, the minutes of the special meeting held on 10 October be confirmed and signed.</p> <p>a. Alexandra Palace and Park Consultative Committee – 10 July 2007</p> <p>RESOLVED:</p>

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That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 10 July 2007 be confirmed.

b. Alexandra Park and Palace Statutory Advisory Committee – 16 October 2007

Arising from consideration of the minutes of the Advisory Committee we noted that in respect of a number of recommendations put to the Board on 31 October 2006, and the subsequent response of the Board to those recommendations on 14 November 2006, the Advisory Committee had requested the Board to reconsider the advice and recommendations of the Advisory Committee and its responses, and advise the Advisory Committee how they intended to implement their responses.

Councillor Hare referred to the notice he had given of a number of questions he wished to raise which related to the Advisory Committee's request and sought clarification of whether he might ask them at this juncture. The Chair indicated that the questions might be better considered during consideration of the report of the Trust Solicitor on the present position with regard to negotiations with Firoka (see Minute APBO.22 below).

The Trust Solicitor having advised that it was not appropriate to discuss the future of the asset until a clear view had been obtained from Firoka as to their intentions, the Chair added that any discussion would be hypothetical until that position was clarified.

Mr Liebeck expressed concern that the matters raised by the Advisory Committee should not be allowed to fall by default and having referred to the recent Court ruling and the continuing role of the Advisory Committee. He voiced disquiet that the Advisory Committee had still not seen the proposed lease with Firoka and expressed the hope that the advice and recommendations made by the Advisory Committee would be taken into account when the Charity Commission carried out the second consultation exercise. The Chair indicated that the full transcript of the Court ruling specifically regarding consultation would be considered by the Board and at that time it would be both appropriate and reasonable that advice and those recommendations from the Standing Advisory Committee would be considered in the light of the Courts direction.

Councillor Beacham having asked why the proposed lease could not be made available at this time to the Advisory Committee, the Trust Solicitor again advised that negotiations with Firoka were at an extremely delicate stage and until Firoka's position was made clear it would not be helpful to publish what the proposed lease had said.

Councillor Hare expressed the view that there was little reason why members of the Advisory Committee should not see the lease if they had signed confidentiality agreements and were being asked for their views on related matters without knowing its contents. He suggested that as a number of lay people had now seen the lease a protocol should be agreed to allow Advisory Committee members to see it also. The Trust Solicitor commented that the Charity Commissioners had yet to decide on the scale and scope of their second consultation process and that it would be premature for the trustees to pre-empt

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the Charity Commission decision and publish the lease and project agreement until they had arrived at a view. Once details of the Charity Commission's proposed consultation process were known the Board would be able to consider that with the appropriate advice.

Councillor Hare indicated his disagreement with the advice offered by the Trust Solicitor and with what he viewed as the selective withholding of information and re-iterated his opinion that a copy of the lease should be provided to members of the Advisory Committee. The Chair responded indicating that he did not share that view and in the light of the advice of the Trust Solicitor he moved that the proposed lease between the Trust and Firoka Ltd. should not be made available for the time being but that as soon as the Charity Commissioners informed the Board of the consultation process they proposed to carry out all information that could be placed in the public domain be made available to the Advisory Committee. On being put to the vote Councillors Cooke, Dogus, Egan and Peacock appeared in favour and Councillors Beacham, Hare and Oakes against and it was declared carried.

The Chair then proposed a second motion that when the Board was in a position to reconsider the advice and recommendations of the Advisory Committee first put to them on 31 October and the responses given on 14 November 2006 they do so on the advice of the Trust's solicitor. On being put to the vote Councillors Cooke, Dogus, Egan and Peacock appeared in favour and Councillors Beacham, Hare and Oakes against and it was declared carried.

Councillor Hare was of the opinion that the Advisory Committee would not be able to function properly in the light of the decisions taken. The Trust Solicitor responded indicating that the Board was required to act in the best interests of the Charity and that advice had already been given about premature disclosure of information. Negotiations with Firoka were at a delicate stage and should be allowed to continue without prejudice, the threat of a claim for substantial damages based upon the trustees alleged repudiatory breach of contract remained and anything which the Board did in advance of the Charity Commission's decision might prejudice this.

RESOLVED:

1. That the minutes of the meeting of the Alexandra Park and Palace Statutory Advisory Committee held on 16 October 2007 be received.
2. That the proposed lease and project agreement between the Trust and Firoka Ltd. should not be made available for the time being but that as soon as the Charity Commissioners informed the Board of the consultation process they proposed to carry out all information that could be placed in the public domain be made available to the Advisory Committee.
3. That the advice and recommendations of the Advisory Committee first put to the Board on 31 October and the responses given on 14 November 2006 be reconsidered once the Charity Commission had indicated its position.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 30 OCTOBER 2007**

APBO20.	<p>OPERATING BUDGET: TO ADVISE THE BOARD OF THE FIVE MONTHS RESULTS TO END OF AUGUST 2007 (Report of the General Manager - Agenda Item 6):</p> <p>In response to a question by Councillor Beacham, the General Manager confirmed that the Charity had a standing arrangement with the Council which ensured that money was drawn down as required to ensure that the Charity's account was always in a positive balance.</p> <p>Councillor Hare then referred to a matter which he wished to raise and notice of which he had given to the Chair. He then sought details of relationship between the Board, Firoka and Alexandra Palace Trading Ltd. together with the terms under which Firoka had occupied the Palace and traded there.</p> <p>The Consultant Development Manager reported that the Board remained in control of the asset but that the trading arrangement was a matter for Alexandra Palace Trading Ltd. and was not within the purview of the Board.</p> <p>Councillor Hare expressed his dissatisfaction with the response given and opined that as the building was the responsibility of the Board it followed that the terms of occupation were a matter for the Board also. The Trust Solicitor confirmed that while responsibility for the building remained with the Board commercial activities conducted there were a matter for the Trading Company and it was inappropriate for the Board to deal with such arrangements and relationships.</p> <p>RESOLVED:</p> <p>That the income and expenditure for the five months to the end of August 2007 as set out in the interleaved report and the Appendix thereto be noted.</p>
APBO21.	<p>HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE TO UPDATE ON PROGRESS MADE TOWARDS THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT (Report of the Park Manager - Agenda Item 7):</p> <p>The Park Manager introduced the report and drew the particular attention of the Board to the planned revision of the bye-laws.</p> <p>Councillor Hare referred the Board to Ref. 12.5 in the Appendix to the report – Create an overflow car park along Lower Road. He advised that the Comments column against this item should be amended to reflect that the proposal was taken out of the Schedule of Works because it had not secured planning permission.</p> <p>Councillor Egan having been informed that it was intended to adopt the model bye-laws, he asked that these be reported to all of the established Alexandra Palace and Park Boards.</p> <p>Councillor Hare added that the question of the ownership of the Redston Road fence needed to be resolved.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 30 OCTOBER 2007**

	<p>RESOLVED:</p> <p>That the report, the Heritage Lottery Fund Schedule of Works 2007 and the planned revision of the bye-laws be noted.</p>
<p>APBO22.</p>	<p>FUTURE OF THE ASSET (Report of the Consultant Development Manager - Agenda Item 8):</p> <p>The Consultant Development Manager having indicated that he had no update on this occasion as matters on which he would have otherwise reported were already covered in the report of the Trust's Solicitor, Councillor Hare requested that in future updates be prepared in writing and circulated with the agenda for Board meetings.</p> <p>Councillor Hare also referred to questions he had intended to raise at this point in the meeting but at the suggestion of the Chair he agreed to raise at a later stage of the meeting.</p> <p>RESOLVED:</p> <p>That in future reports of the Consultant Development Manager be submitted in writing and circulated with the agenda for Board meetings.</p>
<p>APBO23.</p>	<p>NEW ITEMS OF UNRESTRICTED URGENT BUSINESS (Agenda Item 9):</p> <p>Present Position with regard to Negotiations with Firoka (Report of the Trust Solicitor - Agenda Item 9 (i))</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because negotiations detailed in the report had not been concluded until 25 October. The report was too urgent to await the next meeting because it impacted on other matters under consideration at the meeting to which these minutes relate.</p> <p>The Trust's Solicitor outlined the present position with regard to negotiations with Firoka. In response to a question from Councillor Beacham concerning the alleged repudiatory breach of the Agreement, the Trust's Solicitor advised that the alleged breach was denied as it was always intended that a Charity Commission Order would be required before the lease could be granted.</p> <p>RESOLVED:</p> <p>That the present position be noted.</p> <p>Appointment of a Director to the Board of Alexandra Palace Trading Ltd. (Report of the General Manager - Agenda Item 9 (ii))</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because notification of the resignation of the former Chair of the Board had only lately been received . The report was too urgent to await the next meeting because of the need to avoid any adverse impact on the company.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 30 OCTOBER 2007**

	<p>Councillor Hare sought clarification of whether or not the duty to allocate seats to political groups as required by Section 15(1) of the Local Government and Housing Act 1989 applied to the Trading company. Officers present at the meeting were not able to provide the clarification sought and it was</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That consideration of the appointment of a further Board member to serve on the Board of Directors of Alexandra Palace Trading Ltd. be deferred pending clarification of whether the duty to allocate seats to political groups applied. 2. That a meeting of the Alexandra Palace and Park Panel be convened as necessary to agree the appointment.
APBO24.	<p>MINUTES: (Agenda Item 11):</p> <p>These minutes were the subject of a motion to exclude the press and public from the meeting as they contained exempt information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</p> <p>RESOLVED:</p> <p>That the exempt minutes of the meeting of the Alexandra Palace and Park Board held on 17 July 2007 be confirmed and signed.</p>
APBO25.	<p>NEW ITEMS OF EXEMPT URGENT BUSINESS (Agenda Item 13):</p> <p>Costs Order Made at the Judicial Review Hearing (Report of the Trust Solicitor - Agenda Item 13 (i))</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to formalise the corrected figures. The report was too urgent to await the next meeting because the decision of the Cabinet in relation to this matter was subject to confirmation at the meeting to which these minutes relate.</p> <p>This item was the subject of a motion to exclude the press and public from the meeting as they contained exempt information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</p> <p>RESOLVED:</p> <p>That the report be noted.</p> <p>(Councillors Cooke, Dogus, Egan and Peacock voted in favour and Councillors Beacham, Hare and Oaks voted against).</p>
APBO26.	<p>DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2007/2008 (Agenda Item 14):</p> <p>RESOLVED:</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 30 OCTOBER 2007**

	That it be noted that the remaining meeting of the Board in the current municipal year was scheduled to take place on 26 February 2008.
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The meeting ended at 21.22 hours

COUNCILLOR MATT COOKE
Chair

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**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
WEDNESDAY, 5 DECEMBER 2007**

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

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

Observer: *D. Liebeck

* Indicates Members in attendance

Also present: Councillor Aitken
Councillor Williams

Iain Harris – Trust Solicitor
Keith Holder – Consultant Development Manager
Julie Parker - Director of Corporate Resources – LB Haringey
Gerald Almeroth – Chief Financial Officer – LB Haringey
Clifford Hart – Clerk to the Board – Non-Executive Cttees Manager
– LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO27.	<p>APOLOGIES FOR ABSENCE</p> <p>An apology for absence was received on behalf of Councillor Hare.</p> <p>NOTED</p>
APBO28.	<p>URGENT BUSINESS</p> <p>The Clerk to the Board – Mr Hart advised the meeting that there had been additional reports in relation to Item 5 other than the comments of the LB Haringey’s Chief Financial Officer which had been circulated after the agenda pack had been sent.</p> <p>Councillor Oakes asked whether the questions he had raised earlier that day would be able to be raised at Item 5. The Chair confirmed that the matters referred to by Councillor Oakes would be permissible under Item 5, and added that all Board Members had been circulated with a copy of the questions and responses.</p> <p>NOTED</p>
APBO29.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of Interests.</p> <p>NOTED</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
WEDNESDAY, 5 DECEMBER 2007**

APBO30. EXCLUSION OF THE PUBLIC AND PRESS

Councillor Oakes sought clarification as to whether, as the Board was a Board of a charitable Trust, why there was a necessity to abide by the rules of the Local Government Act 1972, and the Access to Information Act 1985, and have a resolution to exclude the public and press.

The Chair asked the Trust's Solicitor to respond.

The Trust's Solicitor - Mr Harris advised this point had been raised some time previous with regard to the Board's status and adherence to various rules and regulations. Counsel's opinion from 3 Leading Counsel had confirmed, and it was the case that the Board was a body established by the Local Authority as one of its Committees and therefore as such was governed by and subject to exemption and confidentiality rules pertaining to the Local Government Act 1972, and the Access to Information Act 1985. Therefore the Board was within its rights to pass a MOTION to exclude the public and press.

Councillor Oakes responded that the response reflected his view that there needed to be independent advice obtained on such issues as in his view this was not correct.

Mr Tarpey commented that if it were to be the case that the Board was not legally deemed to be a Local Government Body then indeed as a Charity there would be no requirement for it give any notice nor to meet in public.

The Chair in response to Councillor Oakes and a further comment of Councillor Beacham, advised that the matters before the Board were of a commercially sensitive nature and therefore deemed exempt and therefore would be considered in the closed part of the meeting.

The Chair then **MOVED** that the Board exclude the public and press.

Councillor Oakes asked for named vote.

On a **MOTION** by the Chair to exclude the public and press from the meeting of the Board – there being 4 for – Cllrs Cooke, Egan Dogus and Peacock, and 2 against – Councillors Beacham and Oakes, it was:

RESOLVED

That the press and public be excluded the from the meeting for consideration of Item 5 as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information in respect of which a claim to legal professional privilege could be maintained in legal proceedings, and information relating to the business or financial affairs of any particular person (including the authority holding that information).

SUMMARY OF EXEMPT PROCEEDINGS

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
WEDNESDAY, 5 DECEMBER 2007**

APBO31.	FUTURE OF THE ASSET - REPORT OF THE TRUST SOLICITOR AGREED RECOMMENDATIONS AS MOVED BY THE CHAIR There being no further business to discuss the meeting ended at 19:10hrs. Councillor Matt Cooke Chair Alexandra Palace and Park Board Date.....
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**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
MONDAY, 17 DECEMBER 2007 AT 18:00HRS**

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

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

Observer: Mr David Liebeck

Also present: Also present: Mr David Loudfoot – General Manager Alexandra Palace
Mr Iain Harris – Trust Solicitor
Mr Keith Holder – Consultant Development Manager – Alexandra Palace
Ms Julie Parker – Director of Corporate Resources – LB Haringey
Mr Gerald Almeroth – Chief Financial Officer – LB Haringey
Mr Clifford Hart – Clerk to the Board – Non-Executive Committees Manager
– LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO32.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received on behalf of David Liebeck, and Mike Tarpey.</p> <p>NOTED</p>
APBO33.	<p>URGENT BUSINESS</p> <p>The Clerk advised that there were TABLED comments in respect of Item 4 for consideration by the Board from the LB Haringey's Chief Financial Officer, and there would be TABLED comments in respect of Item 8 from the LB Haringey's Director of Corporate Resources, and Chief Financial Officer. Copies of both TABLED comments would be interleaved with the minutes.</p> <p>NOTED</p>
APBO34.	<p>DECLARATIONS OF INTEREST</p> <p>The Chair advised the Board that advice had been received from the Local Authority's Monitoring Officer that those members of the Board who were also Directors of Alexandra Palace Trading Limited (APTL) will have prejudicial interests in both items exempt 7 & 8 on this evening's agenda relating to granting a new licence to APTL and APTL finances. The interest was prejudicial as the agenda items would affect the financial position of APTL which is a body to which Members had been appointed to a position of general control or management by the Council (acting as trustee). This would mean that those Members could therefore not take part in considering these matters. It was possible for Members to attend for the purposes only of making representations and answering</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
MONDAY, 17 DECEMBER 2007**

questions and then they would have to leave this meeting during consideration of the item.

The Trust Solicitor – Mr Harris concurred with the views expressed from the Council's Monitoring Officer.

Councillor Cooke declared a Prejudicial Interest in Items 7 and 8, as an appointed Director of Alexandra Palace Trading Limited.

Councillor Egan declared a Prejudicial Interest in Items 7 and 8, as an appointed Director of Alexandra Palace Trading Limited.

Councillor Hare declared a Prejudicial Interest in Items 7 and 8, as an appointed Director of Alexandra Palace Trading Limited.

Councillor Oakes declared a Prejudicial Interest in Items 7 and 8, as an appointed Director of Alexandra Palace Trading Limited.

At this point in the proceedings (18.02hrs) the Chair advised that a letter from the Council's LB Haringey's Monitoring Officer regarding duties of confidentiality was in the process of being sent for consideration by Board Members. In order to consider the information it was necessary to adjourn the meeting to await the information's arrival.

The Chair then MOVED and it agreed nemine contradicente that the meeting adjourn for a 10 minute period. The meeting adjourned at 18.03hrs and reconvened at 18.13hrs.

**APBO35. OPERATING BUDGET - REPORT OF THE GENERAL MANAGER
ALEXANDRA PALACE - TO ADVISE THE BOARD OF THE 7 MONTH
RESULTS TO THE END OF OCTOBER 2007 AND THE FORECAST FOR THE
FULL YEAR 2007/08 (TO FOLLOW)**

In asking for a brief introduction of the circulated report the Chair advised the Board that the issues contained therein did in part refer to issues pertaining to the exempt items for consideration. The Chair commented that it had been quite widely known what the current situation was in relation to the current licence arrangements but that it was likely that members would have questions of an exempt/confidential nature which were not permissible within the public part of the proceedings. The Chair therefore urged Members of the Board to be brief in their comments and confine them to issues of a non exempt/confidential nature.

The General Manager – Mr Loudfoot advised the meeting 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 professional fees associated with monitoring the development. Mr Loudfoot reported that arising from the uncertainty in respect of the actual date of receipt of the Order and subsequent

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
MONDAY, 17 DECEMBER 2007**

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. The local authority subsequently formally agreed to provide financial support in accordance with that estimate.

Mr Loudfoot went on to advise that significant additional costs had been incurred directly as a result of the continuing delay in the transfer of the whole operation. These costs were specific in nature being attributable to items such as rates and insurances, security, repairs & maintenance on the main building and the professional fees relating to the development. The original budget estimates assumed that any delay would not have been so protracted and as such had not fully allowed for the professional fees and other costs arising from the continuing delays in the transfer process. Currently the appendix I reported a cumulative actual at month 7 of 2007/08 was £1,409,000 and cumulative projected Month 12 was £2,459,000.

Mr Loudfoot advised that the reasons for lateness and the urgency in considering the report was due to the need for the Board to be appraised of the current and projected financial position, and information relating to this had not been available until very late the previous week.

Mr Loudfoot then advised the Board of the **TABLED** comments of the LB Haringey's Chief Financial Officer and read them out as follows:-

'A significant increase in the net cost of the Trust operation is now reported for this financial year. This is estimated to be £925k above the previous reported base line cost of £1.5m. Broadly it is understood that this is in respect of additional costs arising from the delay as well as the financial consequences of the continuation of the short term licence agreement with Firoka. The detailed position on this is not yet clear and it is recommended that further work is undertaken to verify the analysis of the additional costs and report back to the Board. A request to the Council for additional funding would be required in due course.

A concurrent report is on the confidential part of the agenda in respect of the trading company position and it may be prudent to discuss the overall financial position under that item.'

The Chair asked if there were any comments/views from Members.

Councillor Hare commented that whilst he was happy to have relevant issues pertaining to the exempt matters being discussed in the closed part of the proceedings he was of the view that there were members of the public present and enquired whether there could be some issues pertaining to the financial position of the Board discussed in open session.

The Chair responded that his concern was that, whilst he appreciated the public's attendance and interest, Members may inadvertently in the public domain stray in to areas that were of an exempt nature pertaining to APTL and associated finances. The Chair therefore reiterated his earlier comments relating to the need to ensure that matters of an exempt nature were recognised as such for the time being and only discussed in the closed part of the proceedings. It was the case

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
MONDAY, 17 DECEMBER 2007**

	<p>that the public were being given as much information as was possible given the current situation of the Palace and its financial position.</p> <p>Councillor Hare responded that he wholly agreed with the comments of the Chair and that given the nature of issues pertaining to APTL he concurred with the Chair's view it was the case that these issues could only be discussed in closed session and there may be a danger of straying in to exempt matters if issues were discussed in open session.</p> <p>In response to comments from Councillor Oakes Mr Loudfoot advised that in terms of the £925k officers were perfectly clear as to where costs had been accrued but were currently unclear as to further costs.</p> <p>The Chair then summarised and it was:-</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. That the income and expenditure for 7 months to 31 October 2007 summarised at Appendix I of the circulated report be noted; ii. that the projected year end out-turn summarised at Appendix II of the circulated report and indicating an additional £925k of costs be noted; and iii. that it be noted that further work would be undertaken to verify the extent of the additional costs and a reported further to the Board.
APBO36.	<p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED</p> <p>That the press and public be excluded the from the meeting for consideration of Items 6-8 as they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the authority holding that information).</p> <p style="text-align: center;">SUMMARY OF EXEMPT PROCEEDINGS</p>
APBO37.	<p>APPOINTMENT OF NON-EXECUTIVE DIRECTORS - REPORT OF THE CONSULTANT DEVELOPMENT MANAGER - TO AGREE THE APPOINTMENT OF 2 NON-EXECUTIVE DIRECTORS TO THE TO THE BOARD OF APTL</p> <p>AGREED RECOMMENDATIONS</p>
APBO38.	<p>REPLACEMENT LICENCE FOR APTL - REPORT OF THE CONSULTANT DEVELOPMENT MANAGER - TO ADVISE THE BOARD OF THE NEED FOR A REPLACEMENT LICENCE TO ALLOW APTL TO RESUME TRADING AND TO CONSIDER SUCH A REPORT</p>

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	AGREED RECOMMENDATIONS
APBO39.	FUTURE OF THE ASSET - CONSEQUENCES ON APTL- REPORT OF THE DIRECTOR OF CORPORATE RESOURCES - LB HARINGEY AGREED RECOMMENDATIONS There being no further matters to discuss the meeting closed at 19.27hrs. Councillor Matt Cooke Chair of the Board Councillor Sheila Peacock Chair of the Board for Items 7 and 8

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**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
THURSDAY, 22 NOVEMBER 2007**

PRESENT:

Councillors *Cooke (Chair), *Egan (Vice-Chair), *Peacock, *Hare and *Oakes

Also present:

Councillor Neil Williams

Mr Iain Harris – Trust Solicitor

Mr Clifford Hart – Clerk to the Panel – LB Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APSC23.	<p>APOLOGIES FOR ABSENCE</p> <p>An apology for absence was received from Mr David Liebeck – Observer to the Board.</p> <p>NOTED</p>	
APSC24.	<p>URGENT BUSINESS</p> <p>The Clerk advised that whilst there were no additional items of urgent business in addition to Item 4 which had been circulated with the agenda, the Trust Solicitor – Mr Harris would give a brief outline of further legal advice obtained in respect of questions asked by Members to him prior to the meeting.</p> <p>NOTED</p>	
APSC25.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p> <p>NOTED</p>	
APSC26.	<p>APPOINTMENT OF A DIRECTOR TO THE BOARD OF ALEXANDRA PALACE TRADING COMPANY - REPORT OF THE TRUST SOLICITOR</p> <p>In introducing the report before the Panel the Trust Solicitor – Iain Harris advised that he was reporting to the Board in the absence of the General Manager (due to vacation).</p> <p>Mr Harris advised the meeting that the report resulted from a matter that arose at the Board meeting of 30 October 2007 in relation to seeking the nomination and the agreement that said nominee act as a Director of the trading company – Alexandra Trading Limited of which the Charity is the sole shareholder. The Board had resolved that consideration of the appointment of a further Board member to serve on the Board of Directors of Alexandra Palace Trading Ltd. be deferred pending</p>	

**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
THURSDAY, 22 NOVEMBER 2007**

clarification of whether the duty to allocate seats to political groups applied.

Mr Harris advised that advice had now been received from the Local Authority's Legal representatives in this respect and this advice was set out in paras 5.1-5.4 of the report before this Panel. Mr Harris advised that in essence the legal advice given stated that having considered the position and specifically whether the "political balance rules" in Sections 15-17 of the Local Government and Housing Act 1989 apply to the appointment of Directors of the trading company (APTL) the **conclusion** is that the political balance rules do not apply.

In respect of the advice received Mr. Harris commented that points of clarification had been received from Councillor Oakes which had stated that the Liberal Democrat members of the Alexandra Palace and Park Board were of the opinion that the advice given relied exclusively on Local Government law and that since Local Government law did not concern itself with Charities, it was not surprising that it took no account of a situation like APP/APTL, which was an independent Charitable Trust. The advice made no reference to Charity Law, and certainly not to a charity run by a local authority.

It was believed that good practice for a charitable public body where the voting members consisted entirely of elected councillors would mean proportionality and political balance when it comes to the selection of Directors. It was therefore considered that the trust was duty-bound to seek independent legal advice on this point, from a practice specialising in Charity law, and that this be done urgently, before this meeting.

Mr Harris advised that following Councillor Oakes's request the company secretary of APTL had sought advice from the firm of Solicitors – Bates Wells and Braithwaite – the solicitors who originally been involved in the drafting of the articles of Alexandra Palace Trading Limited (APTL) which he had emailed to all members of the Board at approx 17.58hrs the previous evening (21/11/08) which clarified the points raised by Councillor Oakes. In seeking clarification from Members as to whether they had received and read the contents of the letter Mr Harris, and following Councillor Hare confirming he had opened the email at 03.18hrs that morning, but had not studied its contents, Mr Harris then read its contents as follows (a copy of said letter will be interleaved with the minutes)

“Alexandra Palace Trading Limited (“APTL”) – Constitutional matters

You have asked me to advise on the composition of the Board of directors of Alexandra Palace Trading Limited specifically, whether the four directors who are also trustees of the Charity and are appointed by the Charity should be politically representative of Haringey Council.

APTL is an independent trading company limited by shares which is wholly owned by Alexandra Palace and Park Charitable Trust (“the Charity”). Article 7.2.1 of APTL's Articles of Association provides that four directors shall be trustees of the Charity. Article 8 provides that

**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
THURSDAY, 22 NOVEMBER 2007**

those four directors are appointed by resolution of the Charity. The Charity may also, by written notice, remove any of the directors (Article 9.7).

Article 19 provides that the directors of APTL may appoint one of their number to be the Chair of the Board who, under Article 16, has a second or casting vote in the event of an equality of votes.

This is the extent of the provisions in the constitution of APTL governing the appointment of those four directors of APTL. There is no requirement that the four directors appointed under Article 7.2.1 should be, in any way, politically representative of the Council.

If the trustees of the Charity either wish or are under an obligation to select their four appointee directors in accordance with any criteria, be they political or otherwise, they are at liberty to do so. But that is a matter for the Board of the Charity. It does not arise from the constitution of APTL itself. If the Charity wished to provide for such criteria to be included in APTL's constitution, they have power to change the Articles of Association of APTL by Special Resolution.

In considering whether any such resolution is necessary, the Board of Trustees of the Charity must, of course, act in the best interests of the Charity and not APTL or the Council."

Mr Harris then read the contents of his covering email to the letter which had stated 'we have been asked to reply to the email below prior to tomorrow morning's meeting.

Advice has now obtained from Bates Wells Braithwaite which acted upon the incorporation of the trading company.

A copy of its letter of advice dated 21 November 2007 is attached. As can be noted BWB advise that there is no requirement that the four directors appointed to the trading company under Article 7.2.1 should be in any way politically representative of the Council.

Accordingly, as we have advised in our report the Panel is free to nominate and appoint any charity trustee as a director, regardless of his or her political affiliation.

We wish to reiterate yet again our oft repeated advice.

Charity trustees and directors of the trading company must act exclusively in the best interests of the charity/trading company. They must put aside any political stance and views. Whilst they are charity trustees because they are elected councillors their sole duty is to the charity.

We cannot help expressing the view that in the current debate sight may be being lost of this fundamental principle"

**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
THURSDAY, 22 NOVEMBER 2007**

Mr Harris concluded that the matter was now for the Panel to consider in terms of the recommendations as stated within the report, and that the matters that had been sought clarification of had now been clarified.

The Chair asked if there were any questions of Members.

Councillor Hare, with reference to the advice from the Local Authority, and backed up by independent clarification, commented that in fairness he would have been much surprised if the LGA 1989 or Company Trading rules had actually made specific reference to the type of issue before the Panel today. In reference to the current 3:1 ratio on the APTL – in effect being three Labour and 1 Liberal Democrat members, in reality this meant that as the 1 lone Liberal Democrat member it was most difficult to raise specific issues for the APTL Board to consider or request an urgent meeting of the APTL Board. Councillor Hare referred to the numerous emails and requests to the Council and Trust requesting information relating to APTL and the position of the Firoka Group, which had not been responded to or answered - and such legitimate concerns raised in public and otherwise, and as 1 amongst 4 Directors on APTL was vulnerable to requisition a special meeting of the APTL Board. In the spirit of best practice/openness and fairness the Councillor Membership of APTL should roughly reflect the proportionality of the Council. Councillor Hare concluded that the lack of response to any of the points he had raised in the past months to obtain information, given the urgency of the situation with the Palace and APTL, was an absolute disgrace.

Councillor Oakes commented that in respect of the advice received from Bates Wells and Braithwaite he felt that the he could not have confidence in much of the advice, particularly the advice in the penultimate paragraph in regard to political stance and that in his view political evenness must be maintained by a 50/50 balance.

The Chair observed that from the comments of both Councillors Hare and Oakes they wished to disregard or ignore this advice. He commented that the Board had to act in the interest of the Charity and that best practice should be observed in doing so.

Councillor Hare responded that Councillor Cooke's implied comments inferred that he and Councillor Oakes did not have the interests of the Palace at heart and this was totally not the case. He commented that if other members had the interests of the palace at heart then they would have allowed two members of the Liberal Democrat Group who sat on the Board, membership of APTL Board. He also referred to the fact that the change in Chair-ship of the Board should not have resulted in delays to meetings of the APTL Board. Councillor Hare reiterated his earlier comments in relation to why he had raised various issues within the public domain.

Mr Harris referred to the point raised by Councillor Hare relating to calling a meeting as an APTL Director and referred to clause 16 of the Articles of Association of APTL which clearly allowed for an individual

**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
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Director to request a meeting of APTL.

The Chair **MOVED** the recommendations before the Panel.

Councillor Hare, in anticipating the nomination of a Labour nominee to the APTL felt that if the Panel were to nominate a labour member then one other labour appointee to APTL should step down voluntarily and allow a replacement based on merit to assist in the functions of APTL and reflecting political balance, which in accordance with the APTL's memorandum of association would constitute best practice as a charitable body. Councillor Hare asked that his comments be recorded.

Mr Harris repeated the advice that APTL was an independent trading company and was not a charity and therefore not bound by either the LGA 1989 or Charity Law.

The Chair therefore **MOVED** recommendation 3.1 'that the Board accepts the Advice of the Council's Legal Service'.

On a vote there being 3 (Councillors Cooke, Egan and Peacock) and 2 against (Councillors Hare and Oakes) the **MOTION** was carried.

The Chair then, in respect of recommendation 3.2 that the Board appoint a director to APTL sought nominations.

Councillor Egan nominated Councillor Cooke as Director to the APTL.

Councillor Hare nominated Councillor Oakes as Director to the APTL.

On a vote for Councillor Cooke be appointed as Director of APTL there being 3 for (Councillors Cooke, Egan and Peacock) and 2 against, and on a vote for Councillor Oakes being appointed as a Director of APTL, there being 2 for (Councillors Hare and Oakes) and 3 against (Councillors Cooke, Egan and Peacock) – it be agreed that Councillor Cooke be appointed as Director of APTL.

RESOLVED

- i. That the advice of the Council's legal service in relation to proportionality and political rules in relation to appointment and membership of Alexandra Palace Trading Limited (APTL) be accepted; and
- ii. That Councillor Cooke be appointed as a Director to Alexandra Palace Trading Limited (APTL).

Councillors Hare and Oakes asked that their dissent be recorded in respect of resolutions (i) & (ii).

In response to a question from Councillor Hare requesting an urgent meeting of the APTL the Clerk advised that this was not a matter for this Panel to consider.

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	<p>There being no further business to discuss the meeting ended at 09.30hrs.</p> <p>Councillor Matt Cooke Chair</p>	
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**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
THURSDAY, 29 NOVEMBER 2007**

Members present :

Councillors Cooke (Chair), Egan (Vice-Chair), Peacock and Oakes

Apologies Councillor Hare

Also Present: Mr Iain Harris – Trust Solicitor
Mr Clifford Hart – Clerk to the Panel – Non-Executive Committees
Manager – LB Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APSC27.	<p>APOLOGIES FOR ABSENCE</p> <p>An apology for lateness and possible non attendance was received on behalf of Councillor Hare, due to a family bereavement.</p> <p>The Chair on behalf of the Board, asked that the Board's condolences be passed to Councillor Hare and his family at the loss of his mother.</p> <p>NOTED</p>	
APSC28.	<p>URGENT BUSINESS</p> <p>The Clerk – Mr Hart advised that whilst there were no additional reports to be considered in relation to Item 4 on the agenda the Trust Solicitor – Mr Harris – would advise of reasons for urgency prior to introducing the report.</p> <p>NOTED</p>	
APSC29.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p> <p>NOTED</p>	
APSC30.	<p>APPOINTMENT OF A DIRECTOR TO THE BOARD OF ALEXANDRA PALACE TRADING COMPANY - REPORT OF THE TRUST SOLICITOR</p> <p>The Chair asked for a brief introduction of the circulated report.</p> <p>At the commencement of his introduction, the Trust Solicitor – Mr Harris informed the Panel that the reasons for urgency in considering the report were due to the resignation of Councillor Sheila Peacock as Director of Alexandra Palace Trading Limited (APTL). Notification had been received of Councillor Peacock's resignation on 26 November 2007 in writing to the Company Secretary of APTL stating her resignation as of</p>	

**MINUTES OF THE ALEXANDRA PALACE AND PARK PANEL
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	<p>22 November 2007. Subsequently there was a requirement for the Board to appointed to the vacancy, from the Trustees of the Alexandra Palace and Park Board, to the Board of Directors of APTL and the report before the Panel recommended an appointment thereto. The Alexandra Palace and Park Board was required to appoint up to 4 Trustees to the positions of Director of APTL.</p> <p>The Chair thanked Mr Harris for his introduction. In seeking nomination and agreement of such nominee to act as Director of APTL the Chair nominated Councillor John Oakes.</p> <p>There being no other nominees the Chair asked for a vote.</p> <p>There being 3 for – Cllrs Cooke, Egan, and Oakes, nil against, and 1 abstention – Cllr Peacock – it was:</p> <p>RESOLVED</p> <p>That Councillor Cooke be appointed as a Director to Alexandra Palace Trading Limited (APTL).</p>	
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The meeting ended at 17.37hrs.

COUNCILLOR MATT COOKE

Chair

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.
TUESDAY, 23 OCTOBER 2007**

Councillors: Cooke (Chair), Beacham, Egan, Hare, Peacock

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 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
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 Skatepark Association		Mr. P. Lumsden
Palace View Residents' Association		Ms V. Paley
U.C.A.T.T.		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

*Members present.

Also In Attendance:

Colin Richelle (substituting for Nigel Wilmott)

David Loudfoot	The General Manager, Alexandra Palace
Keith Holder	Consultant Development Managaer
Mark Evison	Park Manager
Clifford Hart	Clerk to the Committee – LB Haringey
Jeremy Williams	Assistant to the Clerk to the Committee – LB Haringey

Mr C. Richell – Friends of Alexandra Palace Theatre Company

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC13.	APOLOGIES FOR ABSENCE (IF ANY). Apologies for absence were received from Nigel Wilmott, who was substituted for by Colin Richelle. Apologies for absence were also received from Mr. M	

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	Tarpey.
APCC14.	<p>URGENT BUSINESS - THE CHAIR WILL CONSIDER THE ADMISSION OF ANY ITEMS OF URGENT BUSINESS. (LATE ITEMS WILL BE CONSIDERED UNDER AGENDA ITEM WHERE THEY APPEAR. NEW ITEMS WILL BE DEALT WITH A 9 BELOW).</p> <p>There were no such items.</p>
APCC15.	<p>DECLARATIONS OF INTEREST- MEMBERS ARE ASKED TO DECLARE ANY INTEREST IN RESPECT OF ITEMS ON THIS AGENDA.</p> <p>There were no such declarations.</p>
APCC16.	<p>MINUTES</p> <p style="text-align: center;">RESOLVED:</p> <ol style="list-style-type: none"> 1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 10 July 2007 be confirmed and signed as a correct record; and 2. That the minutes of the meeting of the Alexandra Palace and Park Board held on 17 July 2007 be noted.
APCC17.	<p>FUTURE OF THE ASSET – UPDATE (VERBAL REPORT OF THE CONSULTANT DEVELOPMENT MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE OF PROGRESS</p> <p>At this point in the proceedings (19:35hrs) the Chair advised that had been a request for a presentation by the Martin Hay and Clive Carter of the Save Ally Pally Campaign. The Chair, in welcoming both Mr Hay and Mr Carter asked that the presentation take no more than 5 minutes.</p> <p>At 19.37hrs Mr Hay handed round a copy of his presentation, a copy of which will be interleaved in the Minutes. Mr Hay informed the meeting that the Save Ally Pally Campaign was a non political, rapidly growing group of individuals and organisations who had a keen desire to ensure that the Charity properly fulfilled its objectives for the beneficiaries - the people of London.</p> <p>Mr Hay referred to the sale of the 125 year lease to Firoka which in his view was not going to happen. He commented on the recent successful court action of the Save Ally Pally Campaign and the comments of Firoka that if the JR was successful then the Firoka Group would walk away from the agreement. In Court Mr Kassam had advised that he had he been required to disclose the details of the agreements (as the judgement established he should have done) then he would never have entered into negotiations in the first place.</p> <p>Mr Hay commented that following the successful Court case by Save Ally Pally where Mr Justice Sullivan commented that the Trustees are the authors of their own misfortunes – and awarded Save Ally Pally’s costs against the Trustees – the Save Ally Pally Campaign had been advised that it had several courses of legal action that would block any future sale. Mr Hay also remarked that crucially</p>

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if the public were to ever find out the price at which the palace was being sold, the Trustees would soon be asked to attempt to justify selling the palace for less than the price of a house in Dukes Avenue.

Mr Hay further referred to the issue of how the Palace was currently being managed and the appointment of a second General Manager by the Firoka Group. There was no knowledge of on what terms the appointment had been made, and that this was a most unsuitable situation for customers, the public, and Palace staff – and this issue needed to be clarified and resolved urgently.

Mr Hay also advised that one of the main aims was to replace the municipal trustees who had managed the Palace for the past 27 years, with a new Board of Trustees who would be professional, competent and most importantly interested in the future of palace and park. It was felt that because the current trustees were local authority appointees they did not have the vision or insight as to how the palace should be operated, and that their interests were not focused entirely on the Palace, whereas the Campaign's proposed Trustees would be. It was intended that the new trustees would sever all financial links with the Council and would suggest that Haringey Council pass on to the new trustees the £8 million dowry it received in 1980, and also that it participated fully in consultation of the future of the Palace. It was hoped that the Council would be proud of the results of working co-operatively.

Mr Hay advised that Save Ally Pally were working with the appropriate authorities to ensure a peaceful handover and would hope to persuade the narrow majority of the trustees who currently opposed Save Ally Pally's proposals that all can work together to achieve a successful outcome for all.

Save Ally Pally were also currently reviewing the appropriate structure for an effective board of trustees. It was in the process of preparing job descriptions and the structure would be in accordance with good practice as set by the Charity Commission, and it was unfortunate that the current structure was so obviously not so, and that the palace had been mismanaged by Trustees over the past years.

Mr Hay concluded that Save Ally Pally was committed to a transparent and fair process and would be happy to discuss its proposals in more depth.

The Chair then asked Mr Carter to give his presentation.

At 19.41hrs Mr Carter gave a brief personal presentation and commented that though a long term resident of the area he was originally from New Zealand. He had known about the TV studios at Alexandra Palace all of his life and had an uncle who had worked at the Palace involved in the fitting of tubes for transmission, and advised the meeting of the history of TV development, its importance as well as its importance in the development of radar – a vital weapon during World War II.

Mr Carter commented on the TV studios at Alexandra Palace being the birth place of TV in the whole world and that this should be celebrated and welcomed. Mr Carter felt that in any other country there would be full backing by the government for the concept of a heritage museum to celebrate the history

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through the development of a museum in the Studios. It was the case that in 50 years time it would assume a greater importance and be recognised. Therefore it was vital that this be recognised and planned for now.

The Chair thanked Mr Carter for his presentation, and asked if there were any questions.

In response to questions from Mr Tucker Mr Hay advised that the Save Ally Pally group were looking at a number of structures for how the business would be run and he commented on the difficulties of the existing structure to engage in long term exhibition and show contracts, and that there had been no investment in this area. There needed to be a robust approach to attract sources of investment for long term contracts and that the campaign was aware of a number of potentially interested parties that were looking at sponsorship.

Mr Hay added that he was working on putting together a business plan and was working in tandem with the Charity Commission to this effect focusing on incremental investment over a number of years, with financial backers being secured for this.

The Chair sought clarification as to who the financial backers were and Mr Hay advised that both the Nationwide and Co-op Bank had been approached and that in the region of £10 million would be secured.

Prof Hudson referred to the comments of the presentation in relation to the inadequate performance and work of the Trustees over the past 27 years. Prof Hudson commented that he had sat on the Consultative Committee for almost 10 years and that the motivation and enthusiasm of the Board of Trustees to the work of maintaining the Palace and Park was without question, and that the up keep of the park especially had been a spectacular success. Prof Hudson questioned the comments made by Mr Hay and sought clarification of their meaning.

Mr Hay responded that the idea of a casino at the palace was one example where the best interests of the palace and the area had not been borne in mind. He also felt that the park in the last 10 years had a certain untidy quality to it in parts which as a user he welcomed but these sorts of issues needed addressing. It was felt that there had been no incentive or motivation to improve or obtain the best uses for the Palace.

The Chair referred to the comments expressed during the presentation and reference therein to this mismanagement of the palace, and, in commenting that he and many of the existing and past trustees would find rather offensive, asked whether Mr Hay would wish to retract any parts of the statement or comments he had made.

In response Mr Hay advised that he would not wish to retract anything in his statement that was not true, and would not be retracting any comments contained therein.

Councillor Egan sought clarification from Mr Hay as to whether he had given his presentation to any other body or Committee. In response Mr Hay advised that as

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yet he had not, but he hoped to do so to a number of bodies, including the Council in the near future.

There being no further questions the Chair thanked Mr Hay and Mr Carter for their attendance.

NOTED

The Chair asked for a brief introduction of the report.

Mr Holder stated that he had been away on holiday and not in Court to hear the judicial review and subsequent judgment. He had been informed by those who had attended the Court hearing that the judge had concluded that the consultation process had been flawed as it did not comply with the description of the process provided by the Minister during the passage of the Order through Parliament. The Charity Commission had not carried out the full consultation process in accordance with the commitment given by the Minister (to the committee on delegated legislation). The judge highlighted the failure to disclose a (redacted) copy of the lease and project agreement to interested parties during the consultation process. The order had therefore been quashed. Mr Holder however stated that until there was a full transcript of the judgment he was not in a position to comment further.

Mr Holder also advised the Committee of the decision of the Special Board meeting on 10 October, 2007, that the Board had noted the judgment, reaffirmed its strategy specifically appertaining to further negotiations with the Firoka Group, and confirmed its intention to continue negotiations with the Firoka Group should the Firoka Group wish to proceed but that the Board would not renegotiate or revise the existing project agreement and lease as agreed by the Board in July 2006. The Firoka Group was currently considering its position and there had been an exchange between the legal parties for each it side. It was the case that the Firoka Group had not walked away from the development process at this stage.

The Chair sought clarification as to timescales and the matter of issuing a new order by the Charity Commission. In response Mr Harris – the Trust Solicitor advised that the Charity Commission was currently seeking legal advice in relation to how it should now proceed in terms of the consultation process to be embarked upon. Once this had been clarified and the process recommenced then it was likely to be between a further 6 weeks and 3 months before a completion could be envisaged.

The Chair asked if there were any questions.

Mr O'Callaghan, in commenting that he was the successful claimant in the Judicial Review hearing, was attending in his capacity as representative of the Hornsey Historical Society, who incidentally had been very pleased with the outcome and his efforts of the judicial review. In terms of the future of the TV studios at the palace Mr O'Callaghan referred to the clause in the lease for people to put forward ideas for the future use of this historic site and the rent for this would be set as a market rent. It was his belief that this was incorrect and

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the studios were able to be let at a peppercorn rent. However it was his belief and the case that if the order had been quashed then the lease must fall as well.

The Chair asked Mr Harris to respond.

Mr Harris advised that in respect of letting space the Charity Trustees had a duty as stated in the 1985 Act, to let at a best rent reasonably obtainable having regard to the purposes of the Act and that it was a question of looking at the what particular spaces could be used for – the rent would be according to that use. Therefore the best rent for the studios would be set the market rate having regard to the purposes of the Act .

In respect of the lease Mr Harris that the lease did not fall because the order had been quashed. The further consultation would be based on a redacted version of the existing lease, with the financial and commercially sensitive information removed. In further response to the Chair's clarification Mr Harris advised that there was a 3 year period for interested parties to give expressions of interest in relation to the studio area..

Mr O'Callaghan commented that in terms of the interpretation of the Act he advised that he was correct in his interpretation and that Mr Harris's interpretation was wrong. Mr O'Callaghan commented that as the lease could not be enforced and due to the fact that the Firoka Group was not taking over the Palace – what was the current Firoka General Manager – Mr Ormrod doing working and exercising judgements about activities at the Palace.

Mr Holder responded that the appointee referred to was Firoka's appointee. In light of the recent judgement the current arrangements needed to be reviewed and given the further period of consultation for the new order from the Charity Commission – this would take a further 3 to 4 months.

Mr Tucker commented on the rather opaque management currently existing and that it was the case that Mr Ormrod was acting in an unauthorised capacity. He commented on recent comments that the person had made in relation to the future maintenance of the Willis Organ.

Mr Loudfoot responded that he was unable to comment further on the discussion between Messrs Tucker and Ormrod. However the Charity remained in control of the building and maintenance whatever comments or pronunciations had been given.

Ms Hayter referred to the new consultation to be carried out and asked if there would be an opportunity to see a copy of the lease and project agreement.

Mr Harris responded that as stated in the judgement any further consultation must include key documentation – which was in effect the lease and project agreement though this would be in a redacted form with the removal of financial and commercially sensitive information. The judge at the hearing had not been prescriptive as to what should constitute the consultation.

In response to a request for clarification from Mrs Hayter as to why the financial information would be omitted Mr Holder advised that the draft lease and project

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agreement was still part of a tendering process and that until completed the financial and commercially sensitive information could not be released as this could prejudice the existing process and give unfair advantage to any future bidders should this process require to be carried out in the future. In any tender process the financial information of any bidder was confidential information and therefore could not be disclosed in the public domain. In further response to Ms Hayter Mr Holder advised that the contract had not as yet been delivered, however close the negotiations had progressed and therefore no financial information would be divulged.

Councillor Hare referred to a number of questions he had been attempting to receive answers for in the past year in relation to the trading company – APTL and the subsequent Fol request which the Chief Executive had suggested he submit. The questions related to rent issues, and the likely rent for the museum space.

Mr Holder advised that the issues raised by Councillor Hare were ones for the APTL to consider and that a meeting needed to be convened in the near future. Councillor Hare reminded Mr Holder that a meeting had been convened at a day's notice some 6 weeks previous and questioned why there were delays now.

The Chair responded that this was a matter for the Board to consider and that they should be raised there accordingly, as an APTL issue.

Mr Ballard asked for clarification as to the current role of Mr Holder.

Mr Holder advised that he was appointed and employed on a part time consultancy basis as Consultant Development Manager to the charitable trust with a remit to ensure that the trustees' requirements, both under the 2004 Order, and otherwise, were met in respect of the implementation of the proposed lease and project plan with the proposed lessee, the Firoka Group. Mr. Holder confirmed that all other matters concerning the Charity's management and asset were now dealt with by David Loudfoot.

The Chair then brought the discussions to a close and it was:

RESOLVED

That the verbal update be noted.

**APCC18. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPD/A
(REPORT OF THE PARK MANAGER) TO UPDATE ON PROGRESS MADE TOV
THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS**

The committee was informed of the progress in the park project.

Proposals relating to the Grove and Lakeside café's were distributed to Members of the Committee, who were were pleased to learn that the Lakeside café would continue to be open 7 days a week from 10am, with for late opening for Firework night of 3rd November being worked on. It was noted that the Grove Café was open daily with the exception of Mondays.

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The committee was assured that the pond soakaway was working correctly, fulfilling its function of collecting run-off water from the paddock car parks. Recent flooding problems had been caused by two burst water mains in the lower road section, creating a level of water which the soakaway was not equipped to cope with.

It was noted that the installation of interpretation boards as set out in item 20.7.5 of the appendix to the report was a continuing aspiration of the Park Manager, and would be kept on the list of things to do moving forward.

The Parks Manager agreed to provide to Cllr Egan and other interested Members information on the Mesh Panel Fence at the rear of housing on North View Road included fencing my Redstone.

In response to a query over CCTV, Members of the committee were assured that this feed on the site was monitored 24 hours a day.

In mind of the Heritage Lottery Funding coming to an end, the committee was assured that this funding had been dependant on the position of Parks Manager being guaranteed for a further ten years, and that there were no plans to terminate the vacancy. Funding for the post came from the Charity itself.

It was noted that the Heritage Lottery Fund were unlikely to provide further funding to the committee as its focus of fund distribution had since changed. The Board were able, however, to pursue funds for further improvements to the park from other sources. It was noted that the park would continue to be kept to a high standard, in accordance with the Council's obligations under the Open Spaces Act.

RESOLVED:

1. That Cllr Egan and other interested Members be provided with information on the North View Road fence as stated above.
2. That the report and schedule of works be noted.

APCC19. FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE FINANCIAL YEAR.

The committee were informed of forthcoming events due to take place at the Palace for the remainder of the financial year.

The committee was made aware that the 'Slammin' Vinyl' event scheduled for 22 March 2008 was due to be an overnight event. The committee were also informed that the Fireworks Night was due to take place as usual this year, with invitations having recently been sent out. The Charity was responsible for the financing of the event as this year it was without sponsorship.

RESOLVED:

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	That the report be noted.
APCC20.	ITEMS REQUESTED BY NOMINATED REPRESENTATIVES There were no such items.
APCC21.	URGENT BUSINESS TO CONSIDER ANY NEW ITEM OF BUSINESS ADMITTE UNDER ITEM 2. There was no such business.
APCC22.	TO NOTE THE DATES OF MEETINGS OF THE CONSULTATIVE COMMITTEE F REMAINDER OF THE MUNICIPAL YEAR 2007/2008 AS FOLLOWS: The next meeting was to be held on 12 th February 2008. Members of the Committee agreed that it would be useful were there to be an opportunity to consider a copy of the judgement in the recent court case. The Chair and Officers of the Palace agreed that as events occurred, a decision would be made over the need to convene an additional meeting before the aforementioned date.

COUNCILLOR MATT COOKE

Chair

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Agenda item:

Alexandra Palace & Park & Park Advisory Committee**On 5 February 2008**Report Title: **HERITAGE LOTTERY LANDSCAPE DEVELOPMENT PROJECT UPDATE**Report of: **Mark Evison, Park Manager****1. Purpose**

1.1 To inform the Committee of the progress of the park project.

2. Recommendations

2.1 That the Committee notes the report.

Report Authorised by: **Mark Evison, Park Manager:**

Contact Officer: **Mark Evison, Park Manager,**
Alexandra Park & Palace Charitable Trust, Alexandra Palace Way,
Wood Green N22 7AY. Tel No. 020 8365 2121.

3. Executive Summary

3.1 The final claim and Final Report were submitted to the HLF in time for the project deadline of 31 December 2007.

3.2 The total project costs were £3,670,628, of which the Heritage Lottery Fund granted £2,752,000 and Haringey Council contributed the remaining £918,628.

3.3 A new grounds maintenance contract will begin on 1 May 2008.

3.4 A programme of volunteer works has commenced.

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

Heritage Lottery Project

- 6.1 With the exception of a few snagging details and the installation of the finger post signs, the final items of the Heritage Lottery Funded Project have now been completed. Appendix A shows the Heritage Lottery Schedule of Works (January 2008). It details the final position of the project including any variations from the original 2003 plan.
 - 6.2 Haringey Council Highways have completed the engineering works at the park approach roads. The soft landscaping is due to be completed during February 2008.
 - 6.3 Clearance works have been undertaken to remove the dilapidated picket fence that surrounded the Redstone Road pond and to replace it with a chestnut pale fence.
 - 6.4 The total project costs were £3,670,628, of which the Heritage Lottery Fund granted £2,752,000 and Haringey Council contributed the remaining £918,628. It should be noted that the project was a fixed grant and as detailed in Appendix A, it has been necessary to amend the works schedule in order not to exceed the funding limit.
 - 6.5 The boating facility was opened on 28 July 2007 and proved very popular. Bluebird Boats operation was very professional and they have been invited to operate up to Spring 2009.
 - 6.6 The Pitch and Putt course has been undergoing maintenance during the winter and the operator, Golfwise, will fit out the kiosk in the near future. They intend to commence their operation in March 2008.
- Grounds Maintenance Contract**
- 6.7 A new contract for the grounds maintenance of the park has been tendered and returns close on 4 February. This contract is for the period 2008-2013, with the opportunity for a three year extension by mutual agreement. The date of commencement will be 1 May 2008.
 - 6.8 The scope of works for this new contract has been drawn up to reflect the changes to the park carried out during the Heritage Lottery Project so as to ensure the achievements of the project are maintained for the future.
 - 6.9 A full report of the tender process will be presented to the Board of Trustees on 26 February 2008 in order for the trustees to appoint the contractor.

Conservation Volunteers and Environmental Education

- 6.10 Following an absence of volunteer conservation works for around five years, the British Trust for Conservation Volunteers (BTCV) have been on-site over the winter carrying out tasks. The tasks are contributing about 100 volunteer hours each month and the scheme will be extended until March 2009. The work proposed includes repair and replacement of the bridges and steps in the conservation area, habitat management works such as removal of invasive tree species and planting of a new native hedge around the pitch & putt course.
- 6.11 Discussions have begun with the London Wildlife Trust (LWT) on the subject of environmental education. LWT would provide equipment and staff to run events such as mini-beast hunts and tree walks for park users.

7. Recommendations

- 7.1 That the Committee note the report.

8. Legal and Financial Implications

- 8.1 The Director of Finance and the Trust's Solicitor have been sent copies of this report.

9. Equalities Implications

- 9.1 n/a

10. Use of Appendices/Tables/Photographs

- 10.1 Appendix A – Heritage Lottery Fund Schedule of Works (January 2008).

HLF Schedule of Works (January 2008)

Ref.	Schedule of Work	Status ✓ = complete	Comment
The Grove			
1.1	Entrance: Minor improvements to surfaces and site furniture.	✓	
1.2	General tree surgery/works throughout Grove. To include suitable replacement trees.	✓	
1.3	Refurbish/rebuild parks yard on reduced area (providing space for possibility of future educational site).	✓	
1.4	Renovate all existing shrub planting as and where necessary, (cutting back, ameliorating soil, replanting as required, etc.). Approx. total area 2800 sq.m. Renovate 30% of total.	✓	
1.5	Create new shrub and herbaceous plant beds in typical Regency garden style around central lawn.	Omitted	Considered inappropriate and likely target for vandalism
1.6	Upgrade existing Grove Café. Including refurbishment of toilets and new external canopy.	Variation	Café completely rebuilt and new outdoor sitting area
1.7	New interpretation board.	✓	Information board and map installed at entrance
Grove car park			
2.1	Make minor repairs to car park surfacing and apply wearing course of bound gravel.	✓	Completely resurfaced
2.2	Break out unsuitable edging and hard landscape elements around car park (brickwork, concrete, etc.)	✓	
West slope			
3.1	Investigate creation of pedestrian link around north side of palace.	Omitted	Practical and land ownership reasons
3.2	Implement long term strategy to rationalise 'arboretum' planting. To include selective felling of undesirable/inappropriate trees to open selective views from palace.	Part complete	Could continue (not a major project)
Playground area			
4.1	Existing playground rationalised and redesigned.	✓	
4.2	Carry out tree and shrub renovation works/surgery as required.	✓	
4.3	Improvements to new roller skate/skateboard area	✓	
Additional: New toilets provided		✓	Electrical connection due.
Additional: Replace playground gates		✓	Installed November 2007
Boating lake			
5.1	Removing silt to improve water quality. Depositing of de-watered silt within the curtilage of the Park.	✓	
5.2	Rationalise railings around boating lake area. Remove inappropriate types and replace with more appropriate styles. Where possible reuse existing hoop top rails around planted areas. Install new railings where appropriate. Approx. measurements.	✓	

5.3	Carry out tree works to whole area, cutting back dead, dying or damaged wood. Enhance selected views to north and east by careful pruning of trees.	✓	
5.4	Carry out full renovation of all shrub planting around lake and islands. Cut back dead, dying or damaged planting, ameliorate soil. Replant with new as required with suitable species.	✓	Temporary fences added as ducks are eating new plants.
5.5	Reseed all bare grass areas. Decompact, ameliorate soil and reseed. Allow for temporary fencing.	✓	
5.6	Café/toilet buildings with fully upgraded facilities.	✓	
5.7	Upgrade boating facilities. To include new decking edge to lake, boat mooring and storage facilities, ticketing and supervision. (New boats to be provided by franchise).	✓	
Football field			
6.1	Extension of Animal Enclosure, to take up part of this area. Extension to include all suitable fencing, signage, housing, equipment, landform, planting as required by animals enclosed within.	Omitted	New deer enclosure constructed rear of Alexandra Park Road Nos 290 - 318. Extension to be considered in the future.
6.1.1	New all-in-one animal shelter/stable/staff room and feed store structure and feeding equipment.	✓	
6.1.2	Concrete hard standing.	✓	
6.1.3	Water, electricity and food drainage water.	✓	
6.1.5	Remove and reuse existing chain link fence.	✓	
6.1.6	New 2.4m high chain link/welded mesh fence.	✓	
6.1.7	New double leaf 2.4m high welded mesh gate	✓	
6.1.8	New 1.2m high timber post and 3 rails fence with welded mesh	✓	
6.1.9	New 1.8m high chain link/welded mesh fence to deer enclosure.	✓	
6.1.10	New double leaf 1.8m high welded mesh gate.	✓	
6.1.11	Water supply and feeding trough to new deer enclosure	✓	
6.1.12	Tree protection	✓	
6.2	Carry out any necessary tree works to maintain area as clear open space for informal recreation. Cut back dead, dying or diseased wood.	✓	
North east slope			
7.1	Reinstate former ski slope to parkland. Cart all unwanted materials to tip, ameliorate soil condition, decompact, reseed with suitable grass/flora mix and plant scattered clumps of suitable parkland trees. Allow for temporary protective fencing.	✓	
7.2	General tree works	Omitted	On-going park management

Rose Garden		
8.1 Fully restore fountain to working order, making repairs stonework, pump, pump housing, water supply, etc.	✓	Pump is working – pipes to be cleared and filters installed early 2008
Additional: Replant two empty rose beds	✓	Completed November 2007
Royal Ordnance Corps site		
9.1 Carry out tree works to mature woodland trees. Maintain filtered views through selective pruning.	Omitted	To be managed to increase biodiversity as regular part of park management
South slope		
10.1 ATC returned to open parkland and incorporated into redesigned Pitch & Putt course. Earthworks to accommodate spoil from different redesigned areas of the site including arisings from the lake.	✓	
10.2 Return pitch and putt course to open parkland. Save fencing for re-use. Minor releveling and reseeding.	✓	
10.3 Extension of Pitch & Putt course over former ATC site and upgrade of the existing facilities.	✓	
10.4 Perimeter 1m high timber picket fence to match existing.	✓	
10.5 New ticket office, toilet and basic refreshment facilities	✓	
10.6 Carry out tree works where necessary, removing dead, dying or diseased wood. Implement long term management programme to allow for selected filtered views between palace and racecourse and beyond to the south. Base planting character on late 19th c. plans. Allow for selective transplanting of some memorial trees to provide the views. Tree surgery £7,500. Tree moving, say 100No. trees £4,000. Allowance for ground reinstatement £2,500.	Complete except for transplanting	Trees were too big to move within budget
10.7 Reinststate high quality ornamental shrub/herbaceous display beds along slopes immediately to south of palace based on McKenzie's plans and using appropriate plant species.	✓	New bedding displays planted June 2007 and ongoing in new Grounds Maintenance Contract.
10.8 Repair cycleway. Cycleway partly re-routed extended and upgraded, to follow McKenzie original path layout.	✓	
11.0 Bedford Road entrance: Full upgrade of whole entrance area (including signage, surfaces, edges, furniture, railings, etc.)	Part complete	Haringey Council engineering works completed, soft landscaping due February 2008
11.1 Clearance of signage, furniture etc.	✓	
11.2 Break up surfaces and reuse within the Park as hardcore for new parking.	✓	
11.3 Realign car parking and footway.	✓	
11.4 Soft landscape.	✓	
11.5 Repair and part remove all retaining walls and railings.	✓	
11.6 Remove Gantry.	✓	

11.7 Carry out renovation works to trees and shrubs around the entrance area. Cut back where necessary removing dead, dying and diseased wood, replanting if required.	✓	
Lower Road		
12.1 Carry out repairs to base course and wearing course of Lower Road as required. Apply bound gravel wearing course (Addagrip or similar).	✓	
12.2 Carry out minor repairs to stone kerbs.	✓	
12.3 Cut back encroaching trees and shrubs.	✓	
12.4 Remove old fencing posts, etc. from within the oak hedgerow.	✓	
12.5 Create an overflow car park along Lower Road, using hoggin based reinforced grass with drainage. Use the excess topsoil within the park boundary. Hoggin from on site source.	Omitted	Not granted planning permission.
Paddock and fairground car parks		
13.1 Make repairs to Paddock car park surfacing (base course if necessary). Apply tar spray and chip wearing course.	✓	
13.2 Make minor repairs to Fairground car park surfacing (and base course if necessary). Maintain as more informal loose gravel car park.	✓	
13.3 Make repairs to car park edging.	✓	
13.4 Carry out renovation works to trees and shrubs around carparks and in buffer areas	✓	
13.5 Allowance for replacement barriers, bollards in sturdy timber style (e.g. Woodscape).	✓	
13.6 Replace existing bus shelter with new and more appropriate simple design.	✓	
13.7 Allowance for new directional signage	To be completed by AP	Due February 2008
Create small site for recycling greenwaste from park	✓	Informal area adjacent to Fair Ground Car Park
Paddock car park		
13.8.1 Create informal link path between parking zones	✓	
13.8.2 Carry out tree clearance and earthworks to enlarge the car park. Use the arisings including topsoil within the Park boundary.	✓	
13.8.3 Build parking extension with DBM surface finish and tree lined dividing beds.	✓	
Fairground Car Park		
13.8.4 Carry out vegetation clearance, thinning and coppicing to open up views and reinforce the access drive.	✓	
13.8.5 Carry out tree clearance and earthworks to extend the car park eastwards and reducing it westward.	✓	
13.8.6 Build car park extension with hoggin/bound gravel surface.	✓	
13.8.7 Plant a group of high stem specimen tree to the east corner and reinstate grass.	✓	

Muswell Hill entrance		
14.2 Remove all unwanted site furniture (seating, bins, signage).	✓	
14.3 Fully refurbish iron gates and railings (derusting, repainting, replacing parts if necessary).	✓	
14.4 Gantry – remove	✓	
14.5 Refurbishment of open area outside Muswell Hill entrance.		
14.5.1 Clear vegetation, railings, etc. Relocate recycling bins within the area.	✓	Recycling bins removed
14.5.2 Break up surfaces, reuse crushed material within the Park as a formation layer. Build new road surfaces and footpath.	✓	Haringey Council engineering works completed, soft landscaping due February 2008
14.5.3 Repair gates to full operational use and repaint.	✓	
14.5.4 Plant specimen trees in grilles.		Due February 2007
Former Sea Cadets site		
15.1 Clearance of most of vegetation area to open up views, whilst retaining specimen trees. Regrade and reinstate to open parkland character.	Omitted	Would upset habitat of lesser Hairstreak butterfly
Racecourse		
16.1 Break out concrete foundations of old Tote building. Ameliorate soil and reseed. Allow for temporary fencing.	✓	
16.2 Improve drainage	✓	
Newlands Fields		
17.1 Drainage	✓	
17.2 Install small area of decking/boardwalk to allow access to some parts of new wetland area.	Omitted	Not required
17.3 Extend perimeter planting/Conservation Area around the area with suitable tree/understorey species. Item	✓	
Redston Road Playing Fields		
18.1 Break out two areas of concrete foundation. Reuse spoil on site where possible. Cart rest to tip. Ameliorate soil and reseed.	✓	
18.2 Make improvements to paving around entrance to park. Include mild steel gates.	✓	
18.3 Dredge pond. Silt spread on site. Area reseeded.	Omitted	Concern that this would upset habitat
18.4 Open up pond site by selectively cutting back trees and shrubs.	✓	Some work carried out incl removal of old fencing
18.5 Allowance for additional tree, shrub and marginal planting around pond. Note: this pond is a soakaway for car park runoff.	Omitted	Concern that this would upset habitat .Consider for future management
18.6 Extend perimeter planting around playing field where screening is thin with suitable tree/understorey species.	✓	
18.7 Remove unsightly boundary chain link and railings and cart off site to tip.	✓	
18.7.1 Erect new 2.4m high welded mesh panel fence to back of houses of North View Road.	✓	
18.7.2 Regrade access ramp.	✓	

18.7.3 Build access ramp with resin bound gravel finish.	✓	
18.7.4 Install timber bollards to restrict vehicular. (24No. + 2No. Collapsible)	✓	
18.7.5 Plant informal double line of specimen trees to east and south boundary.	✓	Typo updated.
Cricket Club		
19.1 Additional screen tree/shrub planting around cricket club building.	Omitted	Request of tenant
19.2 Clear rubble area in the north side of the cricket ground and reuse as forming material for earthworks.	Omitted	Good butterfly site
19.3 Reinstate area to open fine grass.	Omitted	Good butterfly site
Conservation Area		
20.1 Refurbish Visitor Centre, upgrading facilities in existing building and making more accessible. Visitor Centre was original entrance lodge at Bedford Rd. Now occupied by a gas pump. It would make a very good Visitor Centre if pump could be relocated.	omitted	Pump relocation not practical. New Information centre located in the Grove
20.2 Make repairs to base course of car park and apply self binding gravel/hoggin wearing course.	✓	Surface regraded.
20.3 Dredge pond and deposit silt on site. Make any structural repairs required.	Omitted	Agreed habitat was currently well balanced. Conservation work to continue
20.4 Install small area of decking/boardwalk to allow access to some parts of new wetland area.	✓	
20.5 Make repairs to paths (base course and wearing course and apply wearing course of self binding gravel with timber edging.	✓	
20.6 Carry out localised drainage in Conservation Area so that paths are usable throughout the year.	✓	Some further drainage works required. Ongoing maintenance.
20.7.1 Install plot marker to south extension of the Conservation area.	Omitted	Area defined by mowing
20.7.2 Carry out a rolling programme of tree clearance, thinning out and coppicing to open views and maintain scrub habitat for wildlife.	✓	Ongoing park management
20.7.3 Erect rustic (1.2m high oak post with 2 cleft sweet chestnut rails) to sections of the Conservation area boundary.	Part omitted	Cost saving
20.7.4 Erect 1.2m high cleft chestnut pale fence to sections of the Conservation area boundary and to viewing platforms.	Part omitted	Cost saving
20.7.5 Install Interpretation boards (A1 size metal casing and columns).	Omitted	Cost saving
20.7.6 Install self closing timber kissing gates.	Omitted	Cost saving
Create new paths: refer to 'Generic items' below.	✓	
21.0 Alexandra Palace Way		
21.1 Carry out repairs to road sections, regrade wearing surface and lay fresh DBM surface.	✓	
21.2 Extra over for new resin bound gravel surface to road section south of the Palace.	✓	Layout amended following discussions with TfL
21.3 Reduce the road from Bedford Road entrance to the Palace to two lane (one in each direction). Section off the disused downhill lane for use as overspill parking.	✓	Originally planned for uphill lane, changed on advice of traffic consultant

21.4 Apply road markings where necessary and make repairs to road edges.	✓	
21.5 Create ramps to either side of the enhanced road section south of the Palace.	✓	Layout amended following discussions with TfL
21.6 Create mini roundabout to ease east of Palace parking access and egress.	✓	Typo updated
21.7 Bus drop out/parking area west of Palace.	✓	Typo updated
22.1 Area surrounding palace, including south terrace/promenade		
22.2 Rebuild part of terrace wall missing. Materials and construction to match existing parts.	✓	
22.3 Replace railings along top of wall, to match existing railings. Prime and paint. Including upgrading sections of railings to modern Health & Safety requirements.	✓	
22.4 Make repairs to existing steps, walls and railings around terrace. Replace defective parts where necessary.	✓	
New cast iron removable bollards to prevent vehicular traffic.	✓	Altered to timber
East of Palace Parking		
22.5.1 Break up surfaces and reuse within the Park's boundary.	✓	
22.5.2 New kerb treatment	✓	
22.5.3 Resurface existing surfaces with resin bound gravel.	✓	Tar spray and chip as cost saving
22.5.4 Build precast concrete edges to planting pits within hard surface.	Omitted	Too many tramlines underneath
22.5.5 Plant specimen trees in trench/pits.	Omitted	Too many tramlines underneath
Palace to Lake linkage		
22.6.1 Remove existing railings for re-use and discard surplus to tip	✓	
22.6.2 Break up and crush for reuse within the Park's boundary.	✓	
22.6.3 New resin-bound gravel surface to pedestrian access.	Omitted	Cost saving
22.6.4 Install timber bollards to segregate pedestrian and vehicular access.	✓	
22.6.5 Reinststate soft landscape areas to flowing contours and grass.	✓	
22.6.6 Plant specimen trees in pits with pcc edging.	Omitted	Existing trees retained
South Terrace		
22.7.1 Repair existing surface in front of Palace and lay resin bound gravel surface	✓	Tar spray and chip used as cost saving
The Dive		
22.8.1 Remove redundant fencing and cart off site.	✓	
22.8.2 Strip topsoil for re-use for extension of Dive car park.	✓	
22.8.3 Build car park extension with hoggin/bound gravel finish.	✓	

22.8.4 Carry out repairs and apply hoggin/bound gravel top layer to existing hard core surface.	✓	
22.8.5 Erect new perimeter knee-high timber bollards.	✓	
Generic items throughout Alexandra Park		
Paths		
23.1 Carry out major repairs to paths in poor condition (base course and wearing course where necessary). Apply wearing course of bound gravel to whole area (e.g 'Addagrip' or similar).	x	Gravel finish omitted to save money
23.2 Where necessary carry out minor repairs to paths in moderate condition. Apply wearing course of bound gravel to whole area (e.g. 'Addagrip' or similar).	✓	Bound gravel only used to south slope below palace
23.3 Apply wearing course of bound gravel to existing paths in good condition (use 'Addagrip' or similar).	✓	
23.4 Make repairs to existing self binding gravel paths. Where necessary apply additional self binding wearing course to match existing.	✓	
23.5 Repairs to all stone kerbs as necessary.	✓	
23.6 Repairs to all timber edges where necessary, replacing and/or installing new where necessary.	✓	
23.7 Upgrade cycle network through park with proper markings and bound gravel surface, connecting with strategic links in borough.	✓	Markings require review
Paths		
23.7.1A Repair and add gravel surface (tar spray and chips or resin bound gravel).	✓	
23.7.1B Repair and lay new black top.	✓	Further repairs completed December 2007
West slope	✓	
Lower Road, East slope	x	Omitted – cost saving
Playground	✓	
Lake	✓	
Dive	✓	
23.8.1C Patch up/Repair only.	✓	
23.7.1D Repair to hoggin/self binding gravel.	✓	
Fairground Car Park	✓	
New Construction (strip topsoil for re-use)		
23.7.1E Bitumen Macadam		
South slope	✓	
Fairground Car Park	✓	
Playground, Lake	✓	
The Dive	✓	
23.7.1F Concrete		
Animal Enclosure	✓	
23.7.1G Bound resin gravel or tar spray and chips.	✓	
Generally		
23.7.1H Hoggin/self binding gravel.		
Conservation Area	✓	
The Dive	✓	
Paddock Car Park	✓	

Lighting		
23.8 Make repairs to all existing light fittings, repairing/repainting/replacing (if necessary) to fully co-ordinated and appropriate style. To include inspection of all lamp columns. In the Grove replace all lamp columns with appropriate style.	✓ x	Various repairs and repainting undertaken. Cost saving
Signage		
23.9 Remove all unwanted signage	Many unwanted signs removed	On-going park maintenance
23.9.1 New signage throughout the park (interpretation, information, directional signs, bylaws, cycling, dog notices, etc.)	Part complete	12 New map and information signs provided at entrances AP dealing with further signage February 2008.
Seating		
23.10 Repair, repaint, replace various park seats and benches.	✓	AP dealing with seating – existing seating repaired and reused and new seating installed.
Bins		
23.11.1 Remove all inappropriate litter and dog bins and cart to tip. Repaint and replace various bins	✓	New Broxap litter bins installed, new dog waste bins installed. Further bins due February 2008
Bollards		
23.12 Allowance for new bollards and replacement of existing bollards (timber and cast iron styles).	✓	
Fencing		
23.13 Remove unwanted fencing and cart to tip.	✓	
23.14 Repairs to existing fencing throughout the park (derusting, repainting parts where necessary, etc.)	✓	
Additional: Replace gates along Lake Access road	✓	
Grass areas		
23.15 Throughout park carry out grass quality amelioration (spiking, harrowing, soil improvements, etc. as required, depending on sward length, quality etc.	✓	
CCTV		
23.16 Extend current CCTV arrangements. New cameras installed around children's play area.	✓	
Tree works and tree planting		
23.17 Allowance for planting new trees. General tree works throughout the park - catch up operation (surgery, cutting back dead, dying or diseased wood, etc.)	Contract work ✓	Will be ongoing