



## NOTICE OF MEETING

---

# Alexandra Palace and Park Board

---

TUESDAY, 22ND JULY, 2008 at 19:30 HRS – PALM COURT SUITE 5, ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22.

**Councillors:**

Councillor Cooke (Chair), Egan (Vice-Chair), Dogus, Hare, Oakes, Peacock, and Williams

**Non-voting representatives:**

Appointed from Alexandra Palace and Park Consultative Committee.

*(to be confirmed by the Alexandra Palace and park Consultative Committee on 15 JULY 2008)*

**Observer:**

Mr D. Liebeck (Chair, Alexandra Park and Palace Advisory Committee).

### AGENDA

**1. APOLOGIES FOR ABSENCE (IF ANY)**

**2. URGENT BUSINESS:**

The chair will consider the admission of any late items of urgent business. (late items will be considered under the agenda item where they appear. New items will be dealt with at items 12 & 20)

**3. DECLARATIONS OF INTERESTS**

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

**4. MINUTES: (PAGES 1 - 48)**

- (1) To approve the minutes of the meeting of the Board held on 10 March 2008, and the special meetings held on 26 February, and 19 March 2008 (**ATTACHED**)
- (2) To approve the minutes of the Consultative Committee held 12 February 2008 (**ATTACHED**) and 15 July 2008; **TO FOLLOW**
- (3) To receive the minutes of the Advisory Committee held on 18 March 2008 (attached), and 8 July 2008 **TO FOLLOW** and to consider any recommendations contained therein (**see ATTACHED MARKED A**).

**5. QUESTIONS, DEPUTATIONS OR PETITIONS ; TO CONSIDER ANY QUESTIONS, DEPUTATIONS OR PETITIONS RECEIVED IN ACCORDANCE WITH PART FOUR, SECTION B 29 OF THE COUNCIL'S CONSTITUTION**

**6. AUDITORS TO THE PALACE (PAGES 49 - 52)**

Report of the General Manager Alexandra Palace – To review the external audit arrangements for APPCT.

**7. BANKING ARRANGEMENTS FOR THE CHARITY: (PAGES 53 - 56)**

Report of the General Manager Alexandra Palace – To review the banking arrangements for APPCT.

**8. TWO MONTHS RESULTS TO THE END OF MAY 2008 AND FULL YEAR FORECAST 2008/09: (PAGES 57 - 62)**

Report of the General Manager - To advise the Board of the 2 months results to the end of May 2008

**9. PROVISIONAL FULL YEAR 2007/08 OUTTURN : (PAGES 63 - 94)**

Report of the General Manager Alexandra Palace – To advise the Board of the 2 months result to the end of May 2008 and the projected full year out-turn.

**10. PARK UPDATE (ACTIVITIES): (PAGES 95 - 98)**

Report of the Park Manager Alexandra Palace - To update the Board on events and works within the Park

**11. PARK SECURITY ARRANGEMENTS: (PAGES 99 - 102)**

Report of the Park Manager Alexandra Palace – To inform the Board of the security arrangements in place in the park.

**12. NEW ITEMS OF UNRESTRICTED URGENT BUSINESS:**

To consider any new items of urgent unrestricted business admitted under item 2 above.

**13. EXCLUSION OF THE PRESS AND PUBLIC:**

The following items are likely to be subject of a motion to exclude the press and public from the meeting as they contain exempt information as defined in Section 100a of the Local Government Act 1972; namely information in respect of which a claim to legal professional privilege could be maintained in legal proceedings, information relating to the business or financial affairs of any particular person (including the authority holding that information)

**14. MINUTES: TO APPROVE THE EXEMPT MINUTES OF THE MEETING OF THE BOARD HELD ON 10 MARCH 2008, AND THE SPECIAL MEETINGS HELD ON 26 FEBRUARY, AND 19 MARCH 2008 (ATTACHED) (PAGES 103 - 126)**

**15. FUTURE OF THE ASSET: (PAGES 127 - 130)**

Report of the General Manager Alexandra Palace – To update on progress.

**16. ALEXANDRA PARK CRICKET CLUB - LEASE ARRANGEMENTS: (PAGES 131 - 134)**

Report of the Trust Solicitor – To appraise the Board of the current position in relation to the Cricket Club.

**17. SECURITY CONTRACT PROVISION FOR APPCT: (PAGES 135 - 140)**

Report of the General Manager Alexandra Palace – To consider further extending the existing security service provider contract and to begin the tender process for a new contract period.

**18. ENGINEERING CONTRACT EXTENSION FOR APPCT (PAGES 141 - 144)**

Report of the General Manager – To consider extending the existing engineering service provider contract.

**19. DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2008/09:**

To note the dates of scheduled meetings of the Board for remainder of the Municipal Year 2008/09:

21 October 2008  
24 February 2009

**20. NEW ITEMS OF EXEMPT URGENT BUSINESS:**

To consider any new items of urgent exempt business admitted under item 2 above.

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

Clifford Hart  
Committee Manager - Non Cabinet  
Ctees  
Tel: 020-8489 2920  
Fax: 020-8489 2660  
E-mail:clifford.hart@haringey.gov.uk

14 July 2008

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

**PRESENT**

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

Non-Voting Representatives: Ms v Paley, Mr M. Tarpey, Mr N. Willmott

Observer: Mr D. Liebeck

Also present: Councillor Neil Williams

Mr David Loudfoot – General Manager Alexandra Palace  
Mr Iain Harris – Trust Solicitor  
Ms Julie Parker – Director of Corporate Resources – LB Haringey  
Mr Clifford Hart – Clerk to the Board – Non-Executive Committees Manager – LB Haringey

Mr Keith Holder – Consultant Development Manager – Alexandra Palace

Mr Pesh Framjee – Deloitte and Touché, Charity Auditors

MINUTE NO.	SUBJECT/DECISION
APBO57.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>An apology for absence was received on behalf of Councillor Peacock due to her attendance at a pre-arranged meeting.</p> <p><b>NOTED</b></p>
APBO58.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p> <p><b>NOTED</b></p>
APBO59.	<p><b>DECLARATIONS OF INTERESTS</b></p> <p>There were no declarations of interests.</p> <p><b>NOTED</b></p>
APBO60.	<p><b>QUESTIONS, DEPUTATIONS OR PETITIONS ; TO CONSIDER ANY QUESTIONS, DEPUTATIONS OR PETITIONS RECEIVED IN ACCORDANCE WITH PART FOUR, SECTION B 29 OF THE COUNCIL'S CONSTITUTION</b></p>

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

The Chair asked for the Board to be advised of the questions asked by the Public.

The Clerk to the Board – Mr Hart, advised that there had been 7 questions submitted by Ms Lyne Zilkha – on behalf of The Muswell Road Residents Association, and 2 questions from Mr Jacob O'Callaghan – one being from himself and one on behalf of the Save Ally Pally Campaign.

The questions were as stated below and asked in the order of priority advised by Ms. Zikha:

**i. Questions received from Lynne Zilkha on behalf of The Muswell Road Residents Association:**

The questions are listed in order of priority i.e no 1 being the highest priority and order.

- 1) Page 23 Trust Accounts- to identify and breakdown which is costs belong to the building and which to the park for the following:
  - Repairs and Maintenance of building/park direct costs £2,922,498 Ask the auditor to identify and breakdown building and park costs
  - Repairs and Maintenance of building/park support costs £ 368,708 Ask the auditor to identify and breakdown building and park costs

**Answer :**

The contracts and expenditure relating to repairs and maintenance are not structured in such a way as to be able to split the individual costs between the park and the building. However, the park has received direct spending of £1.19 Million of HLF grant. The grounds maintenance contract amounts to £0.268Million and additional grounds works of £0.124Million have been included in the above figures.

- Security of building/park direct costs £578,893 Ask the auditor to identify and breakdown building and park costs
- Security of building/park support costs £55,585 Ask the auditor to identify and breakdown building and park costs

**Answer :**

The security contract is one which covers the entire function and as such any allocated split between duties relating to the Park and to the building would be subjective. However, direct expenditure of £33,620 was incurred on the purchase of a partial service by the LBH parks police and this is reported in note 17 to the accounts.

- 2) Page 30 No 17 Provision

At the end of page 30, due to the large sums involved of public

UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008

money, can the auditors provide documentary evidence from the Attorney General that Haringey Council is entitled to be indemnified for (1), has agreed in principle to (2) and may be entitled to (3) and a breakdown of these expenses?

**Answer :**

A letter to the Local Authority's Chief Executive dated 1<sup>st</sup> May 1996 set out the following terms ..... *that the charity will need to provide for the revenue deficit for four years from 1991/2 together with interest; any continuing revenue deficit and interest which the Council can show that they have funded reasonably and properly in 1995/96; and any further revenue deficits which may continue until payments are received from a developer....*

The provision 88/89 to 1990/91 is made up from the deficits of these years adjusted for change in working capital (£458k,£336k,£(39)k) total of £755k

The indemnification for 1991/2 to 1994/95 is made up from the deficits of these years again adjusted for change in working capital (£1,080 k, £1,754k,£1,405k,£766k) total of £ 5,005k.

The indemnification for 1995/6 onwards is calculated by application of the same principle.

Interest is accrued on the average amount of the accrued revenue deficit in each year and is shown separately on the accounts at note 17

- 3) Page 23 AP Trading Ltd - expenditure £4,044,448 in 2007 (£3,808,775 2006) an increase of £235,673 over the year, can I be provided with a profit and loss and balance sheet?

**Answer :**

The profit and loss sheet is at Page 22 of the accounts, in addition the sum of £25,500 is shown on page 25 under governance costs

The Balance sheet for APTL can be deduced from the information on page 17 by subtraction of the figures in the trust column from the figures in the group column and trust sheets.

- 4) Draft accounts page 10 clause 5.16 .

Some of the Charity's shortfall of £1.9m is to do with fees associated with selling the building as opposed to operating expenses. I should be grateful if the auditors would identify separately the expenses associated to selling of the asset (including PR, consultancy fees and

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

expenses, legal fees and surveyors fees)

**Answer :**

Development costs for the year 06/07 (of £281,042) are shown as part of the management accounts which are at appendix 4 of the report.

5) Page 29 No 17 Provision

Amount of £329466 charged to SOFA from The Group and Trust against £251722 (2006).

I should like to ask the auditor to explain this item in detail?

**Answer :**

The amount charged to the SOFA is the balance between the Charity payroll, associated payroll costs and the councils HLF contribution due from London Borough of Haringey

6) Page 29 No 17 Provision

Transfer to bank less VAT debtor of £1222328.

I should like to ask the auditor to explain what this item represents?

**Answer :**

The movement in the current account with the London Borough of Haringey representing operational deficits calculated as the deficit for the year before interest and the increase in working capital in the year.

7) Page 27 No 10 Staff Costs

Considering employee numbers were lower in 2007 (Group had average of 60 employees of which 32 were fulltime against 2006- 73 employees of which 40 were fulltime) staff costs in 2007 were £2750333 v £2666299 in 2006.

Can the manager of Alexandra Palace please advise what measures the Group are taking to reduce agency staff costs up by £153773 (+19.5%) (ie use of volunteers/fulltime staff recruitment for 2008/9? Can the auditor please advise the breakdown by function of agency staff costs of £943430?

**Answer :**



**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

The operation of the events business requires a very flexible labour force. Whilst the number of permanent staff has reduced and the amount of flexible labour increased, the overall staffing cost has only risen by approximately 3% which is reflective of the general increase in wage inflation.

The majority of the agency costs are event related and are essential to the delivery of the event programme. No further breakdown is available.

**ii. a.Question from J. O'Callaghan**

In section 5.10 of "Background to the financial position" in the Annual Report and Consolidated Financial Statements it is alleged:

"The objective of a holistic lease ... was unanimously confirmed by a special meeting of the charity trustees on 10<sup>th</sup> October 2007".

Is this statement still accurate?

**Answer :**

Paragraph 5.12 referring to the objective of a holistic lease is a statement of fact and this has not changed.

Since Oct 10<sup>th</sup> most of the details of the proposed lease have been made public under FoI requests. Can the chair confirm that the board is still committed to a holistic lease to Firoka Limited despite the facts which have emerged since the decision to lease the whole Palace, and to Firoka?

**Answer :**

There have been no further resolutions of the board on this matter since the resolution of the 10<sup>th</sup> of October and as such, holistic lease of the building remains the boards chosen strategy for dealing with the level of investment needed to bring the entire Palace back into use.

**b. Questions asked by Mr J. O'Callaghan on behalf of Save Allypally Campaign**

In section 5.6 of "Background to the financial position" in the Annual Report and Consolidated Financial Statements it is alleged:

"The charity remains a going concern only because the overall trustee uses its corporate funds to support the revenue deficit of the charity ..."

The alleged revenue deficits of the charity in previous years have

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

been in large part made up of huge interest charges levied on it by the council in respect of various contentious alleged debts, including debts the council alleges – without documentary proof – that the attorney general has expressly agreed;

What the QC and other counsel actually advised was that in voluntarily taking over trusteeship of the Palace and Park, the London Borough of Haringey was also accepting

- (a) that it had a duty to maintain uphold and preserve the Palace and Park
- (b) that it had a separate duty under the Open Spaces Act to pay for the Park, and probably the Palace as well

and so the Borough should never have paid interest to itself for duties it owed under law as trustee and under the Open Spaces Act. The trustees, as defender of the charity's funds against the council's claims, should ask the auditor to establish what amounts of interest have been wrongly paid in the past, and write back these into the accounts and balance sheet. Will they now do this?

Whether the Board agrees with my argument that paragraph 5.6 should be rewritten to reflect the salient facts above, of which some of them may be unaware, and whether the auditors would also agree?

**Answer :**

The position shown in the accounts as between the local authority and the charity reflects the rulings of the District Auditor in 1999 when similar issues to those posed were raised by other objectors to the accounts.

The Board does not accept Mr O'Callaghan's arguments set out in this question and as such no amendment to paragraph 5.6 is needed."

**APBO61. AUDIT OF ACCOUNT 2006/07 - REPORT OF THE GENERAL MANAGER - TO RECEIVE AND CONSIDER THE AUDITED ACCOUNTS FOR 2006/07**

The Chair asked for a brief introduction of the report.

The General Manager – Mr Loudfoot advised the Board that following on from its meeting on 26 February 2008 where it had agreed to adjourn consideration of the report pending submission of a number of points of clarification the report was now for further consideration. Mr Loudfoot advised of Mr Framjee's attendance, representing the Trust's Auditors – Deloitte and Touche.

Mr Framjee referred to the anticipated points of clarification that were expected as a result of the adjournment on 26 February 2008 and asked whether these

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

points of clarification had been submitted.

The Chair asked Councillor Hare as to the promised points of clarification.

Councillor Hare informed the meeting that he had only been able to clarify the questions and comments late that afternoon, and handed round the questions (A copy of which will be interleaved within the minutes).

The Chair commented on the lengthy and somewhat complex details of the questions circulated by Councillor Hare and expressed his concerns as to the lateness of receipt of the questions, the inadequate number of copies supplied for Members to have an individual copy, and asked why the questions could not have been submitted earlier – given that the Board on 26 February, almost 2 weeks previous, and deferred consideration in order for Councillor Hare to submit his comments/questions. This view was echoed by both Councillors Dogus and Egan, who commented on the discourteousness of Councillor Hare.

In response Councillor Hare apologised for the lateness in supplying the questions but that the questions had required some considerable effort in the compiling, and that as such had also required discussion with the Member responsible for Finance matters – Councillor Gorrie – in the finalisation.

Councillor Hare then sought clarification to a number of the points raised and were responded to in outline terms.

Following a lengthy discussion by the Board of the submissions the Chair clarified with Councillor Hare that in fact the questions were actually of a detail/presentation nature as opposed to actually querying the content. The Chair also stressed that Councillor Hare should be specific as to the main points of clarification on the actual content of the accounts, and not as such the detail, as the Board were being recommended to sign off the accounts and that the Auditors had given their sanction to the accounts being signed off as presented. Councillors Dogus and Egan commented on the discourteousness of Councillor Hare in submitting the questions in the manner that he had without prior notice and that he was not being specific as to his concerns.

With reference to the specific points of clarification Councillor Hare referred to Q. 5d which stated 'The accounting policies indicate that no value is placed on the Park and Palace as there are restrictions placed on its disposal. However improvements to the buildings are now being capitalised although as there are restrictions in the disposal of the asset they are improving which mean that the capital value of the improvement cannot be realised by disposal. How is this approach consistent? Alternatively if improvements can be capitalised then why does this not apply to park improvements as well?'

In response Mr Loudfoot advised that in terms of capitalisation it was the case that the trust capitalised certain works on either a ten year or four year basis depending upon the expected life of the asset. This policy had been adopted some years ago and had not changed. Pesh Framjee then said it was normal practice of FRS 15 and applied to the purchase of assets which would be being used

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

over 1 year, it was the case that policy included not setting a value on the building. Details of assets were to be found in note 12/13

Councillor Hare sought clarification in respect of question 1. C which stated 'The version of the APPCT accounts in Appendix A of the Haringey Accounts states on page 92 point 1 that "The charity has not complied with FRS 17 because of the impending transfer of its core staff to a new investor." Given the events subsequent to the balance sheet date that are described in the Trustees report and the fact that the adjustment to losses from FRS 17 treatment would be a significant reduction of more than £100,000 the accounts should either be corrected for this change or item 13 of the trustees letter to the auditors be amended to reflect knowledge of this significant change.'

Pesh Framjee responded that this was not the case and no adjustment was needed, he pointed out that whilst FRS17 had not been followed the trustees had disclosed the figures.

Councillor Hare commented that the accounts did not reflect what had happened following the year end 2006/07 in terms of the future of the asset, and that there should be a caveat to this effect. In response Mr Framjee commented that there was no requirement within the 2006/07 accounts for the subsequent events as to the future of the asset to be reflected and that these events had no actual bearing on the detail of the accounts as they stood. The Auditors would not request such information to be provided and therefore the accounts would not need to reflect this. If the Board wished to have reference within them then they could agree to this but it was not a requirement.

Councillor Hare commented on the Consultant costs that had been incurred during the development process and whilst he accepted that there was a general sum mentioned this required specific reference throughout the accounts. Mr Loudfoot responded that it was not necessary for the statutory accounts to separate out the individual consultants costs, this was a matter for the management accounts. Pesh Framjee confirmed that this was the case.

Following answers given to further points within the questions the Chair sought clarification as to whether Councillor Hare felt he was able to now consider and agree the accounts. In response Councillor Hare felt that whilst he had and was assured on some issues he did not feel able to sign the accounts off until further clarification had been given to the points he had raised, and as detailed in the body of the questions.

In response to comments of Councillor Oakes in relation to the period of time that the Board should engage the services of Auditors Mr Framjee advised that whilst that may be the practice of a particular Charity there was no laid down statutory regulations that stated that a company/charity had to do this.

Councillor Egan commented that there had been considerable clarification given and that he MOVED that the Board vote on accepting the accounts. He further

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

reiterated his comment in respect of Councillor Hare's conduct in the manner in which the questions had been presented at this meeting without prior notification or sight of them by Board members.

Following advice from the Trust Solicitor – Mr Harris as to accepting the accounts by the Board, the Chair, in sharing the views expressed by Councillor Egan, felt that it would not be appropriate for the Board to consider and agree the accounts unless there was unanimous agreement. The Chair asked and Councillor Egan agreed to withdraw his MOTION.

Following further discussion the Chair then summarised and it was:

**RESOLVED**

- i. that consideration of the 2006/07 Accounts be deferred to a Special meeting of the Alexandra Palace and park Board on 19 March 2008 at 18.00hrs; and
- ii. that the special meeting on 19 March 2008 would only consider the 2006/07 Accounts and that in this respect Councillor Hare be requested to submit his questions and further queries no later than NOON 12 March 2008.

**APBO62. TO RECEIVE THE MINUTES OF THE ADVISORY COMMITTEE HELD ON 5 FEBRUARY 2008 AND TO CONSIDER ANY RECOMMENDATIONS CONTAINED THEREIN**

The Clerk reminded the Board that in respect of the resolutions of the Advisory Committee, at the previous meeting on 26 February the Board agreed to consider this item after the exempt item on the Future of the Asset, and whether the Board would follow the same practice this evening.

The Board agreed to consider this item after the exempt item 8 on the Future of the Asset nemine contradicente.

**NOTED**

**APBO63. EXCLUSION OF THE PRESS AND PUBLIC:**

**RESOLVED**

That the press and public be excluded the from the meeting for consideration of Item 8 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 relating to the business or financial affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 10 MARCH 2008**

	<p>At this point in the proceedings 21.32hrs the Chair asked that the Board agree to an adjournment of 10 minutes, and also to agree the suspension of Standing Orders beyond 22.00hrs as it was unlikely that the Board would completed the business to be transacted before then. This was agreed nemine contradicente.</p> <p style="text-align: center;"><b>SUMMARY OF EXMPT/CONFIDENTIAL PROCEEDINGS</b></p>
<p><b>APBO64.</b></p>	<p><b>FUTURE OF THE ASSET - REPORT OF THE TRUST SOLICITOR</b></p> <p><b>AGREED RECOMMENDATIONS</b></p> <p>There being no business to discuss the meeting ended at 22.35hrs.</p> <p>Councillor Matt Cooke Chair</p>

Chair

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

**PRESENT:**

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

Non-Voting Ms Paley, Mr Tarpey & Mr Willmott

Representatives:

Observer: Councillor M Whyte – substituting for Mr D Liebeck

Also present:

Councillor Neil Williams

Mr David Loudfoot – General Manager Alexandra Palace

Mr Iain Harris – Trust Solicitor

Mr Keith Holder – Consultant Development Manager – Alexandra Palace

Mr Mark Evison – Park Manager - Alexandra Palace

Ms Julie Parker – Director of Corporate Resources – LB Haringey

Mr Clifford Hart – Clerk to the Board – Non-Executive Committees Manager  
– LB Haringey

Mr Pesh Framjee – Auditors to the Board – Deloitte and Touché

---

**MINUTE  
NO.**

**SUBJECT/DECISION**

<p><b>APBO40.</b></p>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received on behalf of Councillor Peacock due to illness, and David Liebeck (due to vacation) for whom Councillor Whyte was substituting.</p> <p><b>NOTED</b></p>
<p><b>APBO41.</b></p>	<p><b>URGENT BUSINESS</b></p> <p>The Chair asked that the Board be advised of those agenda items for the Board to consider including late items.</p> <p>The Clerk to the Board advised that following the publication of the agenda on 18 February 2008 the Board were then sent 2 further despatches namely:</p> <ul style="list-style-type: none"> <li>i. a despatch on 21 February 2008 enclosing the draft minutes of the Alexandra Park and Palace Statutory Advisory Committee of 5 February 2008 and resolutions arising from that Committee for the Board's consideration, comments of the LB Haringey's Chief Financial Officer in respect of Agenda Items which the Board were asked to read in conjunction with the already circulated reports, and also Item 16.</li> <li>ii. A despatch on 25 February 2008 enclosing Agenda Item 6 together with the comments of the LB Haringey's Chief Financial Officer in respect of this item.</li> </ul>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

The Clerk advised that with regard to agenda Items 6 and 16 – in accordance with the rules for considering late items of business – reasons for the lateness would be required to be given in respect of each item.

The Chair thanked the Clerk for his explanation and in reference to Item 6 – Audit of Accounts 2006/07 asked if the General Manager would give an explanation as to why the report was late.

The General Manager – Mr Loudfoot informed the Board that it was necessary to place on record the reasons for the delay in formally submitting to the Board the Charity's accounts for 2006/07. Mr Loudfoot advised that the delays had their roots in the Judicial Review in October 2007. The written decision of the Court was released some weeks after the hearing and the Charity Trustees had had to review the outcome. As a result the auditors had been unable to provide an audit opinion until some clarity had been given in terms of the future direction, with regard to the prime income generating the asset and that it was absolutely clear that there would be no requirement to liquidate Alexandra Palace Trading Ltd over the subsequent months.

Mr Loudfoot further advised that in this respect the auditors needed to consider whether the accounts should be prepared on a 'closure, or trading basis and fundamental to that consideration and conclusion were the decisions of the Board and responses from the preferred developer. Mr Loudfoot further commented that by which point it was apparent that the auditors had been unable to complete the work immediately due to their own key staff having other commitments. Subsequently the audit review had recommenced in January 2008 and a full review was required given the period of time since it was first commenced.

Mr Loudfoot concluded that in recognising the inherent difficulties and delays he had instructed the Trust's Solicitor to approach the Charity Commission to seek consent for the late filing of the accounts so that the commission would understand the difficult circumstances. It was also the case that similar action had been necessary with APTL's Company Secretary receiving consent from Companies House for the late filing of accounts.

The Chair thanked Mr Loudfoot for the stated reasons.

The Trust Solicitor – Mr Harris – advised the Board that the reasons for lateness in receiving the report were due to the late receipt of a report from the financial consultants King Sturge – appended as 'D'. The report required urgent deliberation by the Board in respect of its position with its current preferred partner and the need to make decisions as to that relationship.

The Chair on behalf of the Board accepted the reasons for lateness in terms of both reports as stated and that he agreed to their admittance as late items.

**NOTED**

**APBO42. DECLARATIONS OF INTEREST**

Councillor Cooke declared a personal but not a prejudicial Interest in Item 7 and



**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

	<p>8, as an appointed Director of Alexandra Palace Trading Limited.</p> <p>Councillor Egan declared a personal but not a prejudicial Interest in Item 7 as an appointed Director of Alexandra Palace Trading Limited.</p> <p>Councillor Hare declared a personal but not a prejudicial Interest in Item 7 as an appointed Director of Alexandra Palace Trading Limited.</p> <p>Councillor Oakes declared a personal but not a prejudicial Interest in Item 7 as an appointed Director of Alexandra Palace Trading Limited.</p> <p><b>NOTED</b></p>
<p><b>APBO43. MINUTES</b></p>	<p>i. <b>Minutes - Alexandra Palace and Park Board - 30 October 2007, special meetings – 5, and 17 December 2007</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting of the Alexandra Palace and Park Board held on 30 October, and minutes of special meetings held on 5 December 2007, and 17 December 2007 be agreed and signed by the Chair as an accurate record of the proceedings.</p> <p>ii. <b>Minutes of the meetings of the Alexandra Palace and Park Panel held on 22 &amp; 29 November 2007</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meetings of the Alexandra Palace and Park Panel held on 22 November 2007, and 29 November 2007 be agreed and signed by the Chair as an accurate record of the proceedings.</p> <p>iii. <b>Minutes of the Alexandra Palace and Park Consultative Committee - 23 October 2007, and 12 February 2008</b></p> <p>The Clerk advised that the minutes of the meeting of the Consultative Committee held on 12 February 2008 had been drafted but were not available at this meeting.</p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 23 October 2007 be noted.</p> <p>iv. <b>Minutes of the Alexandra Park and Palace Statutory Advisory Committee and 3 July 2007</b></p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

	<p>The Chair advised that whilst he was happy to consider the minutes of the Statutory Advisory Committee of 5 February 2008 and recommendations arising therefrom, at this point in the proceedings, he felt it would be more appropriate to vary the order of agenda items to consider these matters after exempt Item 16 – Future of the Asset.</p> <p>Councillor Whyte, as the Statutory Advisory Committee’s substitute Observer to the Board commented that she had no objection to consideration of the minutes and resolution at the suggested point in the proceedings.</p> <p>The Board agreed to the variation in considering the draft minutes and resolution of the Statutory Advisory Committee of 5 February 2008 after consideration of exempt Item 16 – Future of the Asset, nemine contradicente.</p> <p><b>NOTED</b></p> <p>Councillor Hare clarified and the Chair responded that any such recommendations of the Board in relation to the Statutory Advisory Committee’s recommendations of 5 February 2008 would be conveyed in writing to the special Statutory Advisory Committee on 18 March 2008.</p> <p><b>NOTED</b></p>
<b>APBO44.</b>	<p><b>QUESTIONS, DEPUTATIONS AND PETITIONS</b></p> <p>There were no questions, deputation requests or petitions submitted.</p> <p><b>NOTED</b></p>
<b>APBO45.</b>	<p><b>AUDIT OF ACCOUNT 2006/07 - REPORT OF THE GENERAL MANAGER - TO RECEIVE AND CONSIDER THE AUDITED ACCOUNTS FOR 2006/07 TO FOLLOW</b></p> <p>The Chair asked for a brief introduction to the report.</p> <p>The General Manager – Mr Loudfoot advised the Board that was the 11<sup>th</sup> set of audited accounts by a registered auditor in accordance with the Charities Act 1993. Mr Loudfoot advised that the External Auditors - Deloitte &amp; Touché LLP were in attendance during this item and were represented by Mr Pesh Framjee.</p> <p>In reference to the circulated report Mr Framjee gave a brief outline of its contents and responded to points of clarification.</p> <p>Following an indication by Councillor Hare of a complex number of questions in relation to the draft accounts and those of the Local Authority, together with a number of public concerns that there had been insufficient time to view the contents of the report the Chair advised that he would be minded to defer consideration of the report to a later date. Councillor Hare, in reference to (i) a</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

number of inconsistencies in the content of the report, (2) particularly in relation to £34million accumulated debt which did not appear in the Council's and these accounts, the LB Haringey's Director of Corporate Resources – Ms Parker advised that there was not a particular requirement for both sets of accounts to be in line with each other. This was the case in respect of the issue of the accumulative debt of £34 million and how the Local Authority chose to record this. Councillor Hare sought clarification as to whether the £34 million was a split of £17 million losses and £17 million interest.

In clarification to further points raised by Councillor Hare Mr Framjee advised that in terms of the £34 million both Mr Loudfoot and Mr Framjee confirmed that there was no interest charged in 2006/07, or 2007/08. In response to clarification from Councillor Beacham in terms of the writing off of the deficit this had not been a write off from the Trustees as the debt lay with the Local Authority Pash Framjee explained that it was not the case that because the trust had included details of the debt that the Local authority would do the same, the accounts of the local authority were a matter for them as were the trusts accounts a matter for the trust. The debtors and creditors need not individually reflect the same figures in their respective accounts.

In clarification to points raised by Councillor Whyte the Clerk – Clifford Hart – advised that in respect of this item, and also Item 16 there had been notification of both matters on the agenda and within the rules governing the 5 day rule the Board was able to consider both reports as notice had been given, subject to the acceptance of the Chair under Item 2 on the agenda of the reasons for lateness as advised by officers.

Following a brief clarification as to the likely date for a special Board meeting the Chair **MOVED** and it was:

**RESOLVED**

- i. That further consideration of the report be deferred to a special Alexandra Palace and Park Board to be convened on Monday 10 March 2008 commencing at 19:30hrs at Alexandra Palace; and
- ii. That Members of the Board submit any questions or points of clarification in good time in order for responses to be given; and
- iii. That the public present at this meeting note the decision to defer consideration of the report and that any questions they may have be submitted in a reasonable timeframe to officer responses, noting that under the rules of the Council's constitution the ruling for such submissions is 5 clear working days prior to the Board meeting.

**APBO46. BUDGET ESTIMATES 2008-09 - TO SEEK THE APPROVAL OF THE BOARD TO THE BUDGET ESTIMATES FOR 2008/09 AND ASSOCIATED LEVEL OF REVENUE SUPPORT REQUIRED FROM THE LOCAL AUTHORITY- REPORT OF THE GENERAL MANAGER**

The Chair asked for a brief introduction of the report.

The General Manager – Mr Loudfoot advised the Board that the report detailed the draft budget estimates for 2008/09. The draft budget estimate was detailed at Appendix 1 of the report. The estimate breakdown was provided against the

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

broader background of restarting the trading company and the need to undertake various works to the building to prevent any further deterioration of the fabric. Mr Loudfoot further advised that although the Charity Commission granted the Order to allow disposal through a 125-year lease, the process had been stalled due to the quashing of that Order by Judicial Review. At the current time it was impossible to give timescale estimates as to when the transfer of the asset would be possible and the Board would be advised later in the meeting as to progress with furtherance of the chosen policy of holistic development and more specifically progress with the preferred developer (Firoka). This budget estimate was prepared on the basis that the process of development was continued but that the transfer of the asset would not occur prior to 31<sup>st</sup> March 2009 and in that time, APTL would continue to deliver the events programme and also additionally to undertake the management of the ice skating rink.

Mr Loudfoot further reported that the overall effect of the income and expenditure estimates along with the estimated covenant from APTL of £1m put the charity in a position where the revenue deficit was estimated at £1,681,826. It would be necessary to formally seek financial support from the local authority for the Financial Year 2008/09 in the sum of £1.7 M and to further request that additional funding be provided for the continuation of the development process.

The Chair thanked Mr Loudfoot for his succinct introduction. The Chair also reminded the Board of the comments of the LB Haringey's Chief Financial Officer in respect of the report, and asked Mr Loudfoot for his comments on the points contained therein. Mr Loudfoot advised that the Chief Financial Officer noted that in respect of the building repairs, maintenance and works lines with the equipment replacement lines it was noted that there had been a number of one-off discretionary items in and this was significantly higher than the current years projected spend. The Chief Financial Officer was recommending that that £0.2m of the £0.789m was not committed to these items. The Chief Financial Officer also recommended that £0.2m was set aside for continuation of the lease transfer/development and that expenditure against this was reported to the Board separately. The Chief Financial Officer recommended overall that the budget of £1.68m as proposed be approved with the adjustments he had outlined.

Following points of clarification being given the Chair summarised and it was:

**RESOLVED**

- i. That the 2008/09 estimates as detailed in the appendix A to the report be noted and the levels of expenditure as proposed be agreed;
- ii. That the London Borough of Haringey be formally requested to agree to provide the £1.7 million required to balance the budget for 2008/09 out of its corporate resources; and
- iii. that in addition to (ii) above, the London Borough of Haringey be formally advised that due to the effect of the protracted negotiations regarding holistic development, this may impact on and require additional revenue funding support into 2008/09 and beyond.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

**UPDATE TO UPDATE ON PROGRESS MADE TOWARDS THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS. (REPORT OF THE PARK MANAGER)**

The Chair asked for a brief introduction of the report.

The Park Manager – Mr Evison advised the Board that with the exception of a few snagging details and the current installation of the finger post signs, the final items of the Heritage Lottery Funded Project had been completed. Mr Evison referred to Appendix A of the report which showed the Heritage Lottery Schedule of Works (January 2008), and detailed the final position of the project including any variations from the original 2003 plan. Mr Evison reported that 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. The project was a fixed grant and as detailed in Appendix A, it had been necessary to amend the works schedule in order not to exceed the funding limit.

Mr Evison further reported that the boating facility was opened on 28 July 2007 and proved very popular, with the operator - Bluebird Boats operating in an extremely professional manner, continuing their service to Spring 2009. The Pitch and Putt course underwent maintenance during the winter and the operator, Golfwise, would be fitting out the kiosk in the near future, with the intention to commence their operation in March 2008.

In response to Ms Paley in respect of the possible placing of benches at Redston playing fields and an original request for this Mr Evison undertook to see if there could provision of benches, though there was no more money from the HLF for this provision. With regard to concerns expressed by Councillor Egan Mr Evison advised that following on from Councillor Egan's expressed comments at the Consultative Committee – the fencing and gate issue at Redston Road was being investigated.

With regard to queries from Councillor Hare in relation to the possibility of having a bench naming scheme Mr Evison reported that there had been a small flurry of requests when he had commenced work there. Mr Loudfoot advised that such schemes were fraught with problems as the trustees would end up with the on going repair and maintenance costs and that there was every likelihood of the sponsor being disappointed if the bench suffered any vandalism.

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

**RESOLVED**

That the contents of the report, and the Heritage Lottery Schedule of Works, as at January 2008 be noted.

**APBO48. FUTURE OF THE ASSET - VERBAL UPDATE BY THE CONSULTANT DEVELOPMENT MANAGER**

The Chair referred to the item for consideration and reminded officers that following previous representations by Board Members it had been agreed that any reports submitted to the Board should be in written form, and not orally given. The Chair asked that an explanation be given as to why this had not been the

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

	<p>case.</p> <p>The Consultant Development Manager – Mr Holder advised that this had indeed been the case but in fact on this occasion there had been no matter to report in the unrestricted part of the proceedings. The item had been placed on the agenda in error in his absence.</p> <p><b>NOTED</b></p>
<p><b>APBO49.</b></p>	<p><b>ASBESTOS MANAGEMENT - TO INFORM THE BOARD OF ARRANGEMENTS IN PLACE FOR ASBESTOS MANAGEMENT (REPORT OF THE GENERAL MANAGER)</b></p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager – Mr Loudfoot informed the Board that there had recently been considerable public comment on asbestos contained within the SE wing, and the report before the Board was intended to set the record straight as to the actual facts. It was the case that during a public lecture held in November 2007 comment had been given by one of the former staff employed at the Palace as part of the design team during the 1980s. The former employee had stated that he was of the opinion that all asbestos had been removed from the building. This statement whilst given in good faith was wrong.</p> <p>Mr Loudfoot gave a brief history of the use of asbestos during the last century, advising that asbestos products had been extensively but the adverse health effects of exposure to asbestos fibres were gradually documented and asbestos was withdrawn from general use between 1970 and 1980. Asbestos was now only used in very specialist applications. Mr Loudfoot advised of the several varieties of Asbestos fibre which all to some extent posed a risk to health.</p> <p>In respect of the Palace itself Mr Loudfoot advised that Asbestos had been introduced to the Palace in a variety of ways, the most significant of which appeared to have been as an insulating material by the BBC in the SE wing, for the Theatre safety curtain and as part of the electrical installation. The SE wing was extensively modified by the BBC in the early 1930s for the establishment of the Television Station, the SE colonnade was in-filled and the floors for the first floor were reinforced to provide the two studios and the extensions to the South and East sides of the SE tower were constructed. Various partition walls were also constructed by the BBC to subdivide the rooms on the ground and first floor.</p> <p>In respect of the BBC 's occupation Mr Loudfoot advised that this continued in the SE Wing until the early 1980s and considerable use of asbestos was made both as a sound insulating lining to the studio walls, internal partitions, ceilings and also in cement board form for electrical insulation or dividing walls. Whilst at the end of the tenancy, the BBC removed their studio equipment and almost all fixtures and fittings from the SE wing they were not required to return the building to</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

its pre 1930's appearance. The devastating fire of the 1980's which gutted much of the Palace including the Great Hall, SW wing, NW wing and associated rooms resulted in the complete removal of all asbestos from these areas as they were rebuilt or refurbished between 1980 and 1989. Mr Loudfoot commented that it was a known fact that there had been several asbestos removal operations since the 1980 fire, however the records of the removal were no longer available.

In respect of the amount of Asbestos remaining Mr Loudfoot reported that it was not removed from the areas of the building that were left for other organisations to develop (Theatre and SE wing) and it was intended to remove it as and when such areas were to be brought into use. It was not envisaged that the trustees would pay the costs of these works as they would be part of the overall development package agreed with the tenants of these areas. The asbestos wall lining from studio A was removed in March 1986 and from Studio B in April 1986. Additionally, the walls in studio A were coated with sealant products at this time to allow use of the room. During a 10 day programme of works in March 2001, the walls in studio A were again treated with fresh paint (where the surface encapsulation that had been installed in 1986 had deteriorated). The existence of asbestos linings to the SE wing metal trunking was established in August 2003. Removal of the entire metal trunking system would be impracticable unless major refurbishment works were being undertaken at the same time. The adopted management measure was that the system vents had been sealed off (and clearly marked as containing asbestos) in order to encapsulate the asbestos within the trunking system.

The Chair thanked Mr Loudfoot for his succinct report and asked if there were any points of clarification.

Councillor Egan referred to the discussions at the Consultative Committee at its meeting in early February and asked if there were assurances that all those that may have come into contact with those areas of the building had been advised of this. In response Mr Loudfoot advised that as yet he could not confirm whether all those who may have had some contact with the affected parts had been contacted. Councillor Egan responded that the Palace had a duty of care to ensure that all that may have been affected be contacted. Councillor Egan also sought clarification to the costs of removing the remaining.

Councillor Hare referred to the considerable amount of asbestos used by the BBC in terms of ducting both in Studios A and B, and the eventual sealing of Studio A, and that it was a pity that Studio B had not been sealed either. He also clarified the costs of removal, the air testing requirements, and also whether there was any intention to remove the asbestos now, together with the clearly giving visible identification of the areas still affected.

In response to a number of the points raised Mr Loudfoot advised that

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

loose asbestos fibres in the air were detected by Air testing which provided a reassurance that asbestos contained within the building fabric was not being disturbed. It was a requirement during all asbestos removal operations and also advised for reassurance testing of areas of buildings known to have asbestos materials which could be disturbed. Air testing of the SE wing was carried out on a number of occasions since the last removal works were undertaken. At every test undertaken it had been proven that asbestos fibres were not being disturbed. This testing also had confirmed the effectiveness of the policy excluding access which prevented accidental disturbance of loose fibres from the building fabric. In terms of clear public notice Mr Loudfoot advised that Management notices were displayed at the entrances to all areas of the building containing asbestos, warning of the presence and giving a brief description. Each notice contained contact details to gain further information and also clearly stated the restrictions being imposed on working in the area. The greatest concern revolved around Studio B and the BBC cellar and as such all access to these areas without appropriate PPE had been prohibited.

Mr Loudfoot also advised that a type II non destructive survey of the BBC tower and the SE wing was commissioned in 2005 and the summary from this report was provided at appendix 1. The full report (168 pages) had recently been issued under the Freedom of Information Act and copies were available for those wishing to study the entire document.

Mr Loudfoot concluded that the report raised serious concern about residual contamination of studio B, the roof void and the partitions erected between the two studios and identified considerable works that would be needed prior to the use of the SE wing. The trustees were not in a position to commission this removal works due to the very high cost that would be incurred.

The theatre stage and undercroft were surveyed prior to the establishment of the stage restoration works which resulted in the removal of several very small items of debris which were suspected to be asbestos. A further, more invasive survey would be necessary prior to any refurbishment works in the NE Tower or the theatre auditorium to ensure there was no asbestos hidden within the construction.

With the exception of Studio A which had had occasional use by members of the AP Television Society, access to the remainder of the SE wing was not permitted except for essential visits by staff that were fully briefed on the building structure. Also no penetrative maintenance works were permitted anywhere within the wing without a permit to work and if necessary, further survey work being undertaken to ensure latent asbestos was not disturbed.

In response to further comments with regard to the costs of removal and restoration, and the responsibilities of any future developer to ensure this the Chair, in noting the comments, felt that it would be appropriate to have such comments expressed in the exempt part of the proceedings.



**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

	<p>Councillor Williams commented that the update report was an extremely helpful and clear summary of the actual situation which would go a considerable way to parry further emotive comment/speculation.</p> <p>The Chair then summarised and it was:</p> <p><b>RESOLVED</b></p> <p>That the contents of the report and the detailed update given by the General Manager be welcomed and noted.</p>
<p><b>APBO50.</b></p>	<p><b>PLANNING APPLICATION AND LISTED BUILDING CONSENT BY AIRWAVE SOLUTIONS LTD - TO ADVISE THE BOARD OF A PLANING APPLICATION RECEIVED (REPORT OF THE GENERAL MANAGER)</b></p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager Mr Loudfoot gave a brief introduction to the report and explained the background to the requirement for additional antenna.</p> <p>In response to points of clarification Mr Loudfoot advised that in terms of the comments of the LB Haringey's Chief Financial Officer it was the case that rental income may improve as a result of allowing the dish. In terms of its size the dish was no bigger than a dinner plate – approx 0.389 metres in diameter.</p> <p>With regard to a point raised by Councillor Egan the Trust Solicitor – Mr Harris advised that the Board could resolve to approve the application subject to seeking advice in respect of rental income.</p> <p>On a <b>MOTION</b> by the Chair it was:</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>i. that the resolution from the Statutory Advisory Committee endorsing the proposals be noted;</li> <li>ii. that the application for planning and listed building consent for two additional dishes being added to the existing mast be agreed;</li> <li>iii. that Landlord consent be given to the alterations of the mast; and</li> <li>iv. that in granting approval, officers seek clarity on rent review.</li> </ul>
<p><b>APBO51.</b></p>	<p><b>NEW ITEMS OF UNRESTRICTED URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF URGENT UNRESTRICTED BUSINESS ADMITTED UNDER ITEM 2 ABOVE.</b></p> <p><b>NIL ITEMS</b></p>
<p><b>APBO52.</b></p>	<p><b>EXCLUSION OF THE PUBLIC AND PRESS</b></p> <p><b>RESOLVED</b></p> <p>That the press and public be excluded the from the meeting for consideration of Items 15-16 as they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 26 FEBRUARY 2008**

	Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
<b>APBO53.</b>	<p><b>MINUTES: TO APPROVE THE EXEMPT MINUTES OF THE MEETING OF THE BOARD HELD ON 30 OCTOBER 2007, AND SPECIAL BOARD MEETINGS HELD 5 DECEMBER AND 17 DECEMBER 2007 (ATTACHED)</b>  <b>Exempt Minutes - Alexandra Palace and Park Board - 30 October 2007, special meetings – 5, and 17 December 2007</b></p> <p>AGREED</p>
<b>APBO54.</b>	<p><b>PROPOSED CONTRACT FOR THE GROUNDS MAINTENANCE SERVICE 2008-2013</b></p> <p>AGREED RECOMMENDATIONS AS PROPOSED BY THE CHAIR</p>
<b>APBO55.</b>	<p><b>FUTURE OF THE ASSET UPDATE BY THE CONSULTANT DEVELOPMENT MANAGER</b></p> <p>AGREED TO DEFER CONSIDERATION TO A SPECIAL BOARD MEETING ON 10 MARCH 2008</p>
<b>APBO56.</b>	<p><b>NEW ITEMS OF EXEMPT URGENT BUSINESS: TO CONSIDER ANY NEW ITEMS OF EXEMPT URGENT BUSINESS ADMITTED UNDER ITEM 2 ABOVE.</b>          Nil</p> <p>There being no further business to discuss the meeting ended at 22.30hrs</p> <p><b>Councillor Matt Cooke, Chair</b></p>



This page is intentionally left blank

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

\* Indicates attendee

Councillors: \*Egan, \*Beacham, \*Dogus,\*Hare and \*Peacock

**NOMINATED MEMBERS:**

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 Palace Television Group	*	Mr J. Thompson
Alexandra Residents' Association		Ms C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ranson
Friends of Alexandra Park	*	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	*	Mr N. Wilmott
Hornsey Historical Society	*	Mr J. O'Callaghan
Muswell Hill and Fortis Green Association	*	Ms D Feeney
Muswell Hill Metro Group	*	Mr J. Boshier
New River Action Group	*	Mr F.W.Clark
Palace View Residents' Association		Ms V. Paley
Union of Construction, Allied Trades and Technicians		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

\*Members present.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>APCC23.</b>	<b>APOLOGIES FOR ABSENCE (IF ANY).</b>  Apologies for absence were received from Steve Ballard, Caroline Hayter, John Thompson, and also Val Paley (for whom Hugh Williams was substituting). Apologies were also received from Councillors Cooke and Oakes.  <b>NOTED</b>	
<b>APCC24.</b>	<b>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).</b>  The Chair asked if there were any Items of urgent business.  Mr O'Callaghan asked to raise an item in respect of reports in the Press in relation to Asbestos at the Palace.  The Chair confirmed that this item could be raised under item 8.	

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

	<b>NOTED</b>
<b>APCC25.</b>	<p><b>DECLARATIONS OF INTEREST- MEMBERS ARE ASKED TO DECLARE ANY INTEREST IN RESPECT OF ITEMS ON THIS AGENDA.</b></p> <p>There were no such declarations.</p>
<b>APCC26.</b>	<p><b>MINUTES</b></p> <p>The Chair asked if there were any points of clarification or accuracy.</p> <p>Prof Hudson referred to some typographical inaccuracies which he felt were poor and that the minutes should be proof read, prior to circulation.</p> <p>The Clerk apologised for the inaccuracies and commented that minutes were always proof read prior to despatch but on this occasion this had obviously not occurred.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 23 October 2007 be confirmed and signed as a correct record subject to the amendments to typographical inaccuracies.; and</li> <li>2. That the draft minutes of the meetings of the Alexandra Palace and Park Board held on 30 October, and 5 &amp; 17 December 2007 (Special meetings), and the Alexandra Palace and Park Panel held on 22 &amp; 29 November 2007 be noted.</li> </ol>
<b>APCC27.</b>	<p><b>FUTURE OF THE ASSET – UPDATE (REPORT OF THE CONSULTANT DEVELOPMENT MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS</b></p> <p>The Chair asked for a brief update and introduction.</p> <p>The Consultant Development Manager, Mr Holder, advised the Committee that the circulated report detailing the Chair of the Board's statement to the press on 23 January 2008 was the most up to date position as to where the situation was in terms of the future of the asset. The Firoka Group had confirmed its continuing intention and to that end officers were attempting to arrange a further meeting at which Mr Kassam could be present in order to progress matters. It was unlikely that any further progress would be made before the Board's scheduled meeting on 26 February 2008. Mr Holder advised that following the quashing of the order in the High Court on 5th October 2007 the Board had met on 10 October 2007 and had confirmed its strategy of 'holistic' development. The Board further confirmed its intentions on 5th December 2007 and had asked that the Firoka Group confirm its continuing interest in developing the Palace. Following the Christmas and New Year period the Firoka Group confirmed its continuing</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

interest. Mr Holder commented that it was also unlikely that any of the documentation already existing would be further revised.

The Chair asked if there were any points of clarification.

Mr O'Callaghan referred to the judicial review judgement based on the lack of consultation, and commented that the future consultation process would have to be conducted in a wholly different manner. He noted with concern the comments of Mr Holder with regard to the documentation relating to the current Firoka changing, and reminded the Committee that the judgement had been based on the consultation previously embarked upon.

In particular Mr O'Callaghan referred to the issue of the former TV studios and the rental issue at market rent as commented on by the Trust Solicitor which he felt was an incorrect interpretation and his own as regards a peppercorn rent being granted was correct.

The Chair responded that whilst he had not been present at a previous meeting where such matters had been discussed he reiterated to the meeting that no decisions had been reached as yet regarding the future of the asset. He also stated that whilst he noted Mr O'Callaghan's comments he commented that he himself had a different interpretation of the wording in the judicial review judgement.

In response to questions from Prof. Hudson the General Manager – Mr Loudfoot advised that there had been agreement to an additional meeting if there had been any further developments to report on, however there had been no progress or matters of significant importance to advise this Committee of since October 2007.

The Chair commented that should any further developments arise then a special meeting of the Consultative Committee would be convened.

The Chair then summarised and it was:-

**RESOLVED**

That in noting the progress and update during consideration of the report a special meeting of the Consultative Committee be convened should there be a requirement advise the Committee of further developments in regard to the future of the asset.

**APCC28. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDA  
(REPORT OF THE PARK MANAGER) TO UPDATE ON PROGRESS MADE TOV  
THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS**

Following a brief introduction of the report by the Park Manager – Mr Evison

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

the Committee discussed its contents – the main points being:-

- signage since the gantry removal and the need for clear signs to be re-erected which clearly showed the speed limit, and the fact that it was a private road paid for by the Palace and in a sense not a short cut or public route as such;
- response from the Park Manager that new signage was to replace the former gantries with the AP Logo and highway signage the logo
- parking difficulties/congestion at the Bedford Road end of the Park especially in relation to the proximity to the Station;
- the speed of vehicles travelling through the private road and the fact that whilst the current limit was 20 mph though regularly unobserved if it were to 30mph then drivers would be likely to increase their speed upwards;
- The crossing issue on the west corner of the Palace and the confirmation that this was being looked into and reported further on
- Whether there was scope for having further speed humps in prominent part of the Private Road and confirmation that TfL would not be in support of such a request and that there had had been resistance to the existing 2 speed ramps when installed;
- the issue of lighting replacement and general maintenance and an update report be given to the next meeting;
- the possibility of explanation boards at the Pond and other areas in the park giving an ornithological break down as well as the types of trees and plants, and whether possible funding was obtainable from the Council's Education service for such provision, and comments that such funding may be available form Area Assemblies in the form of a bid
- that a tree and treasure hunt leaflet was being produced by the Café owner for school children with the cost being borne by the Café owner

**RESOLVED**

- i. that the contents of the report be noted;
- ii. that officers note and report back on those items raised by the Committee during discussion at the next Consultative Committee.

**APCC29. 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, and for the 2008/09 season. The Committee welcomed the return of the Antiques Fair albeit by a new operator in April 2008, to be repeated in September and November 2008. It was noted that the Kurdish New year festival on 6 April would not now take place, nor would the 'Slammin' Vinyl' event scheduled for 22 March 2008.

In response to comments from Councillor Peacock at the success of the World Darts Championships and whether the event would be repeated Mr Loudfoot commented that as yet the future event was not yet confirmed.

In response to comments from Mr Apperley re the organ concerts and no listing



**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

	<p>of these events Mr Loudfoot undertook to look in to the matter and respond directly to Mr Apperly. Mr O'Callaghan commented on the revenue of the previous Darts event and the benefit to the Council with future event, and also a forthcoming musical event which had caused much local interest and likely revenue.</p> <p>Mr Boshier referred to the proposed Muswell Hill Festival and if it were to go ahead then when was the likely date and in response Mr Evison advised that this was likely to be on 14 September 2008.</p> <p>In response to concerns from Councillor Beacham that the current events calendar was thin for the June-August period Mr Loudfoot advised that it was the case that the periods referred to were somewhat quiet generally though it was the case that it was not possible to predict what might occur during these months. Councillor Hare commented that it may be useful to explore usage by voluntary or community groups during the summer period as well as possible youth activity.</p> <p>The Chair thanked the Committee for their contribution. The Chair then summarised and it was:</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. that the report be noted;</li> <li>ii. that officers explore the possible youth/voluntary/community usage of the Palace during the June – August period and report to the Committee on findings.</li> </ul>
<p><b>APCC30.</b></p>	<p><b>ITEMS REQUESTED BY NOMINATED REPRESENTATIVES</b></p> <p>Nil items.</p>
<p><b>APCC31.</b></p>	<p><b>URGENT BUSINESS - TO CONSIDER ANY NEW ITEM OF BUSINESS ADMITTED UNDER ITEM 2.</b></p> <ul style="list-style-type: none"> <li>i. Asbestos at the Palace</li> </ul> <p>Mr O'Callaghan referred to recent reports and subsequent letters by the Chair of the Board in the press with regard to asbestos in the Palace, in particular in the area of the BBC TV Studios and expressed his considerable concerns as to such reports. Mr O'Callaghan asked if there could be some clarification given as to the actual location of the asbestos and whether it was in fact in both studios.</p> <p>In response Mr Loudfoot advised that there would be a full report to the Alexandra Palace and Park Board on 26 February 2008 which would give a full breakdown of the extent of the findings. He stated that the report had commented that there was contamination within the walls, floors and ceiling of studio B and also asbestos in the ducting of the South East wing. These areas had been sealed for some time. There had also been found residual asbestos in Studio A as well as the first and ground floors and evidence within the community rooms.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

Mr Loudfoot responded to further points of clarification from Mr O'Callaghan by advising that a comment had been mistakenly made to the effect that there was in fact no asbestos within the areas but that in fact it was. The Chair of the Board's comments in the press were entirely accurate.

Mr O'Callaghan commented that he should declare an interest in this matter as a Member of the BBC Studios and that he had with a number of other in 1996 been involved in clearing the studios of sundry equipment and files into the bowls of the palace, Without any protection, and at that time were advised that the studios were perfectly safe, as indeed confirmed by letter of 6 June 2001 from the General manager of Alexandra Palace, and Mr O'Callaghan quoted from said letter. He also remarked that at that time he recalled vehicles outside the building detailing the name of specialist asbestos removers – and that an amount of asbestos had been removed at a considerable expense to the Palace. He also commented that certificates issued were now in fact invalid.

Mr Loudfoot responded that it was the case that there was a difference between fibre and other contamination.

The Chair commented that there would be a full report to the Board which would give answers to a number of the concerns expressed.

In conclusion the Chair thanked Mr O'Callaghan for raising the issue.

There being no further business to discuss the meeting ended at 20.30hrs.

Councillor Pat Egan  
Vice Chair.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

\* indicates attendance

\*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 : Warner Estate Residents' Association  
 (Chair)  
 \*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  
 Vacancy : Council Wide appointment

\* indicates Member present

Also in attendance:

Councillor E. Reid – substituting for Councillor M. Whyte – Hornsey Ward

Mr D. Loudfoot – General Manager Alexandra Palace

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

**MINUTE  
NO.**

**SUBJECT/DECISION**

<p><b>APSC33.</b></p>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received on behalf of Councillor Oatway, Paul Wastell, and Jackie Baker due to attendance at post office closure meeting, Councillor Whyte (for whom Councillor Reid was substituting), and Councillor Dobbie due to attending a Local Partnership meeting within his Ward.</p> <p><b>NOTED</b></p>
<p><b>APSC34.</b></p>	<p><b>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.</b></p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

	There were no declarations of interests.
<b>APSC35.</b>	<p><b>DEPUTATION - TO RECEIVE A DEPUTATION FROM SAVE ALLY PALLY CAMPAIGN</b>  <i>N.B. THIS IS NOT A VERBATIM NOTE, BUT AN OUTLINE OF THE PRESENTATION.</i></p> <p>The Chair informed the Committee that a deputation request had been received from the 'Save Ally Pally' Campaign. The Chair welcomed the representatives from the Group and asked that they give their presentation to the Committee. The Chair also advised that the time allowed for presentations was usually 5 minutes but the Committee would allow a full presentation and an opportunity for questions and answers.</p> <p><b><u>The Presentation</u></b></p> <p>Mr J O'Callaghan on behalf of the Campaign (SAP) informed the Committee that Ms Zilkha and Mr Hay from the Campaign would each give a short presentation and then would be happy to respond to questions and discuss their proposal. Mr O'Callaghan briefly outlined his personal history and involvement with the Palace, his view of the history and benefits of the Palace as a recreational and educational facility, ensuring that the future usage was governed by what people wanted and not purely for profit as the current proposals with the Firoka Group were based upon. The proposals put forward would not have in a sense a 'casino royal' scheme or any unsuitable usage. Mr O'Callaghan stated that if a development agreement was entered into with the Firoka Group by the Board this would not stand up to future High Court challenges. SAP proposed that the building would be restored to the usage it was always intended for, and they would ensure that the Palace was recognised (nationally) as the birth place of television.</p> <p>Mr O'Callaghan then asked that Ms Zilkha and Mr Hay to address the meeting.</p> <p>Ms Zilkha informed the meeting that she was a resident and also a business woman in Muswell Hill and belonged to the Muswell Hill Road Residents Association and the Muswell Hill and Fortis Green Association. Ms Zilkha expressed her love of the area and its history and that Alexandra Palace was a landmark of unique importance to the area, London, and the Country as a whole. Ms Zilkha commented on the history of the Park and Palace which existed before the building of houses and shops in the area did, and was then and still was 'the people's palace'. The new "Trust" proposed by SAP would ensure that 'the people's Palace' was recognised, and that it would bring back into use existing historic elements of the building, including the Victorian Theatre, a museum and visitors centre for the TV Studios, restoring the Willis Organ, and ensuring the KUFOS building was maintained for community usage. The costs of this would partially be met from the successful marketing of the trading arm of the Palace. Ms Zilkha commented on the 1996 letter which referred to the £35 million, and SAP's view that the current debt was as a result of mismanagement of the Palace in spite of the £1 million + injected by the LB Haringey. Ms Zilkha commented on the charitable status of the Trust and charity law (in terms of specific public benefit) and said that the proposed lease arrangements with the Firoka Group (being a purely commercial basis) flouted the Law, and were in contravention of the 1985 Alexandra Palace and Park Act. It was the intention of SAP that a newly appointed</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

Trust would work with the Statutory Advisory Committee, take account of and act, (and not ignore) its comments and recommendations, which from evidence it was clear that the current Trust had done. Ms Zilkha concluded that it was SAP's intention to ensure that the Palace was to work and be operated by the people for the people.

Mr Hay addressed the meeting and commented on the existence of the Palace for well over 100 years, having survived 2 world wars, and major fire. The Palace was an icon and that the aim of SAP was to offer clear solutions to the current set up with crisis that the existing Charitable Trust was faced with. Mr Hay stated that current council officers working as Trustees did not work, that Haringey Council looked on the palace as a burden both operationally and financially and was a waste on Haringey's resources, and that Haringey's solution was to sell the building on a purely commercial basis. The Judicial Review in October 2007 had halted that process entirely and as a result SAP was now offering clear and financially backed solutions for the Palace's future. In law the Trust could not actually enter into a purely commercial lease. This view had been borne out by advice given by an experience barrister who had considerable knowledge of Charity law – Victoria Quint. In terms of the current Trust it was clear that the current management structure and trustees were not in a position to actively manage or seek solutions. The Palace management was not a unique situation. It was a prime location and its potential had never been capitalised by the current or previous trustees. The view of SAP was for a place of recreation and it was the duty of the trustees to ensure this, and restore the Palace as a Landmark site, offering a carbon neutral green palace with every visit by the public being an inspirational experience. Mr Hay commented on the opportunities of what could happen with the Palace, as currently 40% was not in use. Potentially, there could be a training centre for local usage, an Arts and Exhibition facility attracting the current specialist exhibitions but also new innovative ones. The BBC studios would offer a Heritage Museum centre, and there would also be opportunities for local community usage with rents at a reasonable rate. The SAP's draft Trustee and management model had been discussed with the Charity Commission, which had given its support to the proposals outlined. Mr Hay referred to the Avenues House Development in Barnet and the successful transfer of the building from Local Authority to an external charitable trustee control.

Mr Hay referred to the proposed 'People's Palace Trust' which would have a democratic structure, and take over from the existing trustees in managing the Palace and Park. The membership would come from the whole of London and those who joined would have voting rights. The Peoples Palace trust would have at its core 3 'c's – competence, commitment, and courage and whilst there was no criticism of the existing or past political trustees the new trustees would ensure that the 3 'c's were enshrined in their ethical and management processes. The proposed lease would be for between a 99-125 year period and would be a full repairing lease, on a peppercorn rent basis and payment of £1 – the lease would ensure the maintenance and development of the building, with an initial financial support by the LB Haringey of up to 2 years. The business of the existing trading company, as commented on by the Chair of the Board recently, was a viable one, and with correct management would generate the necessary revenue for a whole range of proposals. Once established there would be an interim period where the new Trust would commence public engagement and the vision for the future of the Palace would evolve from that consultation and expressions of interest which had

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

already been given by businesses.

The Chair thanked Mr Hay and Ms Zilkha for their presentations.

The Committee then sought clarification on a number of points arising from the discussion and circulated literature, the main issues/comments and responses given being:

N.B the following is a collective account of the **main points** of the discussion and avoids repetition – the points may not follow the actual sequence of questions and answers given.

**Q.1** How would SAP ensure that the estimated costs of bringing the Palace up to a habitable standard – estimated at approx £34 million would be achieved.

**Answer:** SAP responded that repairs would be carried out on an incremental basis with the development and not holistically, as proposed in the Firoka bid. Work would commence to restore the Victorian studios in the first instance together with the BBC studios/Heritage Centre. The quoted £34 million was not viewed as a realistic figure as there were estimated figures contained in that survey which had been viewed by SAP as somewhat misleading

**Q.2** How would the proposed development proposals be funded, and if there outline business/financial plans and financial backers.

**Answer:** SAP responded that approaches had been made to a number of financial backers and a whole myriad of interested parties who had indicated their willingness to work with SAP and a new Trust – including The Prince's Trust. SAP had already secured funding of £10 million and £4 million from two business interests and had received interest from Universal Studios as well. Contact had been made with the London Olympic organisation with a view to funding/refurbishing the Ice-Rink before the 2012 London Olympics. It was not for SAP itself to develop a business plan but that would be the job of the new Trustees following the establishment of 'The People's Palace'. A business plan had not been developed in considerable detail as the SAP were an amateur (interest) group and producing a detailed plan would be a considerable undertaking. Funding would be also forthcoming from the existing APTL which if successfully managed, would make a substantial contribution, generating in the region of £4.5/5 million a year. Funding for the refurbishment of the theatre would be from the Mountview School who's Principal had given assurances of funding in the region of £7 million and had given a projected rental income (from 60,000sqm), in the region of £400/500K per annum and also from Robert Cooke – the head of the Malmaison Group - who also had signalled funding of in the region of £10 million for a proposed hotel development. SAP also commented that it did not envisage any funding difficulties and it was the case that a number of those approached had shown their willingness to work and fiancé the proposals outlined by SAP but a clear message had been given by those backers that they would not have wanted to work in partnership with existing trustees or Haringey Council.

**Q.3** How the BBC Studios to be developed when there were had been a

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

considerable lack of interest shown by both the BBC and ITV and other broadcasting companies.

**Answer:** SAP responded that there was considerable optimism given by a number of sources including the Bradford Museum, and also the BBC, in returning the original equipment, and that the area of the studios if let on a peppercorn rent, and not on a commercial rent as was intended in the Firoka proposals would be able to fund and ensure the success of a museum and heritage centre.

**Q.4** Were SAP confident of the proposed Trust model and how would this operate.

**ANSWER:** SAP commented that the model of the new Trust was tried and tested and supported by the Charity Commission. The Charity Commission had expressed a keenness for such transfer arrangements to occur. The development at Avenues House was a prime example of how transfer from Local Authority control could work effectively and successfully and the new trust would model that success. The Trust would appoint between 7/9 trustees on an initial adhoc basis in its 1<sup>st</sup> year and ensure a consultation process, employing a CEO who would manage the day to day running of the Palace, the establishment of a Patrons Committee which would ensure funding streams, a membership from the whole of London with a generated income of approx £4/5 million per annum with membership ranging from £10 to £50 per person per year. The Membership would have the right to vote off underperforming Trustees individually or collectively. The trustees could revert back to the original Trustees. SAP would be likely to relinquish involvement once the new Trustees were operating, in the spirit of (and observing) the 3 'C's. The London wide Membership would allow for committed people to have a say as to how the Trust should run the Palace, and what should go in the Palace.

**Q.5** What was the timetable for the taking over of the Trust by the new trustees.

**Answer :** SAP responded that the timetable would be for the negotiations to commence in May 2008 with the Charity Commission and existing Trustees, followed by a transfer of the responsibility to the new Trustees in June 2008 and agreement to the lease in July 2008. The current Firoka Group proposed lease agreement would not happen. SAP was confident that its proposals and vision would succeed.

The Chair in conclusion thanked SAP for their presentation.

The Chair then advised the meeting that given the lateness of the hour it would be appropriate to defer consideration of the remaining items on the agenda.

**NOTED**

Following the departure of the SAP deputation the Chair asked the Committee if there were any points they wished to make.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 18 MARCH 2008**

	<p>The committee then briefly commented on the proposals and also received comments from the General Manager. A resume of the comments made are as follows:-</p> <ul style="list-style-type: none"> <li>• The lack of an actual draft business (or financial) plan and no actual letters of intent in terms of funding;</li> <li>• There was a perceived momentum that SAP would succeed;</li> <li>• The absence of SAP taking part in the lengthy process of tendering for the future of the asset some 18 months/2 years previous</li> <li>• The take over of the current trust this could only happen if the current trustees were to advise the Charity Commission that they wished that the current arrangements cease, and only then would the Charity Commission agree to such a proposed take over if all financial and other arrangements were in place. The timescale put forward by the SAP was (at this stage) unrealistic.</li> </ul> <p>The Chair in conclusion thanked the Committee for their contributions.</p> <p><b>NOTED</b></p>
<p><b>APSC36.</b></p>	<p><b>MINUTES - MEETING OF THE ALEXANDRA PARK AND PALACE STATUTORY ADVISORY COMMITTEE - 5 FEBRUARY 2008</b></p> <p>The Chair advised that given the lateness of the hour he proposed that the Committee not consider the draft minutes of the meeting held on 5 February 2008.</p> <p><b>NOTED</b></p>
<p><b>APSC37.</b></p>	<p><b>FUTURE OF THE ASSET – UPDATE (VERBAL REPORT OF THE CONSULTANT DEVELOPMENT MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS.</b></p> <p>Matters pertaining to this item were discussed during consideration of the deputation.</p> <p><b>NOTED</b></p>

The meeting ended at 21.55hrs.

**D. LIEBECK  
CHAIR**



(A)

**Alexandra Palace and Park Board – 22 JULY 2008**  
**RESOLUTIONS of the Alexandra Park and Palace Advisory Committee**  
**(“SAC”) dated 8<sup>th</sup> July 2008**

**(a) Future of the Asset**

**RESOLVED**

- i. The Advisory Committee notes with considerable concern that the Board has yet to respond to the resolutions of the Advisory Committee of 5 February 2008 (see attached, marked (i)) despite the Board meeting on three separate occasions , namely on 26 February, and 10 and 19 March 2008;
- ii. That Board be requested without fail, to give due and proper consideration to the above resolutions of 5 February 2008 at its forthcoming meeting on 22 July 2008, and provide a detailed response thereto ; and
- iii. That the Board be asked to note the Advisory Committee’s concern at the brevity and lack of any meaningful information imparted by the General Manager in relation to the future of the asset at its meeting on 8<sup>th</sup> July, 2008, against, in the wider context of the lack of consultation in respect of other issues affecting the Palace during the past year, including the terms of the proposed Agreements with, and Lease to, Firoka, the matter of the licence agreement entered into with Firoka, and the granting of an on-premises gaming licence for the World Darts Championships.

**(b) Alexandra Park Cricket Club, in respect of the rent review of the Lease**

**RESOLVED**

- i. The Board notes the concerns of the Advisory Committee at rumours circulating of the likely level of the increase of the rent;
- ii. That the Board be urged to set a rent which was at a reasonable and affordable level, to ensure the continued existence and operation of the Cricket Club; and
- iii. That the Board consider agreeing a variation to the terms of the existing Lease to permit the possible subletting of the Cricket Club facilities to other (cricket) users. for example, during weekdays, to ensure it remains a viable entity.



The Committee then discussed the matter further, the main points of the discussion being:

- The total lack of due consideration by the Board of the Advisory Committee advice and recommendations including the previous requests from the Advisory Committee to have sight of the complete documentation (unredacted) relating to Firoka;
- ,that the Board is now formally requested, especially in light of the Judicial Review judgement, to ensure that the Advisory Committee are given sight of all of the relevant documents (unredacted) when the Charity Commission commences its further consultation process in order to enable the Advisory Committee to give clear advice to the Board;
- That the Advisory Committee did not wish to be seen as being obstructive and their request was in line with their powers and duties as set out in the 1985 Act, acting in the best interests of the Palace as a whole;
- That the Advisory Committee wish to remind the Board of the stated policy of Haringey in relation to any consultation process and that they should respond to any advice or recommendations proffered to the Board by giving its detailed reasons for either accepting or rejecting such advice;
- That this Committee considered that the Board would be failing in its duties to act in accordance with the 1985 Act by not respond in such a manner;
- That although the Advisory Committee did not have a power of veto of decisions taken by the Board, the Board was required to use its best endeavours to have due regard to the advice provided.

The Chair then summarised and it was:

#### **RESOLVED**

that in respect of a number of recommendations put to the Board by the Advisory Committee on 16th October 2007 (and the subsequent response of the Board to those recommendations on 30th October 2007) (see attached marked A) the Advisory Committee request the Board to respond to the following points of clarification in a clear and considered manner giving reasons for either accepting or rejecting the Advisory Committee's advice:

- i. that the decision of the Board on 30th October 2007 not to review and/or reconsider the Board's responses of 14th November 2006 (as per attachment B), and deferring such consideration until the Charity Commission had indicated its position, was in the view of

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 5 FEBRUARY 2008**

the Advisory Committee, unacceptable and that it appeared to this Committee that the Board was thereby failing to act in accordance with the 1985 Act;

- ii. that in view of the Judicial Review Decision of 5<sup>th</sup> October 2007 that the consultation process carried out by the Charity Commission was flawed; when the Charity Commission publishes its statement on how it intends to carry out a further consultation the Advisory Committee be provided with the relevant documents (unredacted) in order to enable the Advisory Committee to consider the proposals and express their view and tender advice to the Charity Commission and to the Board;
- iii. that the Board be asked to consider the points previously made in respect of the lack of disclosure of the proposed Lease and Project Agreement to the Advisory Committee, and to comment on the view of this Committee that, had proper disclosure been made, the outcome of the Judicial Review may have been different;
- iv. that the Board should confirm that in respect of this Committee it will in future adopt the policy, principles and objectives of the London Borough of Haringey and central Government in relation to the consultation process concerning the Firoka proposals;
- v. that the Board agrees to respond in detail to the Advisory Committee's advice in future and provide the reasons for either accepting or rejecting such advice; and
- vi. that the Advisory Committee did not wish to be seen as being obstructive in its requests but was merely seeking be properly equipped to fulfil its duties under the 1985 Act and to act in the best interests of the charity.

Councillor Dobbie asked that his dissent to above resolutions be recorded.

- iii) **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.**

The Chair asked if there were any points of clarification to the circulated minutes. The Committee's attention was drawn to the comments (at page 16 of the minutes of the Board of 30 October 2007) licensing arrangements entered into between Firoka and Alexandra Palace Trading Ltd, as referred to in the summary of exempt minutes of the Special Board meeting of 17 December 2007. Questions were raised concerning the details of the licence, which the Committee were advised were of an exempt/confidential nature.

**ATTACHMENT A**

**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.

**ATTACHMENT B**

**ADVICE AND RECOMMENDATIONS OF THE ADVISORY COMMITTEE DRAWN FROM THE MINUTES OF ITS MEETING ON 31 OCTOBER 2006 PRESENTED TO THE ALEXANDRA PALACE AND PARK BOARD MEETING ON 14 NOVEMBER 2006 COMPLETED WITH THE BOARD'S ACCEPTANCE/REJECTION AND REASONS WHY AS APPROPRIATE**

	Advice and Recommendations	Accepted	Rejected and Reasons Why
1.	<p>(i) Item 4 – Minutes – Alexandra Palace and Park Board (12 September 2006) and Statutory Advisory Committee 29 August 2006</p> <p><b><u>RESOLVED</u></b></p> <p>That in respect of the decision of the Board from its meeting of 12 September 2006 to not take any action in respect of the Advisory Committee's recommendation of 29 August 2006 requesting that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's developments, the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall traffic</p>		<p>That, as previously stated to the Advisory Committee, in respect of their previous request to the Board that a traffic assessment is undertaken for the entire Alexandra Palace and Park site as part of the Firoka Group's proposals, and that the Alexandra Palace and Park Board be requested to ensure that as part of the planning application process an overall rather than piecemeal traffic assessment of the scheme as a whole be made then the Advisory Committee be advised that this request is not within the remit of the Board to request . It is an issue to be addressed by Firoka to the Planning</p>



	assessment of the scheme as a whole was made but not in a piecemeal fashion.		authority when it makes an application for planning permission.
<p>2.</p>	<p><b>(ii) Item 5 – Future use of the Asset</b></p> <p><b><u>RESOLVED</u></b></p> <p>(A) that in terms of the draft Order the Board should provide and disclose to the SAC the proper procedures it intends to devise to monitor and review the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premise to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, bearing in mind the SAC's statutory obligation to promote the objects of the charity;</p>	<p>The principle behind this advice is substantially accepted.</p> <p>The post of Monitoring Officer will have within its remit the role of monitoring and reviewing the performance by (Firoka) of the covenants contained in the lease, and how these procedures will restrict the use of the leased premise to uses consistent with the aims of the charity; in particular to maintain the Palace as a place of public resort and recreation and for other public purposes, and that the SAC's statutory obligation to promote the objects of the charity will be covered under the residual arrangements of the Charity after the lease was granted.</p> <p>There will also be an employee of the charity who will exercise its continuing</p>	

	<p>role as part of its landlord function. Exact details of these roles and responsibilities will need to be worked through by the Board as Trustees with the assistance of professional advice.</p>	
<p>That the Board advises the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue under the existing rules after the lease to the Firoka Group has been granted.</p>		<p>(B) that the Board should address itself to the question (and provide the SAC with a written answer in detail) of how the role and function of the SAC, as provided for in Part III, Schedule 1, paras 19/20 of the Act will be maintained after the lease is entered into with the tenant, with particular regard to the question as to how the SAC is to discharge its statutory duties under the Act</p>
<p>That the Board advises the Advisory Committee that there will be no change to the role of the Advisory Committee, and it will continue to exist after the lease to the Firoka has been granted.</p>		<p>(C) . that the Board ought to make a provision in the lease to preserve the current powers and duties of the SAC to enable the local community in the form of the current make-up of the SAC (local residents' associations' representatives and councillors) to continue to be consulted and for the tenant to have due and proper regard to its views, and use their best efforts to give effect to its recommendations, in respect of the general policy relating to the activities and events arranged or permitted in the Palace, and</p>

	<p>generally in respect of the functions of the SAC under Schedule 1 Part III of the Act</p>	<p>(D) that the Board provides the SAC with a copy of the draft lease, the project agreement and master agreement to be entered into by the Board of Trustees and the Firoka Group to enable the SAC to become conversant with the terms of the lease insofar it effects the role of the SAC and the aims of the charity under the provisions of the Act.</p>	<p>That the Board advises the Advisory Committee that its Chair has been provided with such copy draft documentation but that it is not appropriate for the Board to disclose the draft documentation to the Advisory Committee as they contain confidential and commercially sensitive information. The Board also considers that in advancing this request the Advisory Committee is going beyond its remit.</p>
<p>3</p>	<p><b>Item 7 (ii)The structure of the residual organisation that will be left to deal with matters relating to the Palace and the Park, on behalf of the Board</b></p> <p><b><u>RESOLVED</u></b></p> <p>that in respect of the Board's residual functions post transfer of the asset to the Firoka Group, the Advisory Committee requests that the Board establishes a proper and effective monitoring procedure in respect of Firoka's works and that the</p>	<p>That the Advisory Committee be advised that in respect of its request that the Board establishes a proper and effective monitoring procedure in respect of Firoka's works and that the post be created of a 'Clerk of Works' to ensure that the works are carried in accordance with the terms of the project agreement, the Advisory Committee be advised that the proposed role of Monitoring Officer to</p>	<p>That the Advisory Committee be advised that in respect of its request that the Board establishes a proper and effective monitoring procedure in respect of Firoka's works and that the post be created of a 'Clerk of Works' to ensure that the works are carried in accordance with the terms of the project agreement, the Advisory Committee be advised that the proposed role of Monitoring Officer to</p>

	<p>post be created of a 'Clerk of Works' to ensure that the works are carried in accordance with the terms of the project agreement.</p>		<p>the Trustees will encapsulate a proper and effective monitoring procedure in respect of Firoka's works.</p>



Agenda item:

**Alexandra Palace & Park Board****On 22<sup>nd</sup> July 2008**Report Title: **Auditors to the Palace**Report of: **David Loudfoot, General Manager****1. Purpose**

1.1 To review the external audit arrangements for APPCT

**2. Recommendations**

2.1 That the trustees re-appoint Deloitte+Touche for the 2008/9 accounts and tender for audits commencing 2009/10.

Report Authorised by: **David Loudfoot, General Manager**.....  
**Contact Officer: David Loudfoot, General Manager, Alexandra Palace & Park,  
Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121****3. Executive Summary**

- 3.1 There is a statutory requirement for the Charity to provide audited accounts to the Charity Commission by the end of January each year.
- 3.2 The Charity is required to appoint an external auditor, that appointment should be in line with charity legislation and contract law.

**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. Report.**

- 6.1 The charity accounts must be audited and submitted by the end of January each financial year (10 months after the accounting period closes). It is a requirement that in accordance with the Charities Act, the audit of the Charity accounts must be undertaken by a registered auditor.
- 6.2 The Charity accounts do not form part of the accounts of the London Borough of Haringey and the trust has employed independent external auditors for more than ten years. Deloitte +Touché LLP have provided the service since 2002. There is no long term agreement currently in place.
- 6.3 The Charity has a wholly owned trading company and as such it is necessary for the Charity to produce group accounts and the auditor is normally required to undertake both the Charity and the Trading Company audits.
- 6.4 The adopted practice has been that the auditor has been re-appointed on an annual basis as part of the process of considering the audited accounts of the Charity. The Charity as sole shareholder also considers the resolution of the Trading Company board with regard to appointment of auditors for the Trading company. There would be a considerable increase in the audit costs if different auditors were used by each organisation.
- 6.5 The audit of the 2007/8 accounts is currently underway by Deloitte+Touche and at the end of the process, before the 2007/8 accounts are published the trustees will need to either re-appoint Deloitte+Touche or to have made arrangements for selecting alternate auditors for the current financial years accounts (2008/9).
- 6.6 The trustees debated the selection of auditor at some length at the board meeting of 10<sup>th</sup> March and resolved to request Deloitte+Touche to brief them as to how their internal controls for ensuring the audit was robust despite having had the same audit partner for a number of years.
- 6.7 Deloitte's have informed us that the senior partner and much of his team are leaving during the next few months as they are transferring to another company.
- 6.8 If the Trust remains with Deloitte's for the 2008/09 work it will be overseen by a different audit partner to the one the Trust has previously had. This should go some way to address the concerns raised by some Board members about the length of time the charity has remained with the same audit provider.
- 6.9 The option of tendering for the 2008/9 accounts may present timetable problems due to the length of the tender process which would need to be started immediately. The replacement for the Head of Finance role does not commence until after the summer recess which would be too late for them to guide the initial stages of the process.
- 6.10 It is a number of years since the trustees formally reviewed the provision of external audit and a review offers an opportunity to ensure best value by tendering the service however there are a number of matters that the new Head of Finance will need to focus

on over the next few months for both the Trust and the company and as such the board may wish to consider delaying the review by a period of 12 months.

- 6.11 Since the workload is well understood by Delloite+Touch, the existing fee charged should remain stable and be subject only to an inflationary increase.
- 6.12 In terms of risk to the Trust, the risks of remaining with the existing auditor ( with a different partner) are relatively low. To embark on a tender process, give other core work lower priority and also have the potential for the additional work that having a new auditor brings is likely to be a higher risk.

## **7. Recommendations.**

- 7.1 To re-appoint Deloitte+Touche for the 2008/9 accounts and tender for audits commencing 2009/10.

## **Legal and Financial Implications**

- 8.1 The LBH Chief Financial Officer has been provided with a copy of this report and his comments have been sent on a separate sheet alongside this report.
- 8.2 The trust solicitor has been provided with a copy of this report.

## **9. Equalities Implications**

- 9.1 n/a

## **10. Use of Appendices / Tables / Photographs**

- 10.1 n/a

**Comments of the London Borough of Haringey Chief Financial Officer:**

**Gerald Almeroth LBH CFO has been supplied a copy of this report and provided the following comment:**

“The recommended approach is a sensible one given the timescales for tendering. The retention of Deloitte for a further year at similar contract rates offers continued value for money and stability before a competitive process can be undertaken.”





Agenda item:

**Alexandra Palace & Park Board****On 22<sup>nd</sup> July 2008**Report Title: **Banking Arrangements for the Charity**Report of: **David Loudfoot, General Manager****1. Purpose**

1.1 To review the banking arrangements for APPCT

**2. Recommendations**

- 2.1 That the trustees authorise the General Manager to open a new bank account with the Royal Bank of Scotland and when appropriate to close the existing accounts held at the Co-Operative bank
- 2.2 That the trustees should consider if they wish to raise the existing mandate limits and the General Manager should instruct the Mandate be revised accordingly.

Report Authorised by: **David Loudfoot, General Manager**.....Contact Officer: **David Loudfoot, General Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121****3. Executive Summary**

- 3.1 The LBH have tendered the councils banking service and have changed the provider.
- 3.2 The charity accounts are normally held at a specific overnight balance by means of an automatic 'sweep', this is not possible to conduct 'inter-bank' and at present is being undertaken manually by LBH treasury staff on a daily basis.
- 3.3 Specific authority of the trustees is needed to open or close a bank account for the charity.

**4. Reasons for any change in policy or for new policy development (if applicable)**

- 4.1 The change in provider will enhance the banking service being provided.
- 4.2 This facility is available due to the successful tender by the Local Authority of it's banking services.

**5. Local Government (Access to Information) Act 1985**

- 5.1 No specific background papers were used in compiling this report.

## **6. Report.**

- 6.1 The trustee's bank account should be managed separately from the accounts of LBH and prior to March 2002 the trustees account was not treated as part of the pooled arrangements whereby the bank could automatically balance the account from the Local Authority funds.
- 6.2 The Local Authority desired a change of practice in April 2002 and the board expressed concern that proper protocols be put in place. From that point on the arrangement settled upon is that the Charity current account will be maintained at a constant cleared overnight balance with a bi-directional sweep carried out by the bank on a daily basis.
- 6.3 LBH has recently changed its banking provider from the Co-Operative Bank to the Royal Bank of Scotland and the facility for sweeping of the account is not possible 'inter-bank'. This has led to the need for the Local Authority treasury department to manually process a balancing transaction on a daily basis.
- 6.4 The automated sweep service does not attract a cost to either organisation whereas the manual processing currently being undertaken results in a charge.
- 6.5 In addition to the greater efficiency of the automatic sweep, the new provider also offers an enhanced level of service and facilities in respect of account control and this additional service would benefit the Charity in the operation of it's banking arrangements.
- 6.6 The existing signatories from the charity to the account are One Officer and Two trustees. The Local Authority also has two signatories but under the agreed protocol they do not authorise any transactions beyond the sweep arrangements.
- 6.7 The opening or closing of a (Charity) bank account needs the specific resolution of the charity trustees.
- 6.8 The authorisation limits currently applicable have not been reviewed or updated for many years, the existing mandate is for one signature for amounts up to £5,000 and for any two signatures for amounts over £5,000. It may be prudent at this time to review this limit at the same time as the change of provider.

## **7. Recommendations**

- 7.1 That the trustees authorise the General Manager to instruct the opening of a new bank account with the Royal Bank of Scotland as part of the pooled accounts of the LBH and when appropriate to close the existing accounts held at the Co-Operative bank.
- 7.2 That the trustees should consider if they wish to raise the existing mandate limits and if so the General Manager should instruct the mandate be revised accordingly.

## **8. Legal and Financial Implications**

- 8.1 The LBH Chief Financial Officer has been provided with a copy of this report and his comments have been sent on a separate sheet alongside this report.
- 8.2 The trusts solicitor has been provided with a copy of this report.

## **9. Equalities Implications**

9.1 n/a

**10. Use of Appendices / Tables / Photographs**

10.1n/a

**Comments of the London Borough of Haringey Chief Financial Officer:**

**Gerald Almeroth LBH CFO has been supplied a copy of this report and provided the following comment:**

**“I support the change of Bank account to RBS in line with the Council”**

**ALEXANDRA PALACE & PARK BOARD**On 22<sup>nd</sup> July 2008

Report Title: **2 MONTHS RESULTS TO THE END OF MAY 2008 AND FULL YEAR FORECAST 2008/9.**

Report of: **David Loudfoot, General Manager, Alexandra Palace & Park**

**1. Purpose**

- 1.1 To advise the Board of the 2 months result to the end of May 2008.
- 1.2 To advise the Board of the projected full year out-turn.

**2. Recommendations**

- 2.1 The Board are asked to note the income and expenditure for 2 months to end of May 2008 which are summarised at Appendix I.
- 2.2 The Board are asked to note the projected year end out-turn which is summarised at Appendix II.

Report Authorised by: **David Loudfoot, General Manager**.....

Contact Officer: David Loudfoot, General Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.

**3. Executive Summary**

- 3.1 The 2 months result is tabulated against budget at Appendix I.
- 3.2 The full year forecast is tabulated at Appendix II.

**4. Reasons for any change in policy or for new policy development (if applicable)**

4.1 N/A

**5. Local Government (Access to Information) Act 1985**

- 5.1 No specific background papers were used in compiling this report.

**6. Description**

- 6.1 The Board at its meeting on 26th February 2008 agreed to set its net budget estimate for 2007/08 at £1,681,826. This estimate reflected the activity of the charity (post the transfer of the ice rink into APTL) and mainly comprised the maintenance of the Palace building, the through road, the other buildings within the park and contracts for provision of building security, planned preventative Maintenance services, legal and professional fees associated with the management of the Charity and the costs of the maintenance of the Park.
- 6.2 The Local Authority has agreed providing the necessary support to the charity and has made provision for the sum of £1.7 million for the current financial year.
- 6.3 The tabulation at Appendix II summarises the projected end of year out-turn which is forecast to be a deficit of £1.686 million.
- 6.4 Expenditure at the 2 months point is broadly in line with budget with minor variances in income and compensatory savings between the various expenditure heads. Total deficit is £ 463K against a budget of £459 K a current overspend of £4K or 1%
- 6.5 Prime costs (consisting of payroll, and contracted maintenance contracts) of £246 K have been incurred against a budget provision of £219 K a variance of 26K which equates to an 11% overspend.
- 6.6 The new parks maintenance contractor has been appointed and represents a minor saving against the original budget estimate; however it should be noted that the payment schedule will be biased towards the summer months when more work is undertaken.
- 6.7 Fixed overheads comprising items such as NNDR, Insurances and costs associated with Governance are £64K against a budget provision of £66K, a variance of 3% underspent
- 6.8 Variable overheads amounting to repairs and maintenance of the buildings and equipment, professional fees etc amounts to £178k at the two month point against a budget provision of £200K which equates to an 11% underspend.
- 6.9 APTL has requested several small capital purchases of computers and improved networking capability for the sales team.
- 6.10 A new programme of the refreshing of paintwork and decoration has been planned and this has already been implemented in several areas including the great hall, marble staircase and roman bar, these costs will flow through future management accounts but it should be noted that they have all been provided for out of existing budgets.

- 6.11 The programme of works will be further implemented throughout the year depending upon budget availability with the aim of ensuring that subject to the predicted deed of covenant from the trading company being in line with original expectations, the charity should not exceed the overall budget as set on 26<sup>th</sup> February 2008.
- 6.12 The budget allows for some additional costs in respect of further work progressing the development ,however, there is sufficient uncertainty over this process to require close review in the future to ensure the overall budget position is not affected.

**7. Consultation**

- 7.1 N/A

**8. Summary and Conclusions**

- 8.1 The 2 months result is tabulated against budget at Appendix I.
- 8.2 The full year projection is tabulated at Appendix II.

**9. Recommendations**

- 9.1 The Board are asked to note the income and expenditure for the 2 months to the end of May 2008 contained in the report and summarised at Appendix I.
- 9.2 The Board are asked to note the projected out-turn summarised in Appendix II.

**10. Legal and Financial Comments**

- 10.1 The LBH Chief Financial Officer has been provided with a copy of this report and his comments have been sent on a separate sheet alongside this report. The Trust's Solicitor has been sent a copy of this report.

**11. Equalities Implications**

- 11.1 There are no perceived equalities implications in this report.

**12. Use of Appendices / Tables / Photographs**

- 12.1 Appendix I – Summary of the budget versus actual for 2 months to May 2008.
- 12.2 Appendix II- Full year forecast 2008/9.

**ALEXANDRA PALACE  
BUDGET VERSUS ACTUAL  
2008-09  
£000's**

	Cumulative BUDGET MONTH 2	Cumulative ACTUAL MONTH 2	VARIANCE
Concessions/Leases	21	22	1
Community events	5	3	(2)
Sundry	1	0	(1)
<b>TOTAL INCOME</b>	<b>27</b>	<b>25</b>	<b>(2)</b>
<b>NET INCOME</b>	<b>27</b>	<b>25</b>	<b>-2</b>
Salaries	(44)	(56)	(11)
Wages/Casuals	0		0
Contracted services	(175)	(190)	(15)
<b>PAYROLL &amp; CONTRACTED SERVICES</b>	<b>(219)</b>	<b>(246)</b>	<b>(26)</b>
<b>COSTS BEFORE OVERHEADS</b>	<b>(193)</b>	<b>(221)</b>	<b>(28)</b>
Fixed Overheads	(66)	(64)	3
Variable Overheads	(200)	(178)	22
<b>total</b>	<b>(459)</b>	<b>(463)</b>	<b>(4)</b>
<b>TOTAL TRUST OPERATION</b>	<b>(459)</b>	<b>(463)</b>	<b>(4)</b>



**ALEXANDRA PALACE  
BUDGET VERSUS ACTUAL  
2008-09  
£000's**

	Cumulative BUDGET MONTH 12	Cumulative PROJECTED MONTH 12	VARIANCE
Concessions/Leases	252		(252)
Community events	53		(53)
Sundry	12		(12)
<b>TOTAL INCOME</b>	<b>317</b>	<b>0</b>	<b>(317)</b>
Salaries	(261)		261
Wages/casuals			0
Contracted services	(1,048)		1,048
<b>PAYROLL &amp; CONTRACTED SERVICES</b>	<b>(1,309)</b>	<b>0</b>	<b>1,309</b>
<b>COSTS BEFORE OVERHEADS</b>	<b>(993)</b>	<b>0</b>	<b>993</b>
Fixed Overheads	(397)		398
Variable Overheads	(1,292)		1,292
<b>Total</b>	<b>(2,682)</b>	<b>0</b>	<b>2,682</b>
APTL budgeted covenant	1,000	1,000	0
<b>TOTAL TRUST OPERATION</b>	<b>(1,682)</b>	<b>1,000</b>	<b>2,682</b>

**Comments of the London Borough of Haringey Chief Financial Officer:**

**Gerald Almeroth LBH CFO has been supplied a copy of this report and provided the following comment:**

**“The Chief Financial Officer notes the projected financial position that shows the trust to be within budget at the end of the year”**



Agenda item:

**ALEXANDRA PALACE & PARK BOARD****On 22<sup>nd</sup> July 2008**Report Title: **Provisional full year out-turn 2007/08**Report of: **David Loudfoot, General Manager****1. Purpose**

1.1 To provide the trustees with advance notice of the provisional full year out-turn.

**2. Recommendations**

2.1 The Board are asked to note the provisional income and expenditure for year ended 31 March 2008.

2.2 The Board are asked to note the annual external audit is underway and that audited accounts will be presented to a future meeting of the Board in time to meet the Charity Commission deadline for submission of accounts.

2.3 Detailed management accounts will be presented alongside the audited accounts to assist with the interpretation of the accounts.

Report Authorised by: **David Loudfoot, General Manager** 

Contact Officer: David Loudfoot, General Manager, Alexandra Palace &amp; Park, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.

**3. Executive Summary**

3.1 This report details the provisional full out turn for the year 2007/08.

**4. Reasons for any change in policy or for new policy development (if applicable).**

4.1 Not applicable.

**5. Local Government (Access to Information) Act 1985**

5.1 No specific background papers were used in compiling this report.

**6. Description**

- 6.1 The Board at its meeting on 6<sup>th</sup> 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 grant of the lease 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.
- 6.2 Arising from the uncertainty in respect of the actual date of receipt of the Order and subsequent transfer to the Firoka Group at that time the Board was advised that a minimum of a further £65,000 per month would be required for each month that the transfer of the asset was delayed.
- 6.3 The original budget assumption was that the lease would be completed early on in the financial year and as such did not allow for the professional fees and other costs arising from the ensuing delay to the completion of the development project.
- 6.4 In consequence of the court declaring that the Charity Commission order authorising grant of the lease was unlawful it could not be completed and accordingly all liabilities remained with the charity, including rates and insurances, contracts for security, and maintenance together with ongoing repairs and maintenance of the main building. Costs of the building borne due to the delay in granting the lease are estimated at £892k. This is above the predicted £65k per month, but not out of line in terms of final annual deficit position in previous years.
- 6.5 Additional costs have been identified in relation to continuing the development process including legal costs estimated at £915K and also estimated costs borne during the short term licence arrangement of £769k. This is broadly in line with the revised forecast, reflecting the changed circumstances that the Board considered at its meeting of the 17<sup>th</sup> December, subsequently considered by LBH and resulting in amendment to the allocated deficit funding provision.
- 6.6 The year end figure of £3.1million is in line with the revised deficit requested by the board and adopted by Cabinet in December 2007.
- 6.7 Following the termination of the licence agreement with Firoka, the Alexandra Palace Trading Company has again been instrumental in delivering the vibrant events programme at the Palace. The operation of the ice rink was transferred to the Trading Company in January as the profile of use now includes significant use that is mixed purpose rather than purely primary purpose and as such could attract a tax liability if not undertaken by the Trading Company..
- 6.8 Since the Trading Company is wholly owned by the charity, its accounts are consolidated into the charity accounts as group accounts.
- 6.9 The Accounts of the charity for the year ended 31<sup>st</sup> March 2008 have to be submitted to the Charity Commission by no later than 31<sup>st</sup> January 2009.

- 6.10 Trustees should note that the accounts of the Charity do not form part of the accounts of the London Borough of Haringey, however, a draft set of the accounts figures including draft notes to the accounts have been presented to the authority for use as an appendix to their accounts. This draft is attached for information as Appendix II.
- 6.11 The trustees will be asked to formally consider the year end management accounts alongside the final version of the audited accounts and this will be after the external audit has been completed, however, draft management accounts are provided here for reference and will be presented again along with a detailed narrative when the trustees consider the audited accounts. The tabulation at Appendix I summarises the financial information for the year ending 31<sup>st</sup> March 2008.
- 6.12 Work has begun on the independent external audit of the groups accounts and the implementation of the boards resolution to fully adopt FRS 17 in relation to pension funding for the group accounts for the year ending 31<sup>st</sup> March 2008.
- 6.13 Once the bulk of the external audit is complete, the General Manager will circulate to Trustees a draft text of the trustee report for inclusion into the formal accounts, this is in order that trustees have opportunity to comment on the contents prior to the finalisation of the text.
- 7. Consultation**
- 7.1 N/A
- 8. Recommendations**
- 8.1 The Board are asked to note the income and expenditure for the year.
- 9. Legal and Financial Comments**
- 9.1 The LBH Chief Financial Officer has been provided with a copy of this report and his comments have been sent on a separate sheet alongside this report.
- 9.2 The Trust's Solicitor has been sent a copy of this report.
- 10. Equalities Implications**
- 10.1 There are no perceived equalities implications in this report.
- 11. Use of Appendices / Tables / Photographs**
- 11.1 Appendix I - Draft full year management accounts.
- 11.2 Appendix II – Draft notes as supplied to LBH.

**ALEXANDRA PALACE  
BUDGET VERSUS ACTUAL  
2007-08  
£000's**

	Cumulative BUDGET MONTH 12	Cumulative actual MONTH 12	VARIANCE
Concessions/Leases	46	152	106
Community events	0	48	48
ice rink	5	108	103
<b>TOTAL INCOME</b>	<b>51</b>	<b>308</b>	<b>257</b>
Salaries	(840)	(1,079)	(239)
Wages/casuals		0	0
Contracted services	(1,093)	(1,081)	12
<b>PAYROLL &amp; CONTRACTED SERVICES</b>	<b>(1,933)</b>	<b>(2,160)</b>	<b>(227)</b>
<b>COSTS BEFORE OVERHEADS</b>	<b>(1,883)</b>	<b>(1,852)</b>	<b>31</b>
Fixed Overheads	(65)	(501)	(436)
Variable Overheads	(1,211)	(1,286)	(75)
<b>Total</b>	<b>(3,159)</b>	<b>(3,639)</b>	<b>(480)</b>
<b>APTL covenant</b>	<b>0</b>	<b>540</b>	<b>540</b>
<b>TOTAL TRUST OPERATION</b>	<b>(3,159)</b>	<b>(3,099)</b>	<b>60</b>

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

Appendix II

**TRUSTEES' ANNUAL REPORT AND CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE YEAR ENDED 31 MARCH 2008**

**DRAFT**

**Charity Number: 281991**

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

**Contents**

**Pages (tba)**

Trustees' Annual Report

Independent Auditors' Report

Consolidated Statement of Financial Activities

Trust Statement of Financial Activities

Balance Sheets

Consolidated Cashflow Statement

Notes to the Financial Statements

Page numbers to be inserted after the auditors report is finalized in length

DRAFT



**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

**Trustees' Annual Report for the year ended 31 March 2008.**

**DRAFT**

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

Independent auditors' Report to Trustees of Alexandra Park and Palace

DRAFT

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

Independent auditors' Report to Trustees of Alexandra Park and Palace ( page 2 )

DRAFT

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## Consolidated Statement of Financial Activities for the year ended 31st March 2008

	Unrestricted Funds	Restricted Funds	Total 2008	Total 2007
Note	£	£	£	(restated) £
<b>Incoming resources:</b>				
Incoming resources from generated funds				
Voluntary income	3	-	306,638	1,225,028
Activities for generating funds	5	2,013,998	-	4,701,375
Incoming resources from charitable activities				
Other incoming resources	4	308,507	-	1,189,217
		80	80	2,182
<b>Total incoming resources</b>		<b>2,322,585</b>	<b>306,638</b>	<b>2,629,223</b>
			<b>2,629,223</b>	<b>7,117,802</b>
<b>Resources Expended:</b>				
Cost of generating funds				
Fundraising Trading cost of goods sold and other costs	6	1,442,098	-	4,044,448
Charitable activities		3,881,348	307,038	4,853,275
Pension impact		(130,000)	-	(110,000)
Governance costs		93,792	-	92,348
<b>Total Resources expended</b>	6	<b>5,287,238</b>	<b>307,038</b>	<b>5,594,276</b>
			<b>5,594,276</b>	<b>8,880,071</b>
<b>Net (outgoing)/incoming resources</b>		<b>(2,964,653)</b>	<b>(400)</b>	<b>(2,965,053)</b>
<b>Actuarial gains on pension scheme</b>		<b>80,000</b>	<b>-</b>	<b>132,000</b>
		<b>(2,884,653)</b>	<b>(400)</b>	<b>(2,885,053)</b>
Opening deficit fund balance 1 April		(33,246,468)	39,774	(31,334,425)
Prior year adjustment		(302,000)	-	(544,000)
Opening deficit fund restated		(33,548,468)	39,774	(31,878,425)
<b>Closing deficit fund balance</b>	20	<b>(36,433,121)</b>	<b>39,374</b>	<b>(36,393,747)</b>
			<b>(36,393,747)</b>	<b>(33,508,694)</b>

The notes on pages XX to X form an integral part of these financial statements. All of the above amounts are derived from continuing activities. There were no other recognised gains or losses in either year except for those dealt with above.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## Trust Statement of Financial Activities for the year ended 31st March 2008

	Note No.	Unrestricted Funds £	Restricted Funds £	Total 2008 £	Total 2007 £
<b>Incoming resources:</b>					
Incoming resources from generated funds					
Voluntary income	3	-	306,638	306,638	1,225,028
Activities for generating funds	5	540,000	-	540,000	660,885
Incoming resources from charitable activities	4	308,507	-	308,507	1,189,217
Other incoming resources		80	-	80	2,182
<b>Total incoming resources</b>		<b>848,587</b>	<b>306,638</b>	<b>1,155,225</b>	<b>3,077,312</b>
<b>Resources Expended:</b>					
Charitable activities		3,881,348	307,038	4,188,386	4,853,275
Governance costs		65,792	-	65,792	66,848
<b>Total Resources expended</b>	<b>6</b>	<b>3,947,140</b>	<b>307,038</b>	<b>4,254,178</b>	<b>4,920,123</b>
<b>Net (outgoing)/incoming resources</b>		<b>(3,098,553)</b>	<b>(400)</b>	<b>(3,098,953)</b>	<b>(1,842,811)</b>
Opening deficit fund balance 1 April		(33,257,685)	39,774	(33,217,911)	(31,375,100)
<b>Closing deficit fund balance as at 31 March</b>	<b>20</b>	<b>(36,356,238)</b>	<b>39,374</b>	<b>(36,316,864)</b>	<b>(33,217,911)</b>

The notes on pages XX to XX form an integral part of these financial statements. All of the above amounts are derived from continuing activities. There were no other recognised gains or losses in either year except for those dealt with above.

**ALEXANDRA PARK AND PALACE CHARITABLE TRUST****Consolidated and Trust Balance Sheets as at 31st March 2008.**

	Note	Group 2008	Group 2007 (Restated)	Trust 2008	Trust 2007
	No.	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	12	490,472	572,408	484,798	566,940
Investments	13	-	-	2	2
		<b>490,472</b>	<b>572,408</b>	<b>484,800</b>	<b>566,942</b>
<b>Current assets</b>					
Stocks	14	116,428	122,860	46,984	53,269
Debtors	15	425,238	711,711	970,393	1,216,905
Cash at bank and in hand		1,792,575	1,058,999	300	3,082
		<b>2,334,241</b>	<b>1,893,570</b>	<b>1,017,677</b>	<b>1,273,256</b>
<b>Creditors:</b>					
Amount falling due within one year	16	(1,762,542)	(1,098,439)	(455,423)	(483,876)
<b>Net current assets</b>		<b>571,699</b>	<b>795,131</b>	<b>562,254</b>	<b>789,380</b>
Total assets less current liabilities		1,062,171	1,367,539	1,047,054	1,356,322
Provision	17	(37,363,918)	(34,574,233)	(37,363,918)	(34,574,233)
Pension scheme liability	23	(92,000)	(302,000)	-	-
<b>Total Net Liabilities</b>		<b>(36,393,747)</b>	<b>(33,508,694)</b>	<b>(36,316,864)</b>	<b>(33,217,911)</b>
<b>Accumulated Funds:</b>					
Unrestricted deficit funds	18	(36,433,121)	(33,548,468)	(36,356,238)	(33,257,685)
Restricted Funds	19	39,374	39,774	39,374	39,774
<b>Total Funds</b>		<b>(36,393,747)</b>	<b>(33,508,694)</b>	<b>(36,316,864)</b>	<b>(33,217,911)</b>

Approved by the Board of Trustees on [ date of meeting to be inserted] and signed on its behalf by:

Councillor XXXXXXXXXXXXX

The notes on pages XX to XX form an integral part of these financial statements.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## Consolidated Cashflow Statement for the year ended 31st March 2008

	Group 2008 £	Group 2007 £	
<b>reconciliation of net outgoing resources to net cash inflow from operating activities</b>			
net outgoing resources	(2,965,053)	(1,872,269)	
Depreciation	110,097	116,761	
Pension impact	(130,000)		
Interest receivable	(43,065)	(63,648)	
Decrease in stocks	6,432	58,775	
Decrease in debtors	286,473	93,412	
Increase/(decrease) in creditors	663,897	(783,932)	
Increase in provision	2,789,685	1,551,794	
<b>Net Cash inflow/(outflow) from operation activities</b>	<b>718,466</b>	<b>(899,107)</b>	
 <b>CASH FLOW STATEMENT:</b>			
	<b>Group 2008 £</b>	<b>Group 2007 £</b>	
Net cash inflow/(outflow) from operating activities	718,466	(899,107)	
 <b>Returns on investments and servicing of income:</b>			
Interest received	43,065	63,648	
 <b>Capital expenditure</b>			
Payments to acquire tangible fixed assets	(27,955)	(17,952)	
<b>(Decrease) in cash</b>	<b>733,576</b>	<b>(853,411)</b>	
Cash at 1 April	1,058,999	1,912,410	
<b>Cash at 31 March</b>	<b>1,792,575</b>	<b>1,058,999</b>	
 <b>Analysis of changes in cash</b>			
	<b>31 March 07 £</b>	<b>Change in Year £</b>	<b>31 Mar 08 £</b>
Cash at bank and in hand	<b>1,058,999</b>	<b>733,576</b>	<b>1,792,575</b>

The notes on pages XX to YY form an integral part of these financial statements.

# **ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

Notes to the Financial Statements for the year ended 31st March 2008.

## **1. Basis of accounting**

The financial statements have been prepared under the historical cost convention and have been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (SORP 2005), and applicable accounting standards.

### **Changes in accounting policy**

The financial statements reflect the adoption during the year of FRS17, retirement benefits. FRS17 requires any surplus or deficit on the Company's defined benefit scheme to be included in the balance sheet and changes the method of determining the profit or loss charge. The impact of this change in accounting policy is shown in the prior year adjustment note below.

## **2. Accounting policies**

### **(a) Basis of consolidation**

The consolidated financial statements comprise those of the Trust and its wholly-owned subsidiary, Alexandra Palace Trading Limited. The results of the subsidiary are consolidated on a line by line basis.

### **(b) Fund accounting and permanent endowment**

Under the terms of the Alexandra Park and Palace Act 1985, the freehold and fixed assets of the Trust cannot be permanently disposed of. Under the terms of the Charities Act 1993 and the SORP 2005, these are inalienable assets and may be considered a permanent endowment although capable of being leased.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Trust for a particular purpose. The aim and use of each restricted fund is set out in the notes to the financial statements.

The unrestricted fund represents the accumulated surpluses and deficits of the Group. The funds generated by the Trust are available for use at the discretion of the trustees in furtherance of the general objectives of the Trust.

### **(c) Incoming resources**

All incoming resources are included in the Statement of Financial Activities when the trust is legally entitled to the income and the amount can be quantified with reasonable accuracy. The financial statements therefore reflect income due to the Trust but not received by the end of the year. Funds received for the purchase of fixed assets are accounted for as restricted income.

The treatment of the assets provided depends upon the restriction imposed by the grant and as the fixed assets' acquisition discharges the restriction then the assets will be held in the unrestricted funds. A corresponding transfer of the associated restricted income will be made to the unrestricted fund in the year of purchase.

Income in advance within creditors is made up of payments that have been received for events that will take place in future years. By far the bulk of this sum relates to the charity's trading company, Alexandra Palace Trading Limited. Once the transaction with the preferred investor has reached a satisfactory conclusion, these monies will be duly paid over to the new investment partner who will assume responsibility for holding these events.

### **(d) Resources expended and the allocation of expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to this category. Where costs cannot be attributed to particular headings they



# **ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

have been allocated to activities on a basis consistent with the use of the resources. Allocated costs have been allocated on the average of floor area basis and head count basis.

Governance costs are the costs associated with the governance arrangements of the charity which relate to the general running of the charity as opposed to those costs associated with fundraising or charitable activity. Included within this category are costs associated with the strategic as opposed to day to day management of the charity's activities.

Support costs are those costs incurred in support of the expenditure on the objects of the Trust. These support costs are allocated across the categories of charitable expenditure, governance costs and the cost of generating funds.

**(e) Investments**

Fixed asset investments are shown at cost less provision for impairment in value in the Trust's accounts.

**(f) Valuation of fixed assets**

The Act that established the Trust and set down the framework within which it should operate places restrictions on asset disposal. It has been accepted that the Parliamentary Scheme was necessary before any redevelopment can take place. In the past no value has been put on the Park and Palace as this is deemed to be an inalienable asset as the Act of Parliament places restrictions on its disposal. With regard to assets brought forward at the beginning of the year this policy has continued as reliable cost information is not available and conventional valuation approaches lack sufficient reliability and significant costs would be involved which may be onerous compared with the additional benefit derived by users of the accounts. For new assets the Trust has adopted a policy of capitalising improvements to the buildings and other assets purchased.

Tangible fixed assets are shown at cost, less accumulated depreciation to date. Depreciation is provided on all tangible fixed assets and is calculated at rates designed to write off the cost of fixed assets over their expected useful lives. The rates applied are as follows:

Improvements to the park:	-on a straight line basis over 10 years.
Plant & Machinery:	-on a straight line basis over 10 years.
Office equipment, furniture and fittings:	-on a 25% reducing balance basis.

**(g) Valuation of stock**

Stock consists of purchased goods for resale, marketing publications, china and cutlery and other sundry items. Stock is valued at the lower of cost and net realizable value.

**(h) Bank account**

The Alexandra Park and Palace bank account is included in the arrangements for the Council's pooled account. This amount is included in the balance sheet both as an asset and as an amount due to Haringey Council.

**(i) Provision**

These accounts reflect the decision of the Attorney General that Haringey Council is entitled to indemnification for the revenue deficits for 1991/92 to 2007/2008. Haringey Council may also be entitled to indemnification for the years 1988/89 to 1990/91, and this amount has also been provided for in the accounts.

Both of these amounts include interest charged for the outstanding revenue deficits at the Council's Loan Pool Rate, up to 2004/05. No interest was charged in 2005/2006, 2006/2007 nor in 2007/2008.

**(j) Related party transactions**

Because of the close and unique relationship between Haringey Council and Alexandra Park and Palace, there is a significant number of transactions between the two parties. The extent of this relationship is

# **ALEXANDRA PARK AND PALACE CHARITABLE TRUST**

detailed in note 17 to the financial statements.

**(k) Leases**

Parts of the Trust's assets are subject to leasing arrangements.

**(l) Leased assets**

All leases are operating leases and the annual rentals are charged to the Statement of Financial Activities over the period in which the cost is incurred.

**(m) Pension contributions**

The Group operates a defined benefit pension scheme on behalf of seven employees. The deficit on the scheme is included within the balance sheet.

The group adopted accounting standard FRS17 'Retirement Benefits' during the year. The impact of this standard has been reflected throughout the financial statements. Prior period comparatives have been restated where appropriate.

The difference between the fair value of the assets held in the defined benefit pension scheme and the scheme's liabilities measured on an actuarial basis using the projected unit method are recognised in the Group's balance sheet as a pension scheme asset or liability as appropriate.

The carrying value of any resulting pension scheme asset is restricted to the extent the group is able to recover the surplus either through reduced contributions in the future or through refunds from the scheme. The pension scheme balance is recognised net of any related deferred tax balance.

Changes in the defined benefit pension scheme assets or liabilities arising from other factors than cash contributions by the group are charged to the Statement of Financial Activities in accordance with FRS17.

**3. Restricted Funds: grants**

Restricted fund grants of £230,183 (2007: £889,832) was received from the Heritage Lottery Grant with £76,855 (2007: £297,085) from the London Borough of Haringey for major works to the park.

**4. Incoming resources from charitable activities**

	2008	2007
	£	£
Ice rink	108,426	984,246
Community events	48,486	50,898
Leases and concessions	151,595	154,073
<b>Total income</b>	<b>308,507</b>	<b>1,189,217</b>

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 5. Activities for generating funds

Alexandra Park & Palace Charitable Trust owns the entire share capital of Alexandra Palace Trading Limited, a company registered in England. Alexandra Palace Trading Limited raises funds for Alexandra Park & Palace Charitable Trust through the hiring of halls and catering for exhibitions, banquets, conferences, weddings and other events and the running of the Phoenix Public House. Alexandra Palace Trading Limited retained £3,900 of its profit this year with the remainder being gift aided to Alexandra Park & Palace Charitable Trust. The net income attributable to the group is consolidated on a line by line basis in the consolidated statement of financial activities. A summary of the results is shown below:

### Alexandra Palace Trading Limited

	2008	2007
	£	£
Income from events	1,807,935	4,161,872
Income from Phoenix public house	162,998	475,856
Interest receivable	43,065	63,648
<b>Total Income</b>	<b>2,013,998</b>	<b>4,701,376</b>
Cost of sales	1,221,951	3,117,237
Cost of operating expenses	248,147	952,711
	<b>1,470,098</b>	<b>4,069,948</b>
Net income to the group	543,900	631,428
Less: Licence fee to the Trust	-	(255,000)
Deed of Covenant/Gift Aid to the Trust	(540,000)	(405,885)
Retained profit/(loss)	<b>3,900</b>	<b>(29,457)</b>
Retained profit brought forward	11,218	40,675
Retained profit carried forward	<b>15,118</b>	<b>11,218</b>

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 6. Analysis of total resources expended.

### Group:

	Direct costs £	Support costs £	2008 Total £	2007 Total £
<b>Costs of generating fund</b>				
Expenditure of trading subsidiary	1,442,098	0	1,442,098	4,044,448
<b>Charitable expenditure</b>				
Ice Rink	544,209	102,098	646,307	739,425
Community events	130,582	5,672	136,254	126,927
Leases and concessions	208,794	4,254	213,048	61,239
Repairs and maintenance of building/park	2,210,495	196,317	2,406,812	3,291,206
Security of building/park	717,900	68,065	785,965	634,478
	<b>3,811,980</b>	<b>376,406</b>	<b>4,188,386</b>	<b>4,853,275</b>
Pension impact	(130,000)		(130,000)	(110,000)
<b>Governance costs</b>				
Wages and salaries	-	17,792	17,792	19,408
Professional fees	-	30,000	30,000	26,940
Audit fee	-	46,000	46,000	46,000
	<b>0</b>	<b>93,792</b>	<b>93,792</b>	<b>92,348</b>
<b>Total for Group</b>	<b>5,124,078</b>	<b>470,198</b>	<b>5,594,276</b>	<b>8,880,071</b>

### Trust Only:

	Direct costs £	Support costs £	2008 Total £	2007 Total £
<b>Charitable expenditure</b>				
Ice Rink	544,209	102,098	646,307	739,425
Community events	130,582	5,672	136,254	126,927
Leases and concessions	208,794	4,254	213,048	61,239
Repairs and maintenance of building/park	2,210,495	196,317	2,406,812	3,291,206
Security of building/park	717,900	68,065	785,965	634,478
	<b>3,811,980</b>	<b>376,406</b>	<b>4,188,386</b>	<b>4,853,275</b>
<b>Governance Costs</b>				
Wages and salaries	-	17,792	17,792	19,408
Professional fees	-	30,000	30,000	26,940
Audit fee	-	18,000	18,000	20,500
	<b>0</b>	<b>65,792</b>	<b>65,792</b>	<b>66,848</b>
<b>Total for Trust</b>	<b>3,811,980</b>	<b>442,198</b>	<b>4,254,178</b>	<b>4,920,123</b>

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 7. Support costs

	Group 2008	Group 2007
	£	£
Management costs	0	1,228
Wages and salaries	191,364	210,417
Overheads	278,834	396,479
	<u>470,198</u>	<u>608,124</u>

## 8. Deficit on current year activities

	Group 2008	Group 2007
	£	£
Operating deficit is stated after charging:		
Auditors' remuneration: audit fee	46,000	46,000
Operating lease rentals - land and buildings	35,896	35,896
Operating lease rentals - vehicles	3,585	3,585
Depreciation	116,761	116,761
	<u>116,761</u>	<u>116,761</u>

The trustees received no remuneration from the charity (2007 £Nil) and were not reimbursed for any of their expenses by the charity during the year (2007-£Nil).

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 9. Analysis of costs by activity GROUP

Costs directly allocated to activities	Basis of allocation	Other	Ice Rink	Security of building and park	Community Events	Leases and Concessions	Repairs and maintenance	Governance	Total 2008	Total 2007
		£	£	£	£	£	£	£	£	£
Pension impact	Direct	(130,000)	-	-	-	-	-	-	(130,000)	-
Expenditure of trading subsidiary	Direct	1,442,098	-	-	-	-	-	-	-	-
Salaries	Direct	-	198,034	410,104	-	138,727	726,459	28,000	1,470,098	4,069,949
Professional fees	Direct	-	2,598	-	-	4,675	111,818	30,000	1,473,324	1,532,020
Parks lottery expenditure	Direct	-	-	-	-	-	307,038	-	149,091	82,319
Overheads	Direct	-	168,024	401	114,946	42,374	733,156	-	307,038	1,201,662
Audit fees	Direct	-	-	-	-	-	-	-	1,058,901	1,117,319
Direct costs	Direct	-	2,630	-	-	-	795	18,000	18,000	20,500
<b>Support costs allocated to activities</b>										
General office and finance support staff	Staff time & area average	-	-	-	-	-	-	17,792	17,792	19,408
Apportioned overhead cost	Staff time & area average	-	172,922	307,395	15,636	23,018	331,229	-	850,200	399,966
Apportioned support and overhead cost	Staff time & area average	-	102,098	68,065	5,672	4,254	196,317	-	376,406	515,776
<b>Total for Group</b>		<b>1,312,098</b>	<b>646,306</b>	<b>785,965</b>	<b>136,254</b>	<b>213,048</b>	<b>2,406,812</b>	<b>93,792</b>	<b>5,594,275</b>	<b>8,990,071</b>

Cost allocation includes an element of judgement and the charity has had to consider the cost benefit of detailed calculations and record keeping. To ensure full cost recovery on projects the charity adopts a policy of allocating costs to the respective cost headings through the year. This allocation includes support costs where they are directly attributable. Therefore the support costs shown are a best estimate of the costs that have been so allocated.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 9. Analysis of costs by activity - continued TRUST ONLY

Costs directly allocated to activities	Basis of allocation	Other	Ice Risk	Security of building and park	Community Events	Leases and Concessions	Repairs and maintenance	Governance	Total 2008	Total 2007
		£	£	£	£	£	£	£	£	£
Interest payable	Direct	-	-	-	-	-	-	-	-	-
Salaries	Direct	-	198,034	410,104	-	138,727	726,459	-	1,473,324	1,532,020
Professional fees	Direct	-	2,598	-	-	4,675	11,818	30,000	149,091	82,319
Parks lottery expenditure	Direct	-	-	-	-	-	307,038	-	307,038	1,201,662
Overheads	Direct	-	168,024	401	114,946	42,374	733,156	-	1,058,901	1,117,319
Audit fees	Direct	-	-	-	-	-	-	18,000	18,000	20,500
Direct costs	Direct	-	2,630	-	-	-	795	-	3,425	31,152
<b>Support costs allocated to activities</b>										
General office and finance support staff	Staff time & area average							17,792	17,792	19,408
Apportioned overhead cost	Staff time & area average		172,922	307,395	15,636	23,018	331,229	-	850,200	399,966
Apportioned support and overhead cost	Staff time & area average		102,098	68,065	5,672	4,254	196,317	-	376,406	515,776
<b>Total for Trust</b>		<b>0</b>	<b>646,306</b>	<b>785,965</b>	<b>136,254</b>	<b>213,048</b>	<b>2,406,812</b>	<b>65,792</b>	<b>4,254,177</b>	<b>4,920,122</b>

Cost allocation includes an element of judgement and the charity has had to consider the cost benefit of detailed calculations and record keeping. To ensure full cost recovery on projects the charity adopts a policy of allocating costs to the respective cost headings through the year. This allocation includes support costs where they are directly attributable. Therefore the support costs shown are a best estimate of the costs that have been so allocated.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 10. Staff Costs

	<b>Group 2008</b>	Group 2007	<b>Trust 2008</b>	Trust 2007
	£	£	£	£
Wages and salaries	TBC	1,551,775	1,521,913	627,672
Social security costs	TBC	130,079	TBC	34,607
Pension costs	TBC	125,049	TBC	60,016
Agency staff costs	TBC	943,430	TBC	505,927
	<b>TBC</b>	<b>2,750,333</b>	<b>1,521,913</b>	<b>1,228,222</b>

The allocation of the staff costs is to be updated prior to presentation to the trustees.

The number of employees whose emoluments as defined for taxation purposes amounted to over £50,000 in the year was as follows:

	<b>Group 2008</b>	Group 2007	<b>Trust 2008</b>	Trust 2007
£50,001-£60,000	TBC	1	TBC	0
£60,001-£70,000	TBC	1	TBC	1

The average number of employees, analysed by function, including both permanent employees and casual staff calculated on a full-time equivalent basis (number of permanent employees only illustrated by the bracketed figures) was:

	<b>Group 2008</b>	Group 2007	<b>Trust 2008</b>	Trust 2007
	Number	Number	Number	Number
Ice rink	TBC	16(4)	TBC	16(4)
Repairs and maintenance including park	TBC	2(2)	TBC	2(2)
Community events	TBC	-	TBC	-
Cost of generating funds	TBC	31(16)	TBC	-
Support costs	TBC	2(2)	TBC	2(2)
Management and administration	TBC	9(8)	TBC	2(2)
	<b>TBC</b>	<b>60(32)</b>	<b>TBC</b>	<b>22 (10)</b>
	To update		To update	

The allocation of the staff numbers is to be updated prior to presentation to the trustees.

## 11. Taxation

Alexandra Park and Palace Charitable Trust is a registered charity. As such its sources of income and gains, received under Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992, are exempt from taxation to the extent that they are applied exclusively to its charitable objectives. The trading subsidiary donates all taxable profits to the Trust under Gift Aid. No tax charge has arisen in the year.



# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 12. Tangible fixed assets

	Improvements to park	Plant & Machinery	Office Equipment, furniture and fittings	Total
Trust only:	£	£	£	£
Cost: At 1st April 2007	197,346	482,497	333,995	1,013,838
Additions		610	27,345	27,955
<b>At 31st March 2008</b>	<b>197,346</b>	<b>483,107</b>	<b>361,340</b>	<b>1,041,793</b>
<b>Depreciation:</b> At 1st April 2007	59,204	194,561	193,133	446,898
Charge for the year	19,734	48,311	42,052	110,097
<b>At 31st March 2008</b>	<b>78,938</b>	<b>242,872</b>	<b>235,185</b>	<b>556,995</b>
<b>Net Book Value</b>				
At 31st March 2008	<b>118,408</b>	<b>240,235</b>	<b>126,155</b>	<b>484,798</b>
At 31st March 2007	<b>138,142</b>	<b>287,936</b>	<b>140,862</b>	<b>566,940</b>

	Improvements to park	Plant & Machinery	Office Equipment, furniture and fittings	Total
Group	£	£	£	£
Cost: At 1st April 2007	197,346	482,497	366,507	1,046,350
Additions		610	28,917	29,527
<b>At 31st March 2008</b>	<b>197,346</b>	<b>483,107</b>	<b>395,424</b>	<b>1,075,877</b>
<b>Depreciation:</b> At 1st April 2007	59,204	194,561	220,177	473,942
Charge for the year	19,734	48,311	43,418	111,463
<b>At 31st March 2008</b>	<b>78,938</b>	<b>242,872</b>	<b>263,595</b>	<b>585,405</b>
<b>Net book value:</b>				
At 31st March 2008	<b>118,408</b>	<b>240,235</b>	<b>131,829</b>	<b>490,472</b>
At 31st March 2007	<b>138,142</b>	<b>287,936</b>	<b>146,330</b>	<b>572,408</b>

## 13. Fixed Asset Investments

Trust only:	2008	2007
	£	£
Shares in trading subsidiary at 1st April and 31 March	2	2

The Trust owns the entire share capital of its trading subsidiary (see note 5).

Draft unaudited accounts subject to Trustee review and approval

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 14. Stock

	Group 2008	Group 2007	Trust 2008	Trust 2007
	£	£	£	£
China and cutlery	41,984	47,593	41,984	47,593
Food and beverages	69,444	58,716	-	-
Publications and stationery	5,000	16,551	5,000	5,676
	<b>116,428</b>	<b>122,860</b>	<b>46,984</b>	<b>53,269</b>

## 15. Debtors

	Group 2008	Group 2007	Trust 2008	Trust 2007
	£	£	£	£
Trade debtors	303,273	92,828	55,288	-
Other amounts due from subsidiary undertaking	-	-	299,448	264,375
Deed of covenant/gift aid due from subsidiary undertaking	-	-	540,000	405,885
Other debtors	11,571	132,380	10,867	113,620
Prepayments and accrued income	110,394	486,503	64,790	433,025
	<b>425,238</b>	<b>711,711</b>	<b>970,393</b>	<b>1,216,905</b>

## 16. Creditors: amount falling due within one year

	Group 2008	Group 2007	Trust 2008	Trust 2007
	£	£	£	£
Trade creditors	716,069	109,894	60,585	-
Other taxes and social security cost	74,670	-	2,254	-
Other creditors	150	330,576	150	330,576
Accruals	398,648	416,529	165,525	159,403
Income in advance	346,096	247,543	-	-
Haringey Council: Bank Account	226,909	(6,103)	226,909	(6,103)
	<b>1,762,542</b>	<b>1,098,439</b>	<b>455,423</b>	<b>483,876</b>

Income in Advance is payments received for events that will take place in future years. The Trust's bank account is part of Haringey Council's pooled account, and the amount is shown both as an asset and a liability to the Trust as the bank account is owed in its entirety to the Council.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## 17. Provision

	Group 2008 £	Group 2007 £	Trust 2008 £	Trust 2007 £
Haringey Council: Indemnification	37,363,918	34,574,233	37,363,918	34,574,233
<b>Reconciliation of movement:</b>				
Balance brought forward	34,574,233	33,022,439	34,574,233	33,022,439
Amount charge to SOFA	444,292	329,466	444,292	329,466
Transfer to bank less VAT debtor	2,345,393	1,222,328	2,345,393	1,222,328
Balance carried forward	37,363,918	34,574,233	37,363,918	34,574,233

### The relationship between the Trust and the London Borough of Haringey:

The Council of the London Borough of Haringey is Trustee of the Trust. The Council delegates the entire function of trustee to the Alexandra Park and Palace Board. The Council elects individual members to sit on the Alexandra Park and Palace Board to act as the charity trustees. The charity trustees are those persons having the general control and management of the administration of the Trust. All employees of the Trust are employees of Haringey Council as trustee and are included in the Council's pension arrangements.

Due to the nature of the relationship between the Trust and Haringey Council there are a number of significant related party transactions. These amounts are consolidated into the Trust's financial statements. However, due to the unique nature and structure of the relationship it is thought appropriate to disclose these items: central administration of £TBC (2007: £30,000); entertainment licences of £43,419 (2007: £46,104); public liability insurance £TBC (2007: £34,574); provision of park patrol service £TBC (2007: £33,620); legal expense £TBC (2007: £1,625); printing and other sundry items of £TBC (2007: £3,654). XXXXXXXXXX wishes to voluntarily declare that he receives £TBC (2007:£12,525) as a Special Responsibility Allowance payment from Haringey Council's Corporate Funds (not charged to the Trust) with Charity Commission knowledge and consent for his appointment as Chair of the Board

Alexandra Park and Palace is a going concern because the overall trustee, Haringey Council, uses its corporate funds to support the revenue deficits of the Trust. It is the Council's current policy to continue providing this support until responsibility for the assets passes to a private developer and the support of the Council is no longer required. The deficits incurred each year form part of the provision due to Haringey Council and are shown as a creditor on the balance sheet.

The analysis of the current year's figure is as follows:

	Accumulated Balances £'000	Interest £'000	Total £'000
Indemnification 1991/92 to 1994/95 (1)	5,005	9,881	14,886
Indemnification 1995/96 to 2007/08 (2)	14,228	4,854	19,082
Provision: 1988/99 to 1990/91 (3)	755	2,641	3,396
	19,988	17,376	37,364

1. This is the amount which the Attorney General has agreed that Haringey Council is entitled to, in respect of expenditure incurred from operational deficits in the financial years 1991/92 to 1994/95.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

2. This is the amount relating to the operational deficits for 1995/96 to 2007/08 which the Attorney General has agreed in principle that Haringey Council is entitled to. The final value has yet to be formally agreed. (The operational deficit is calculated as the deficit for the year before interest and the increase in working capital in the year).
3. Haringey Council may also be entitled to indemnification for the operational deficits from 1988/89 to 1990/91, so this amount has also been provided for.

## 18. Accumulated unrestricted funds

	Group 2008	Group 2007 Restated	Trust 2008	Trust 2007
	£	£	£	£
<b>Trust deficit funds:</b>				
Balance brought forward	33,246,468	31,350,833	33,257,685	31,391,508
Prior year adjustment	302,000	544,000	0	0
Balance brought forward restated	33,548,468	31,894,833	33,257,685	31,391,508
Deficit in year	2,884,653	1,895,635	3,098,553	1,866,177
Balance carried forward	36,433,121	33,790,468	36,356,238	33,257,685

The above amounts represent the deficit equity of the Trust. The Group figure includes £15,118 (2007:£11,218) of the trading subsidiary retained profit/losses) carried forward.

## 19. Restricted Funds

### Movement in Resources

	Balance 1 April 2007	Incoming Resources	Expenditure & transfers	Balance 31 Mar 2008
	£	£	£	£
Lottery Grant Fund	-	307,037	307,037	-
Environment Agency Grant	1,168	-	-	1,168
Organ Appeal Fund	5,776	-	-	5,776
Theatre Fund	232	-	-	232
BBC Studios Fund	400	-	(400)	-
English Heritage	32,198	-	-	32,198
	39,774	307,037	306,637	39,374

The restricted fund balance at 31 March 2008 are represented by cash at bank and in hand of £39,374

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

20. Total Funds	Group 2008 £	Group 2007 £	Trust 2008 £	Trust 2007 £
		<b>Restated</b>		
Balance brought forward	33,508,694	31,334,425	33,217,911	31,375,100
Prior year adjustment	302,000	544,000	0	0
	<u>33,810,694</u>	<u>31,878,425</u>	<u>33,217,911</u>	<u>31,375,100</u>
Deficit in year	2,885,053	1,630,269	3,098,953	1,842,811
Balance carried forward	<u>36,695,747</u>	<u>33,508,694</u>	<u>36,316,864</u>	<u>33,217,911</u>

21. Commitments under operating leases	Group 2008 £	Group 2007 £	Trust 2008 £	Trust 2007 £
<b>Vehicles:</b>				
Payments due within one year on leases expiring within 1 year.				
<b>Land and Buildings:</b>				
Payments due within one year on leases expiring within 1 year.	<u>35,896</u>	<u>35,896</u>		

22. **Audit fees**  
The Charity Commission requires the Board to appoint an independent Registered Auditor to carry out a full statutory audit of the financial statements. The audit fee for the year was £46,000, (2007: £46,000).  
The Local Authority external auditor, as part of the external audit of the Council's accounts, reviews the financial statements for Alexandra Park and Palace Charitable Trust. The Council meets the fee of this external auditor.

23. **Pension Scheme**  
**Trust:**

(a) **Defined benefit scheme**  
The Trust operates a defined benefit pension scheme for the benefit of the employees. The assets of the Scheme are in a fund independent from the Trust and are administered by Haringey Council under the provisions of the Local Government Superannuation Act of 12 June 2000.

The Fund is independently valued every three years by a firm of actuaries to assess the adequacy of the Fund's investments and contributions to meet its liability. The last triennial valuation took place as at 31<sup>st</sup> March 2007. The last triennial actuarial valuation was carried out in accordance with Guidelines GN9: Retirement Benefit Schemes - Actuarial reports published by the Institute of Actuaries and the Faculty of Actuaries. The last actuarial valuation was carried out using the Projected Unit Method.

Economic and statistical assumptions were used. The assumptions which have the most significant effect on the results of the valuation are:

	Nominal % per annum
Rate of investment – equities	7.70% per annum compound
Rate of investment – bonds	5.70% per annum compound
Rate of investment – property	5.70% per annum compound
Rate of investment – cash	4.80% per annum compound
Rate of pensionable salary increases (excl. increments)	5.10% per annum compound

Draft unaudited accounts subject to Trustee review and approval

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

Rate of price inflation/pensions increases	3.60%	per annum compound
Discount rate	6.90%	per annum compound

The level of funding as a whole at 31 March 2004 was 69.0%, and the market value of the Fund at the time of the last valuation was £405 million. Following the valuation the actuary certified a phased increase of the contribution rate: 2005/6 19.6%, 2006/7 21.2% and 2007/8 22.9%. The contribution rate is split 10.1% between the past service adjustment to fund the deficit over 20 years and the future service rate of 12.8%. The pension contribution for the year was £TBC (2007: £60,015). The latest interim valuation as at March 2006 and February 2007 show an improvement in funding to 76% which reflects strong returns from fund investments although these were not prepared in accordance with GN9.

The next triennial valuation took place at the 31<sup>st</sup> March 2007 with results due in 2008.

The trading company operates a defined benefit pension scheme for the benefit of 22 scheme members who transferred to the trading company, from the trust on 1 November 1999. There are 7 (2007: 7) scheme members still in the employment of the trading company as at 31 March 2008. The assets of the scheme are in a fund independent from the trading company and are administered by Haringey Council under the provisions of the Local Government superannuation Act. The company has complied with FRS 17 and has accounted for contributions in accordance with FRS17.

This section to be revised and rewritten when the March 2008 triennial valuation report is received.

## Trading company:

### (b) Defined benefit scheme

The Fund is independently valued on a regular basis by a firm of actuaries. The last valuation took place in March 2007. The purpose is to assess the adequacy of the Fund's investments and contributions. The last actuarial valuation was carried out using the Projected Unit Method.

Economic and statistical assumptions were used. The assumptions which have the most significant effect on the results of the valuation are:

		Nominal % per annum
Rate of investment – equities	7.70%	per annum compound
Rate of investment – bonds	5.70%	per annum compound
Rate of investment – property	5.70%	per annum compound
Rate of investment – cash	4.80%	per annum compound
Rate of pensionable salary increases (excl. increments)	5.10%	per annum compound
Rate of price inflation/pensions increases	3.60%	per annum compound
Discount rate	6.90%	per annum compound

The market value of the Fund at the time of the last valuation was £619 million for the whole of the scheme of which £1,602,000 is the share for Alexandra Palace Trading Limited. Alexandra Palace Trading Limited employer's contribution is 16.2% of salary. Alexandra Palace Trading Limited is also paying additional monetary amounts of £119,000 for the year ended 31 March 2007 and £125,000 for the year ended 31 March 2008. The pension contribution for the year was £32,000 (2007: £38,769).

The actuarial valuation described above has been updated at 31 March 2008 by a qualified actuary using revised assumptions that are consistent with the requirements of FRS 17. Investments have been valued, for this purpose, at fair value.

The major assumptions used for the actuarial valuation were:

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

	Nominal % per annum compound		
	2008	2007	2006
Price increased	<b>3.60</b>	3.20	3.10
Rate of pensionable salary increases (excluding increments)	<b>5.10</b>	4.70	4.60
Rate of price inflation/pensions increases	<b>3.60</b>	3.20	3.10
Discount rate	<b>6.90</b>	5.40	4.90

The fair value of the assets in the scheme, the present value of the liabilities in the scheme and the expected rate of return at the balance sheet date were:

	2008		2007		2006	
	%	£	%	£	%	£
Equities	7.7	1,120,000	7.8	1,255,000	7.4	1,092,000
Bonds	5.7	340,000	4.9	331,000	4.6	274,000
Property	5.7	80,000	5.8	97,000	5.5	72,000
Cash	4.8	62,000	4.9	54,000	4.6	46,000
Total fair value of assets		<u>1,602,000</u>		<u>1,737,000</u>		<u>1,484,000</u>
Present value of scheme liabilities		<u>1,694,000</u>		<u>2,039,000</u>		<u>2,028,000</u>
Net pension liability		<u>(92,000)</u>		<u>(302,000)</u>		<u>(544,000)</u>

For the year ended 31 March 2008, the expected return on the above assets was £127,000 (2007: £108,000) less the interest on pension scheme liabilities of £111,000 (2007: £101,000) gives a net return of £16,000 (2007: (£7,000)) as the amount credited from other finance income. Therefore overall the net cost to the revenue account for the year ended 31 March 2008 is £27,000 (2007: £49,000) after deduction of the service cost.

# ALEXANDRA PARK AND PALACE CHARITABLE TRUST

## Analysis of amount recognised in statement of total recognised Gains and Losses (STRGL):

	2008	2007
	£	£
Actual return less expected return on pension scheme assets	(206,000)	(5,000)
Experience gains and losses arising on the scheme liabilities	(67,000)	(1,000)
Changes in financial assumption underlying the present value of the scheme liabilities	353,000	138,000
Actuarial gain/(loss) in pension plan	80,000	132,000
Increase in irrecoverable surplus from membership fall and other factors	0	
Actual gain/(loss) in recognised in STRGL	<u>132,000</u>	<u>132,000</u>
Movement in Deficit during the year:	2008	2007
	£	£
Deficit at beginning of the year	(302,000)	(544,000)
	(43,000)	(56,000)
Employers contributions	157,000	159,000
Net return on assets	16,000	7,000
Actuarial gains/(losses)	80,000	132,000
Deficit at the end of the year	<u>(92,000)</u>	<u>(302,000)</u>

History of Experience Gains and Losses	2008	2007	2006	2005	2004
	£	£	£	£	£
Difference between the expected and actual return on assets	(206,000)	(5,000)	194,000	38,000	126,000
				1,058,000	
Value of assets	1,602,000	1,737,000	1,484,000	0	1,010,000
<b>Percentage of assets</b>	(12.90)%	(0.30)%	13.0%	3.60%	12.50%
Experience losses on liabilities	(67,000)	(1,000)	(1,000)	(16,000)	(2,000)
				1,643,000	
Present value of liabilities	1,694,000	2,039,000	2,028,000	0	1,557,000
<b>Percentage of the present value of liabilities</b>	4.0%	0.0%	(0.0%)	(1.0%)	(0.1%)
Actuarial gains/(losses)	80,000	132,000	(66,000)	(20,000)	26,000
				1,643,000	
Present value of liabilities	1,694,000	2,039,000	2,028,000	0	1,557,000
<b>Percentage of the present value of liabilities</b>	4.7%	6.5%	(3.3%)	(1.2%)	1.70%

The scheme is a closed scheme and therefore under the projected unit method the current service cost would be expected to increase as the members of the scheme approach retirement.

This section to be revised and rewritten when the March 2008 triennial valuation report is received.



## ALEXANDRA PARK AND PALACE CHARITABLE TRUST

(c) **Stakeholder personal pension scheme**

For new employees to the trading company since 1 September 1999, the trading company has established a stakeholder pension and contributes personal pension contributions into this scheme. The employer's contribution is 10% of salary and the pension contribution for the year was £TBC (2007: £26,264).

DRAFT

**Comments of the London Borough of Haringey Chief Financial Officer:**

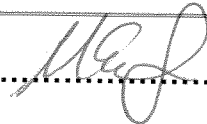
**Gerald Almeroth LBH CFO has been supplied a copy of this report and provided the following comment:**

“The report presents the summary provisional outturn position for 2007/08 and it is noted that the overall outturn is marginally below the revised budget position. It is also noted that the detailed financial statements are currently undergoing external audit as part of the standard process and will be considered by the board at a future meeting”



**Alexandra Park & Palace Board**

**On 22nd July 2008**

Report Title: <b>PARK UPDATE (ACTIVITIES)</b>
Report of: <b>Mark Evison, Park Manager</b>
<p><b>1. Purpose</b></p> <p>1.1 To inform the Board of the recent activities carried out in Alexandra Park</p>
<p><b>2. Recommendations</b></p> <p>2.1 That the Board notes the report</p>
Report Authorised by: <b>Mark Evison, Park Manager</b> ..... 
Contact Officer: <b>Mark Evison, Park Manager, Alexandra Palace Way, Wood Green N22 7AY. Tel No. 020 8365 2121</b>
<p><b>3. Executive Summary</b></p> <p>3.1 This report details recent activities and forthcoming events in the park.</p>
<p><b>4. Reasons for any change in policy or for new policy development (if applicable)</b></p> <p>N/A</p>
<p><b>5. Local Government (Access to Information) Act 1985</b></p> <p>5.1 No specific background papers were used in compiling this report.</p>

**6. Description**

**Updated items from 26 February 2008**

6.1 In light of the comments made in the previous Board Meeting, the following item can now be updated:

- Following the comments about a Redston Field a bench has been installed in the tree-line on a trial basis. There is a concern that it may become a focal point for anti-social behaviour in the evenings and as such this will be monitored. The Warner Estate Residents Association has been asked for feedback on this initiative.

**Heritage Lottery Project**

6.2 To celebrate the successful completion of the project a launch event is planned for Sunday 10<sup>th</sup> August. This will involve a tour of the park to look at the project elements. The tour will be lead by the Principle Landscape Architect for the project.

**Community Events**

6.3 A number of community events have been taking place in the park and details can be found in Appendix A.

6.4 The park events are a mixture of volunteer tasks, walks organised by the Friends of Alexandra Park (FoAP) and charity events organised by local community groups. FoAP are planning to start a monthly schedule of events and walks and to look for additional funding to help promote the park and improve facilities.

**Grounds Maintenance Contract**

6.5 Following the tender process, the successful contractor was **John O'Conner (Grounds Maintenance) Ltd.**

6.6 The contract started on 1<sup>st</sup> May 2008 and the incumbent staff all transferred to John O'Conner. A new fleet of vehicles with a consistent livery has been supplied.

6.7 The enhanced requirements for regular weeding, litter picking and grass cutting across the site have been adopted by the team. In the first month they also delivered a new bedding scheme on the south front and carried out final preparation works for the Green Flag Award inspection.

**Green Flag Award**

- 6.8 The announcement of the successful Green Flag applicants will be made on the 17<sup>th</sup> July, the Board will be verbally updated at the meeting as to whether Alexandra Park and Palace has been judged to meet the standard required to receive a Green Flag Award for 2008-09.
- 6.9 If successful then it would be proposed that two new flag poles be installed and a photo opportunity organised to promote the Park.

**7. Recommendations**

- 7.1 That the Committee notes 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: Park events list

## Appendix A: Park Events List

<b>Date</b>	<b>Activity</b>	<b>Partners</b>
Second Sunday of each Month and continuing	Volunteer Conservation Tasks. Habitat management and access improvement works	British Trust for Conservation Volunteers
School Holidays	Children's funfair	John Manning & Son
Most Sundays	Farmers' Market	City and Country FM
5 April 2008	Information Centre Open Day. Building bird feeders, bug hunts and tree walk.	Friends of Alexandra Park (FoAP)
16 April 2008	Friends Focus Group: Tour of the Conservation Area	FoAP
3 May 2008	Public Bird Walk	FoAP and Alexandra Park Ornithological Group
4 May 2008	Fundraising Event. To start a new group to run activities for youths	Alexandra Youth Club
18 May 2008	Hornsey 10km run	Hornsey YMCA
22 May 2008	Park History Walk.	FoAP
14-22 June 2008	Tidy Art: Outdoor Art Exhibition	Lakeside Cafe
5 July 2008	Hornsey Carnival	Hornsey Carnival Assn
13 July 2008	Orienteering	London Orienteering Klubb
21-31 August 2008	Great Moscow State Circus	European Entertainment Corporation
Summer Holidays	Children's funfair	John Manning & Son
Tba	Friends Focus Walk: Boating Lake, Play Area and Deer Park	FoAP



**Alexandra Park & Palace Board**

**On 22 JULY 2008**

Report Title: **Park Security Arrangements**

Report of: **Mark Evison, Park Manager**

**1. Purpose**

1.1 To inform the Board of the Security arrangements in place in the park.

**2. Recommendations**

2.1 That the Board notes the report

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

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

**3. Executive Summary**

3.1 High profile coverage in the local press has cause concern over the safety of park users.

3.2 The various agencies responsible for safety and enforcement in the park work together and proactively to reduce crime and improve perceptions of safety.

**4. Reasons for any change in policy or for new policy development (if applicable)**

N/A

**5. Local Government (Access to Information) Act 1985**

In compiling this report, reference was made to local press articles and confidential police reports were used to provide the information in the summaries.

Further details may be obtained from Mark Evison APPCT park manager

**6. Description**

6.1 The Hornsey Journal reported concerns about public safety in the skate park on its front page on 3 April 2008. This report is written to explain how the various agencies involved work to maintain security in the park.

- 6.2 Park security can be divided into four aspects:
- Alexandra Palace Security Contract
  - Haringey Council Parks Constabulary
  - Alexandra Ward Safer Neighbourhood Team (SNT)
  - Police 999 response

**Alexandra Palace Security Department**

6.3 A 24-hour security service for the palace and park is provided by Mitie Security (London) Ltd. This on-site presence includes 24-hour CCTV monitoring, security guards, and vehicle. The guards lock/unlock the lakeside and play area toilets and patrol the lakeside area on a regular basis. The security vehicle regularly patrols around the remainder of the park at various hours of the day.

6.4 The mobile patrol and palace guards also attend incidents responsively – either observed on CCTV, reported by staff or reported by the public. If it is deemed necessary, the emergency services are called.

6.5 In summary, 119 incidents were recorded in the last year. These incidents include extinguishing of barbeques, advice to unruly youths, removal of abandoned vehicles and attendance at road traffic accidents.

**Haringey Council Parks Constabulary**

6.6 The Parks Police usually patrol the park in pairs for a total of approximately four hours a day, Thursday to Sunday, and spend at least one hour a day patrolling Monday – Wednesday. However their duties bring them through the park whilst travelling around the borough and they attend on a responsive basis. They also provide additional patrols outside normal hours when need has arisen.

6.7 In summary they dealt with over forty incidents in the park. These ranged from fixed penalty notices for dog fouling and littering to returning truants to school and words of advice to unruly youths.

6.8 We are aware of proposed changes to the parks patrol service being considered and the trust intends to increase the use of other on-site security staff to compensate for this if and when it is necessary, it is expected that this alternate site presence will not be significantly different in cost to that already being incurred.

**Alexandra Ward SNT**

6.9 The whole area of the park lies within the Alexandra Ward and is now second on the priority list for the SNT. The Team consists of one Police Sergeant, two Police Constables and four Police Community Support Officers.

6.10 The officers patrol part of the park at least once on every shift, and it should be noted that this is not a 24 hour service. Their focus is to engage with the public



and officers are regularly seen in the park and in attendance at events. Patrols were focussed on the skate park and lakeside area following recent incidents.

- 6.11 The crime statistics for the park gathered by the Metropolitan Police amount to:

Thefts	3	Weapons	3
Robbery	6	Motor vehicle	18
Drug related	54	Assaults	2
Sexual Offences	3	Other	2

### **Police 999 Response**

- 6.12 In the event of an emergency, park users should call 999 as they would at home or in the High Street.

### **Partnership and Improvement**

- 6.13 Following a recent incident between a group of youths and the grounds maintenance staff a **Park Security Meeting** was called between all parties involved. This meeting identified the target areas for the two police services to patrol and safer working practices for the park staff. The youths have not been seen on site and the high visibility patrols seem to have helped move the youths off site.
- 6.14 Further to the above, the Park Manager and grounds maintenance staff proactively inspect the park and carry out works to improve the perception of safety. Recent examples include the reduction of overgrown laurel hedge by the Muswell Hill pedestrian entrance. This work created an open aspect so pedestrians emerging from the tunnel could see the area clearly.
- 6.15 The Park Manger will also consider representations on safety from the public directly or through residents associations.
- 6.16 The Charity supports the concept of the Park-force model and encourages all its staff, leaseholders and contractors to work together to improve the reporting of incidents and security of our visitors. The park Manager is liaising on further implementation of this initiative for Alexandra Palace and Park.
- ## **7. Summary and Conclusions**
- 7.1 Although incidents in the palace and park can make sensational headlines, the park management, staff and security services are working proactively and in partnership to improve park safety.
- ## **8. Recommendations**
- 8.1 That the Board notes the report.
- ## **9. Legal and Financial Implications**
- 9.1 The Director of Finance and the Trust's Solicitor have been sent copies of this report.
- ## **10. Equalities Implications**
- 10.1 The park is open to everyone. A well used park visited by all members of the community can help improve safety by 'crowding out crime'.

**11. Use of Appendices/Tables/Photographs**

The summary information above was taken from confidential reports by Alexandra Palace Security Dept, Haringey Parks Constabulary and the Metropolitan Police.

By virtue of paragraph(s) 1, 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank



By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank