
ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE

TUESDAY 14 OCTOBER 2008 AT 19:30HRS – PALM COURT SUITE ROOM 5,
ALEXANDRA PALACE, PALACE WAY, WOOD GREEN, LONDON N22.

MEMBERS: Councillors Cooke (Chair) Egan (Vice-Chair), Dogus, Hare, Oakes,
Peacock, and Williams

NOMINATED MEMBERS:

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

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT 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 Item 9 below).

3. DECLARATIONS OF INTERESTS

Members are asked to declare any interest in respect of items on this agenda.

4. MINUTES (PAGES 1 - 30)

- (a) To confirm and sign the Minutes of the meeting of the Committee held on 15 July 2008 (attachment A).
- (b) To note the Minutes of the meeting of the Alexandra Palace and Park Board held on 22 July 2008. (attachment B)

5. PARK ACTIVITIES UPDATE (PAGES 31 - 34)

Report of the Park Manager – To update the Committee on forthcoming events and works within the Park.

6. FORTHCOMING EVENTS (PAGES 35 - 38)

Report of the General Manager, Alexandra Palace – To advise the Committee on forthcoming events to the end of the financial year 2008/09.

7. FUTURE OF THE ASSET - UPDATE (REPORT OF THE GENERAL MANAGER) (PAGES 39 - 44)

To advise the Committee on progress.

8. ITEMS REQUESTED BY NOMINATED REPRESENTATIVES

ITEMS RAISED BY J. O'CALLAGHAN ON BEHALF OF HORNSEY HISTORICAL SOCIETY

1.Road through the Park:

- (a) please could the General Manager explain why there are no longer signs at the entrances warning that the private road through the park is closed to all commercial vehicles (other than for access and buses)

(b) If the trustees no longer wish to enforce this ban, have funds been made available to cover the extra repairs to the road this will entail?

2. The report into the licence to Firoka (available on the council's website):

Will the trustees consider that one lesson from these events is that most ordinary Haringey councillors appointed to the Board are out of their depth (and it is unreasonable to expect them not to be) in dealing with and trying to monitor negotiations with a company such as Firoka?

3. Will the councillor/trustees consider that the governance of the charity, whose beneficiaries are the people of London, accept that trusteeship should now revert to reflecting this?

If not will they at least accept that an historic building and a local park needs regular grants, which should no longer be dressed up as "losses"?

ITEMS RAISED BY V. PALEY ON BEHALF OF THE PALACE VIEW RESIDENTS ASSOCIATION

ALEXANDRA PALACE ICE RINK

1. Estimate of how much longer it will stay open before major work expenditure forces closure;
2. A vague recollection of mention, some time ago of EU regulations which require replacement of the cooling system due to carbon omissions or some sort of pollution? Was the deadline 2010?
3. Invitation to the Save Ally Pally Group to present their proposals for keeping the ice rink open following on from (i) & (ii) above.

9. ANY OTHER BUSINESS

10. TO NOTE THE FOLLOWING REMAINING DATE OF THE CONSULTATIVE COMMITTEE FOR THE MUNICIPAL YEAR 2008/09

17 February 2009

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6 October 2008

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**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE
TUESDAY, 15 JULY 2008**

In attendance;**Attachment 'A'**

Councillors: *Cooke, *Egan, *Beacham, *Dogus,*Hare, Peacock and *Williams

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.

Also In Attendance:

David Loudfoot - General Manager, Alexandra Palace

Clifford Hart – Clerk to the Committee – Committees Manager – LB Haringey

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC32.	APOLOGIES FOR ABSENCE (IF ANY) Apologies for absence were received on behalf of Mr Clarke, and Mr Ballard, and Councillor Peacock, and for lateness from Councillors Dogus and Oakes. NOTED	
APCC33.	DECLARATIONS OF INTEREST MEMBERS TO DECLARE ANY INTEREST IN P OF ITEMS ON THIS AGENDA. There were no declarations of interests.	

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	NOTED																																				
APCC34.	<p>URGENT BUSINESS THE CHAIR WILL CONSIDER THE ADMISSION OF ANY ITEMS OF URGENT BUSINESS. (LATE ITEMS WILL BE CONSIDERED UNDER AGENDA ITEM WHERE THEY APPEAR. NEW ITEMS WILL BE DEALT WITH A 11 BELOW).</p> <p>There were no items of urgent business.</p> <p>NOTED</p>																																				
APCC35.	<p>MEMBERSHIP AND CONSTITUTION</p> <p>(a) The Chair asked that the Clerk update the Committee on the Constitution.</p> <p>The Clerk – Mr Hart advised that since the agenda had been despatched, which had shown the membership of the Committee, he advised that as yet he had not received confirmation whether the Alexandra Palace Indoor Bowls Club were still in existence following no response to correspondence. He would attempt further contact with the association and advise at the next meeting.</p> <p>The Chair then MOVED and it was:</p> <p>RESOLVED</p> <p>(i) That the following applications for membership of the Alexandra Palace and Park Consultative Committee for the 2008/09 municipal year be approved :–</p> <table> <tbody> <tr> <td>Alexandra Palace Allotments Association</td><td>Mr S. Ballard</td></tr> <tr> <td>Alexandra Palace Amateur Ice Skating Club</td><td>Mr. M. Tarpey</td></tr> <tr> <td>Alexandra Palace Angling Association</td><td>Mr K. Pestell</td></tr> <tr> <td>Alexandra Palace Indoor Bowls Club</td><td>TBC</td></tr> <tr> <td>Alexandra Palace Organ Appeal</td><td>Mr.J.Apperley</td></tr> <tr> <td>Alexandra Palace Television Society</td><td>Mr S. Vaughan</td></tr> <tr> <td>Alexandra Residents' Association</td><td>Ms. C. Hayter</td></tr> <tr> <td>Alexandra Palace Television Group</td><td>Mr J. Thompson</td></tr> <tr> <td>Bounds Green and District Residents' Association</td><td>Mr K. Ransom</td></tr> <tr> <td>Friends of Alexandra Park</td><td>Mr G. Hutchinson</td></tr> <tr> <td>Friends of the Alexandra Palace Theatre</td><td>Mr. N. Wilmott</td></tr> <tr> <td>Hornsey Historical Society</td><td>Mr.J.O'Callaghan</td></tr> <tr> <td>Muswell Hill and Fortis Green Association</td><td>Ms D. Feeney</td></tr> <tr> <td>Muswell Hill Metro Group</td><td>Mr J. Boshier</td></tr> <tr> <td>New River Action Group</td><td>Mr F.W.Clark</td></tr> <tr> <td>Palace View Residents' Association</td><td>Ms V. Paley</td></tr> <tr> <td>U.C.A.T.T.</td><td>Mr J. McCue</td></tr> <tr> <td>Warner Estate Residents Association</td><td>Prof R Hudson</td></tr> </tbody> </table> <p>ii. That the Constitution of the Committee be noted.</p>	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	TBC	Alexandra Palace Organ Appeal	Mr.J.Apperley	Alexandra Palace Television Society	Mr S. Vaughan	Alexandra Residents' Association	Ms. C. Hayter	Alexandra Palace Television Group	Mr J. Thompson	Bounds Green and District Residents' Association	Mr K. Ransom	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	U.C.A.T.T.	Mr J. McCue	Warner Estate Residents Association	Prof R Hudson
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- (b) The Chair then advised that as part of the Consultative Committee's constitution it was necessary to appoint 3 of its Nominated members to serve on the Alexandra Palace and Park Board for the Municipal Year 2008/09.

In response to points of clarification Mr Hart advised that Ms V. Paley, Mr M. Tarpey and Mr N. Willmott had been appointed as non-voting Members of the Alexandra Palace and Park Board for the municipal year 2007/8.

The Chair asked if the representatives would be willing to continue to serve on the Board for the Municipal Year 2008/09. The Chair also asked if Mr Willmott would be willing to be nominated in his absence. Mr O'Callaghan sought clarification as to whether the Committee should be appointing a member in their absence and if the Committee's constitution allowed for this. The Chair confirmed that it was within the Committee's remit to appoint members and it did not preclude such appointments in a nominated member's absence.

Mr Richelle confirmed that Mr Willmott would be happy to be nominated in his absence, and serve on the Board. In response to further points of clarification from Councillor Hare, and Mr O'Callaghan Mr Hart advised that it was for the whole membership of the Consultative Committee to agree to the nominations and not just nominated association members.

The Chair then summarised and on a vote it was:

RESOLVED

That Ms V. Paley, Mr M. Tarpey and Mr N. Willmott be appointed as non-voting Members of the Alexandra Palace and Park Board for the municipal year 2008/09.

Mr O'Callaghan and Councillor Hare asked that their abstention to the decision be recorded.

APCC36. TERMS OF REFERENCE

RESOLVED

That the Terms of Reference of the Alexandra Palace and Park Consultative Committee be noted.

APCC37. MINUTES:

- (i) **ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE – 12 FEBRUARY 2008**

The Clerk to the Committee – Mr Hart advised that a revised version of the minutes had been TABLED which reflected some changes to the

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wording in paragraphs on page 3 of the minutes, which had been redrafted following a point of clarification from Ms Feeney – Muswell Hill and Fortis Green Association prior to the meeting.

With the point of clarification noted it was:

RESOLVED

That the TABLED revised minutes of the Alexandra Palace and Park Consultative Committee held on 12 February 2008 be agreed and signed as an accurate record of the proceedings.

(ii) ALEXANDRA PALACE AND PARK BOARD – 10 MARCH 2008, AND SPECIAL MEETINGS - 26 FEBRUARY AND 19 MARCH 2008

The Chair asked if there were any comments in relation to the minutes.

In response to points of clarification from Mr O’Callaghan in relation to the accounts the General Manager – Mr Loudfoot outlined the large number of queries that had arisen as was documented within the minutes. In respect of the differing figures shown in both the LB Haringey’s accounts and those of Alexandra Palace it was the case that there was no requirement to have the same figures shown in each set of Accounts As it was possible for one to show potential liabilities whilst the other did not.

The Chair commented that it was the case that a number of questions had been submitted for response which had been answered verbally, and that indeed as the minutes of the meetings showed – the accounts were finally signed off.

In response to further points from Mr O’Callaghan, Councillor Hare commented that whilst there had been some issues surrounding how explicit and worded certain elements of the accounts had been when submitted for consideration the accounts had eventually been agreed as minuted. The Chair also advised that the accounts had been set out in the an established format required by the charities act and that they had been audited by one of the most senior and specialised auditors in the Country who had been more than happy in the way in which they had been compiled. There had been some issues pertaining to some elements of the narrative which had been adequately answered and he reiterated his earlier comment that the accounts had then been agreed.

Councillor Hare, in concurring with the comments of the Chair, commented that the Board had benefited from the process and that it had allowed a good opportunity to make comment.

(Councillor Oakes arrived at 19.57hrs)

There being no further points of clarification it was:

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RESOLVED

That the minutes of Alexandra Palace and Park Board held on 10 March 2008, and special meetings held on 26 February, and 19 March 2008 be noted.

APCC38. FUTURE OF THE ASSET:

The Chair asked for a brief introduction.

The General Manager – Mr Loudfoot advised that since the last meeting of the Committee there had been little progress in forwarding the development project. It had been agreed that should any significant progress be made before the next scheduled meeting then a special meeting of the Consultative Committee would be called to discuss the progress. It had not been necessary to call this meeting. Mr Loudfoot further commented that at this point in time it was still the case that insufficient progress had been made to be able to offer any meaningful report on negotiations.

In response to a number of points of clarification and concerns at the lack of progress thus far Mr Loudfoot advised that he fully appreciated the frustrations expressed at the lack of progress and that in terms of the Firoka bid it was the case that the Board were still in negotiations with Firoka and they were still the Board's chosen preferred bidder, and a holistic development and approach was still the aim of Board. The Board were conscious of the fact that the local community was hanging on to the fact that there had been a deal struck with the Firoka Group and that in this respect the local community needed to know what the latest position was.

With regard to points of clarification in terms of timescales for further consultation by the Charity Commission and finalising the contract Mr Loudfoot advised that it was difficult to put a time frame and that he did not feel that he could speculate. In terms of the Charity Commission undertaking further consultation this was as yet not confirmed. Whilst stressing that that the consultation was the Charity Commission's and not the Board's it was likely that the Board would be asked to comment on the process for its views. Dependent on the outcome of the consultation and the subsequent consideration and agreement of the Board, and any possible Judicial Reviews arising therefrom it was likely that it would be at least 12 months before there could be a conclusion. It was also the case that the Board would not re-open any negotiations with the Firoka Group and the current development brief would remain unchanged.

Mr O'Callaghan commented on the judgement of the judicial review which had technically centred on the consultation process embarked upon by the

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Charity Commission, and yet it could have also commented on the contents of the proposed lease, but had not. Given that there was likely to be a further consultation there was time to take steps to ensure that, as a matter of principal, to ensure that the elements of concern in relation to the lease and its contents, were made readily available during the consultation process. Mr O'Callaghan also referred to the objects of the Charity and the issue of the accounts which showed no proceeds during the time that Firoka were in the palace, and the issue of £3million held by the Firoka group which was rightfully the Trust's he commented that no charitable activity had happened during the time Firoka were in the building. In stating that it had been a bad idea to proceed with the Firoka bid, Mr O'Callaghan further commented on the issue of T.V studios and it being leased at a not for profit level.

Ms Paley commented on a number of issues raised by stating that if people thought that it was realistically possible to engage with another developer then this view was much mistaken as it was the case that there would be no other developer coming forward. As the Committee were aware it was a fact that the Board had undergone a considerable process of identifying a preferred developer with little interest, other than the Firoka Group and 2 other bidders. After rigorous assessment the Firoka Group had been chosen and it was a fact that the Firoka Group would have the necessary financial standing to take on the lease and refurbish and repair the Palace.

In response to a number of the comments expressed the Chair advised that in terms of the development brief and the information contained in the draft lease it was the case that some of the information contained therein was legally commercially sensitive in nature and therefore would not be disclosed publicly. It was also the case that the palace was operational during the period that the Firoka Group was present at the palace and the bar and cafes and other public facilities/exhibitions had remained opened and functional.

In response to further comments of Mr O'Callaghan as to the issue of a holistic approach and whether this was a viable solution, and therefore should be revisited, and also the articles and information contained on the web on wikipedia in relation to Mr Kassam of the Firoka Group showed that the Firoka organisation was not suitable.

The chair responded that in terms of any information anywhere on the web i.e. on wikipedia or otherwise and also comments expressed regarding Mr Kassam here or otherwise he cautioned Members from making such comments and that it was dangerous to do so.

In response to further comments of Mr O'Callaghan in relation to if the current preferred bidder were to withdraw and a hotelier were to develop a hotel facility in the southwest wing of the palace and whether the profits would assist in the running costs of the palace Mr Loudfoot advised that in granting any form of lease or tenure to a hotelier the Trustees would only receive ground rent for the site and the hotelier would retain the profits.

Mr Hutchinson referred to the fact that in terms the actions of the Trustees

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and the objectives of the Charitable Trust it was evident that the maintenance and up-keep of the building was of a considerable enormity and that it was just not the case that funds coming from either events or sub leasing parts would cover the maintenance costs. Whilst there was some negative view prevailing in terms of the Firoka bid it was a fact, as stated by Ms Paley that there was no other bidder and therefore the Trustees were attempting to broker the best deal possible for the future of the palace.

Mr Tarpey, in sharing the views of Ms Paley and Mr Hutchinson, commented that in terms of the fabric of the building – the costs on a day to day basis were considerable, and there were issues to face in terms of the Ice Rink and the fact that the ice generator was nearing the end of its use and would need replacement. The Firoka bid was the only possible source of capital investment and that the figures that the bid represented would restore the palace. It was an obvious that no other bidder willing to or able to fund the costs of this required level of restoration.

In response to further points of clarification Mr Loudfoot advised that the Ice Rink represented about 20% of the usable area at the palace. It was the case that whilst individual profit centres (such as the ice rink) generated income that was in excess of direct expenditure, overall the entire operation of the palace ran at a loss and that to replace the floor of the Ice rink and replace the existing ice plant the costs would be in the region of £1 million.

Mr O'Callaghan further commented in terms the palace running at a surplus prior to 1965, and the requirements of the trustees to ensure that the palace was run within the auspices of the 1985 Act, and he stated that in his view he did not accept the concept of selling off the Palace, as embarked upon by the current trustees. There were other avenues that should be explored other than selling the Palace as a whole to one developer in a holistic development concept and that these had not been fully explored.

Ms Paley commented that previously when the concept of hoteliers developing a hotel at the palace it was the case that on each occasion the financial assessment had shown that it would not be viable financially just to have a hotel. She added that whilst she was not particularly happy with the Firoka bid it was the only bid that came close to having the palace restored and maintained as required. Mr Boshier referred to comments in relation to the Palace being sold off to the Firoka Group, and in reference to the reports in the press – The Ham and High to sell off the palace, reminded the meeting that the palace was not being sold off, but that the Trust was entering into a lease with the proposed developer – Firoka –and this had always been the case.

The Chair thanked and concurred with the comments of Mr Boshier.

There being no further comments it was:

RESOLVED

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	<p>That the report on the future of the asset be noted.</p>
<p>APCC39.</p>	<p>PARK ACTIVITIES UPDATE:</p> <p>The Chair then asked for a brief introduction of the report.</p> <p>In a succinct introduction to the circulated report the General Manager – Mr Loudfoot gave a brief update of recent activities carried out in Alexandra Park and answered points of clarification. In particular Mr Evison's report advised that Warner Estate Residents Association had consulted their members over their request for a new pathway from the Redstone Road entrance. The report commented that Mr Evison had attended the WERA AGM on 6 July 2008 where the meeting had fully endorsed the proposals. He would now commence drawing up detailed plans.</p> <p>Mr Loudfoot further commented that:</p> <ul style="list-style-type: none"> • The Alexandra Park Ornithological Group (APOG) held a public bird walk in May and 43 species were sighted. This list has been published on the Alexandra Palace Website and is available in the Information Centre. APOG was preparing a 'Birds of Alexandra Park' leaflet detailing all species that may be seen; • Traffic Engineers have reviewed the crossing point on Alexandra Palace Way (below the Palm Court entrance) and feel a traffic island could be installed to provide a refuge for pedestrians. Quotations for this project were being sought. <p>Mr Loudfoot also advised that following the conclusion of the HLF an event had been arranged for Sunday 10 August 2008 to celebrate the success of the HLF project, with full media coverage, and all members of the Advisory, and Consultative Committee, and the Alexandra Palace and Park Board would be invited to the event. In response to points of clarification the committee were advised that the event was not open to the public and was by invitation only. The event would not be appearing on the Palace's website.</p> <p>Mr Loudfoot further advised that there had been a positive visit from the Green Flag Judges at the end of May 2008, where it had been remarked upon how improved the park had appeared since the previous year by one of the judges who had been judging the park the previous year. The judges' results were expected on 17 July 2008.</p> <p>The Committee then briefly raised the following points;</p> <ul style="list-style-type: none"> • Whether the gantries would be replaced and the response from Mr Loudfoot that the columns had been cast iron, filled with concrete which had subsequently caused corrosion which resulted in the need for their removal. The gantries would not be returning. New signage had been ordered and would be visible shortly.

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	<ul style="list-style-type: none"> • That in response to comments relating to the public showing of the park by-laws the new park notices did in effect show the do's and don'ts but were less authoritarian • That there was considerable positive feedback from users in relation to how good the park was looking and that both the park manager and the contractors should be congratulated on their excellent efforts • The temporary use of the lower car-park by the contractors Costains and confirmation that this had been agreed at a small fee in order for workers on the building site below the palace having a place to park during the day whilst working on site • Concerns at a recent corporate event and the close of pathways to the enclosure in the Upper Field and the comments of the General Manager that the event's organisation had not been clearly detailed when the event was booked and not as the company had explained it would happen, There would be no further occurrences as what had happened though there were usually 3 /4 events of this nature during one calendar year • That there was better signage needed around the park, especially showing where the pitch and putt was in operation and Mr Loudfoot confirmed that signage was in the process of being ordered <p>There being no further discussions it was:</p> <p>RESOLVED</p> <p>That the report be noted.</p>
APCC40.	<p>FORTHCOMING EVENTS:</p> <p>The General Manager advised the Committee of those events provisionally confirmed (<i>in italics</i>) and those confirmed on the events sheet. In particular he referred the Committee to the new antique fair scheduled and the good quality feedback of the previous event by the new organiser.</p> <p>In response to in relation to how the booking of events at the Palace had been affected by the uncertainties of the future of the palace Mr Loudfoot advised that at this time it was not clear if the current difficult market conditions or adverse publicity surrounding the development would affect bookings at the Palace. APTL did not rely so heavily (as others) on trade shows which were perhaps the most vulnerable type of events to an economic slowdown.</p> <p>In response to further clarification as to bookings Mr Loudfoot advised that there were bookings being taken for up to 3 years ahead, and the Trading Company was fully engaged in actively progressing bookings etc.</p> <p>NOTED</p>
APCC41.	<p>ITEMS REQUESTED BY NOMINATED REPRESENTATIVES</p> <p>(i) Items raised by J. O'Callaghan – Hornsey Historical Society</p>

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- (a) Whether representatives of the Consultative cttee on the Board should report back to the committee

Mr O'Callaghan commented on the fact that he could not recall any incident in the past few years whereby the Board had responded to the Consultative Committee on views expressed by it. In response the Chair advised that in terms of reporting back it was the case that the minutes of the Consultative Committee were reported to the Board, and vice a versa and any matters raised by the Committee would be considered by the Board. It was also the case that the representatives appointed by the Consultative committee to the Board in a non voting capacity would also report back there were matters needing clarifying arsing from Board minutes. It was further the case that the Consultative Committee representatives had always expressed the views of the Consultative Committee at Board meetings.

In response to further points of clarification from Mr O'Callaghan the Chair advised that the Consultative Committee had and were kept fully updated in terms of the developments at the palace and that indeed matters of a commercially sensitive and confidential, as with any constituted Committee of the LB Haringey, would not be divulged in public session.

Mr Tarpey commented that the minutes of the Board meetings clearly showed the views of the Board, together with those comments of the 3 non voting representatives, and observer. It was also the case that where necessary when speaking at Board meetings each non voting representative was giving the views of the Consultative Committee and the consensus views of the consultative committee were amplified, though of course personal views were not. The Board had always allowed the non voting representatives, and observer to be present during the exempt part of the proceedings and each representative recognised that whilst they were able to comment and give view there would be no disclosure of such discussions, for the reasons as stated by the Chair. Ms Paley shared the comments expressed by Mr Tarpey and added that there was good reason why there had and were reasons for matters to be of a confidential nature.

Mr Hutchinson referred to the process for the Advisory Committee and the recommendations arising therefrom to the Board, and that at each subsequent meeting there was a clear set of observations from the Board to the Advisory committee and vise a versa. He felt that the Consultative Committee should adopt the same process as when it had any matters for the Board to consider.

Ms Hayter commented that she could not recall the Consultative Committee discussing the proposed lease. She was aware that there had been Freedom of Information requests for information contained in the lease but by and large people were unaware of its content. In her view much of the lease should be within the public domain.

In response to a number of points raised the General Manager advised that some sections of the lease were and would remain confidential but

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	<p>much of the lease was not and had indeed been discussed in open forum.</p> <p>In conclusion the Chair felt that Mr Hutchinson's suggestion was an excellent one and that the Committee would be able to follow this practice in future.</p> <p>RESOLVED</p> <p>That in future recommendations arising from discussions of the Committee which require consideration by the Board, be reported to the Board in tabulated format, and the responses of the Board be reported to the next meeting of the Consultative Committee in the same format, as was the practice of the Advisory Committee.</p> <p>(b) The general policy relating to leasing and sub-leasing to not for Profit organizations carrying out the charity's objects, and the proportion of the charity land currently designated</p> <p>Mr O'Callaghan raised the issue as stated in relation to the Sports club and that lease did not allow for sub-letting</p> <p>Mr Loudfoot explained that the sports club wished for some changes to allow use of the ground by the soon to be built secondary school. It was the case that the current lease was due for a rent review and that this was a perfectly normal thing. It was the unfortunate that some publicity had been generated to pressure the trustees into not pursuing the 'best rent reasonably obtainable' Mr Loudfoot explained that the principles of best rent were a requirement of the charities act.</p> <p>In further response to clarification from Mr O'Callaghan Mr Loudfoot advised that no leases were set aside specifically for any charitable use and that it was not the case that this should be so.</p> <p>In due course the rent review would be reported to the board.</p> <p>In conclusion the Chair summarised and it was:</p> <p>RESOLVED</p> <p>That the Consultative Committee discuss the lease at its meeting in October 2008.</p> <p>(c) Firoka</p> <p>Matter dealt with earlier in the meeting.</p>
APCC42.	<p>ANY OTHER BUSINESS</p> <p>Nil items</p>

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APCC43.	TO NOTE THE FOLLOWING DATES OF THE CONSULTATIVE COMMITTEE FOR MUNICIPAL YEAR 2008/09 14 October 2008 17 February 2009 There being no further business to discuss the meeting ended at 21.20hrs.
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COUNCILLOR MATT COOKE

Chair

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ATTACHMENT 'B'

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

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

Observer: Mr D. Liebeck*
*indicates Members present

Also present:

Mr D. Loudfoot	-	General Manager Alexandra Palace
Mr I. Harris	-	Trust Solicitor
Mr M. Evison	-	Park Manager Alexandra Palace
Ms J. Parker	-	Director of Corporate Resources – LB Haringey
Mr C.Hart	-	Clerk to the Board – Cttee Manager – LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO01.	APOLOGIES FOR ABSENCE (IF ANY) Apologies for lateness were received on behalf of Councillors Dogus, and Oakes. NOTED
APBO02.	URGENT BUSINESS: The Clerk to the Board – Mr Hart, advised the Board that whilst there were no items of urgent business the General Manager had TABLED an amended Appendix II to Item 8 on the agenda. NOTED
APBO03.	DECLARATIONS OF INTERESTS There were no declarations of interests. NOTED
APBO04.	MINUTES: a. Minutes of the meeting of the Alexandra Palace and Park Board - 10 March 2008, and special meetings held on 26 February, and 19 March 2008 RESOLVED That the minutes of meetings of the Alexandra Palace and Park Board

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held on 10 March 2008, and the special meetings held on 26 February, and 19 March 2008 be agreed as an accurate record of the proceedings.

- b. Minutes of the Alexandra Palace and Park Consultative Committee – 12 February 2008

RESOLVED

That the minutes of meeting of the Alexandra Palace and Park Consultative Committee held on 12 February 2008 be agreed as an accurate record of the proceedings.

- c. Minutes of the Alexandra Park and Palace Advisory Committee 18 March 2008 (attached), and 8 July 2008 and to consider any recommendations contained therein

- i. 18 March 2008

RESOLVED

That the minutes of meeting of the Alexandra Park and Palace Advisory held on 18 March 2008 received and noted.

- ii. 8 July 2008

The Clerk to the Board – Mr Hart – advised that the minutes of the meeting of the Advisory Committee – although in draft form, were awaiting clearance and therefore had not been circulated. However there were circulated the Advisory Committee recommendations of 8 July 2008 which had specifically requested that the Board consider this evening.

The Chair thanked the Clerk for his brief explanation and referred the Board to the circulated deliberations of the Advisory Committee which related to its deliberations – firstly on 8 July 2008, and secondly of 5 February 2008 of which in particular the Board had been as yet unable to express a view or give a clear response. The Chair advised that he wished the Board to respond on both sets of resolutions and give responses at this point in the proceedings.

The Chair then asked Mr Liebeck – the Chair of the Advisory Committee to advise the Board of the resolutions for the Board to consider.

Mr Liebeck advised the Board that the circulated decisions of the Advisory Committee

- gave a clear view of how the Advisory Committee felt in respect of its concerns of how it was viewed, and that it would appear that the resolutions of the Advisory committee of 5 February 2008 had been ignored at a subsequent 3 Board meetings;

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- that with regard to the current development situation and the on-going and protracted process the Advisory Committee were concerned at the lack of information forthcoming in relation to progress
- The Advisory Committee had not had sight of documents that it requested in respect of the draft lease and the Board's failure to disclose
- That the consultation process embarked upon by the Charity Commission had been inadequate, hence the resultant Judicial Review, and that there was a need to ensure that future consultation was reflective of the previous inadequacies
- That the Advisory Committee felt that the Board was not abiding by the requirements of the 1985 to use its best endeavours to give effect to such reasonable recommendations of the advisory Committee and that it was not sufficient just to note the expressed concerns or requests as agreed by the Advisory Committee for the Board to consider;
- That the Advisory Committee was not being obstructive in its expressions of concern but wished to work in conjunction with the Board to ensure that all views and concerns were taken account of and clear responses given;

In thanking Mr Liebeck for his summary the Chair advised that he did have a number of suggested responses for the Board to consider. In respect of the issue of the Board seemingly ignoring the Advisory Committee's expressed views on 3 separate occasions it was the case that they had not been ignored but that the Board was simply not in a position to respond on the issues until such time that it had considered its position with regard to its preferred partner. In apologising to the Committee that it had been under the impression that it was being ignored the Chair commented that it was the case that there was no further progress on the negotiations with the Firoka group which could be publicly divulged – there were discussions in relation to both legal and commercially sensitive matters and that the Board would at a future meeting be considering its options as regards the current situation. Once the Board had deliberated upon a number of factors and then had reached a decision then at that time the Advisory Committee would be informed.

In relation to the six resolutions of the Advisory Committee of 5 February 2008 as detailed below the Chair felt that the Board should deliberate on each of the said resolutions in turn.

N.B The following is a summary of discussions of the Board and not a verbatim minute of the proceedings

RESOLUTIONS OF THE ADVISORY COMMITTEE – 5 FEBRUARY 2008

that in respect of a number of recommendations put to the Board by

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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:

Resolution 1

- 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 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;

Resolution 2

- ii. that in view of the Judicial Review Decision of 5th 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;

The Board discussed resolution (i) & (ii) in detail as to whether the Advisory Committee would be in a position to receive the full terms of the lease in un-redacted form and sign a 'non disclosure agreement' in terms of confidentiality.

Mr Liebeck commented that in terms of the findings of the Judicial Review it had commented that the Charity Commission's consultation had been guided somewhat by the views expressed by the Board and the preferred bidder and that the Charity Commission accordingly carried out its consultation based on such views. It was paramount that there be as much disclosure as there could possibly be and that the Board, as a public body needed to be sure that in any further consultation it was not being dictated to in any way and that it needed to be able to give clear direction as to what it felt should be available to the public.

In clarification to points raised, the Trust Solicitor – Mr Harris stated that it would only be possible for the Board to disclose information contained within a draft lease **only** at the express permission of the Board, the Charity Commission, and the

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proposed lessee, given that its contents had both clearly sensitive commercial/financial, and legal information that was of a confidential nature which could not be exposed, as indeed stated in the Judicial review judgement, and therefore publication in an un-redacted form was not possible, (although some documentation could be redacted). the Chair summarised and in relation to resolutions (i) & (ii) the Board's response to the Advisory Committee would be as follows:

RESPONSE

- i. that in view of the Judicial Review Decision of 5th 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 (minimally redacted) 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;
- ii. That the Board accepted, as did the High Court, that the Charity Commission consultation was flawed and further accepts the principle that in any further consultation by the Commission the maximum number of relevant documents be produced with the minimal redactions possible, to recognise both the indications in the judgement of Mr Justice Sullivan that some key commercial information could be redacted, and the views of the Charity Commission, the Board and the prospective lessee.

At this point in the proceedings, due to a disturbance caused by a Member of the Public, the Board agreed to adjourn for a period of 10 minutes. The Board adjourned at 20.35hrs and reconvened at 20.45hrs.

Resolution iii

- 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;

The Board briefly discussed the issue of 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, and following discussion the Chair summarised

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the Board's response to the Advisory Committee would be as follows;

RESPONSE

That the comments of the Advisory Committee that had there been disclosure of documentation the outcome of a judicial review application may have been different or no such application might have been made, be noted

Resolution iv

- 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.

The Board discussed the resolution and commented that in respect of the issues of the consultation process whilst the Board sympathised with the views expressed the actual consultation process was something that was formulated and undertaken by the Charity Commission and therefore a process that the Board itself was unable to comment upon as it was neither the Board's or the Borough's consultation procedures. However the Chair commented that the Advisory Committee may wish to advise the Charity Commission of its views as to how it feels the Charity commission should conduct any future consultation.

The Chair then summarised the Board's response to the Advisory Committee would be as follows;

RESPONSE

The Board could not provide this confirmation because the consultation was by the Charity Commission and it is a matter for the Commission to decide upon the appropriate process. The Advisory Committee may wish to advise the Charity Commission of its views as to how it feels the Charity commission should conduct any future consultation.

Resolution v

- 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;

The Board discussed the resolution and commented that the Board will respond in detail to the Advisory Committee's advice in future and provide the reasons for either accepting or rejecting such advice.

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The Chair then summarised the Board's response to the Advisory Committee would be as follows;

RESPONSE

that the Board will respond in detail to the Advisory Committee's advice in future and provide the reasons for either accepting or rejecting such advice.

- vi. that the Board be requested to explain why the Board had not notified the Committee of the proposed Licence agreement to be entered into with the Firoka Group by APTL in May 2007, and the consequences of such arrangements on the finances of APTL

RESPONSE

That this was not a matter within the remit of the Advisory Committee

- vii. that the Advisory Committee did not wish to be seen as being obstructive in its requests but was merely seeking to be properly equipped to fulfil its duties under the 1985 Act and to act in the best interests of the charity.

The Chair then summarised the Board's response to the Advisory Committee would be as follows:

RESPONSE

That the request of the Advisory Committee be noted. The Board's responses were detailed in the above responses.

The Chair then referred to the resolutions of the Advisory Committee of 8 July 2008 and asked that the Board consider the resolutions and respond accordingly.

In relation to the resolutions the Chair advised that it was the case that the resolutions of the Advisory Committee marked (A) had been responded to and, following a brief discussion it was summarised:

Resolution (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;

Response

That the Board notes the concerns of the Advisory Committee and that the Advisory Committee be advised that the Board has considered the resolution of the Advisory Committee of 5 February 2008 as detailed

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above.

Resolution (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

Response

That the Board has considered the resolution of the Advisory Committee of 5 February 2008

Resolution 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 8th 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.

The Chair reiterated the earlier comments expressed in relation to the future of the asset, and that following detailed comment in respect of the resolution the Chair summarised and the following response was agreed:

RESPONSE

That the Board notes the concerns of the Advisory Committee and advises that the General Manager was unable to comment further on the current negotiations with the preferred bidder due to their delicate and critical state and the complex legal issues involved upon which further advice is awaited and that until such discussions had been concluded and detailed advice received and then considered by the Board in a further Special meeting there was no further information to be imparted to the Advisory Committee in respect of progress at this stage.

In relation to the resolutions the Chair advised that it was the case that the resolutions of the Advisory Committee marked (B) in relation to the Alexandra Park Club, the matter would be discussed during the exempt part of the proceedings. However he asked that the Trust Solicitor give a brief outline of where the Committee was in relation to negotiations.

Mr Harris advised the Board the cricket club had entered in to a lease in the summer of 2003 at rental set for review in 5 years. The lease was now up for review and the Trust was obliged in accordance with the terms of the 1985 Act to let at the best rent that could reasonably be obtained. The trust was therefore in negotiation with the Club as to the likely level of rent and negotiations were currently progressing. The principles for the rent review were clearly defined and the Trust was operating within those principles.

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Mr Liebeck commented on the reports within the local press of the dramatic increases in the rent levels which could easily prevent the Club from continuing its operation and that surely it was a matter of principle on the part of the trust to ensure that rent level as were at an affordable level to ensure continued local community use. Councillor Oakes commented that it may be the case that a number of the circulated rumours of likely increases may have been triggered by the Club itself.

In response to further points of clarification Mr Harris reminded the Board that it was obliged as a charity to obtain the best possible rent and would be in breach of trust if it did not do so.

In response to the resolutions the Chair summarised and in respect of the following resolutions the response were as indicated:

Resolution (i)

The Board notes the concerns of the Advisory Committee at rumours circulating of the likely level of the increase of the rent

Response

The Board notes the concerns of the Advisory Committee at rumours circulating of the likely level of the increase of the rent.

Resolution 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

Response

Whilst the Board notes and is mindful of the concerns of the Advisory Committee to ensure that the Board sets a rent which was at a reasonable and affordable level, to ensure the continued existence and operation of the Cricket Club, the Advisory Committee be advised of the principal duty of the Board as Charitable Trustees to set a rent at a level that is the best rent reasonably obtainable subject to use; to the extent that there is a difference between a reasonable and affordable rent and the best rent, if the Board were to set the former it would be acting in breach of trust and this advice must therefore be rejected.

Resolution 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

Response

That the Board have authorised officers to negotiate on this aspect of the Alexandra Park Club's desires

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APBO05.	<p>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</p> <p>There were no questions, deputations or petitions.</p> <p>NOTED</p>
APBO06.	<p>AUDITORS TO THE PALACE</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager, with reference to the current auditors (Deloitte and Touche) to the Board and the services of the Senior Partner Mr Framjee, informed Members that Mr Framjee would be leaving this firm at the end of 2008. The report before the Board recommended that the Board continue with the existing auditors for the audit of the 2008/09 accounts and then consider options for review and a tendering process to be embarked upon.</p> <p>The Chair asked if there were any points of clarification.</p> <p>Councillor Hare commented that there has been some considerable debate when the accounts had been considered during the February and March meeting cycles with regard the appropriateness of considering a change and the seeming resistance to such proposals despite concerns given at the familiarity of the current auditor that whether there was a fair and independent assessment of his findings. He also questioned the difficulties that would occur in changing auditors at a certain stage in the current assessment process.</p> <p>The Chair reminded the Board that it had confirmed the appointment of Deloitte and Touche as its Auditors for 2007/8 and that this process would continue. The Board was being notified that it was the intention of the Board to review the future arrangements of external auditors commencing from 2009/10.</p> <p>In response to further points of clarification from Councillor Hare, the LB Haringey's Director of Corporate Resources – Julie Parker, advised that the auditing would continue with Deloitte and Touche and indeed the Board did consider appointments on a yearly basis. Given the amount of activity in terms of the previous accounts there was considerable understanding of how the accounts were put together by the current auditor. On balance it was reasonable to tender for the Auditor for 2009/10.</p> <p>On a MOTION by the Chair it was:</p> <p>RESOLVED</p> <p>That approval be given to the appointment of Deloitte and Touche as the Trust's external auditors to carry out the 2008/09 audit of accounts, and that the General Manager be authorised to commence the tender process for the selection of external auditors for 2009/10.</p>

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APBO07.	<p>BANKING ARRANGEMENTS FOR THE CHARITY:</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The General Manager - Mr Loudfoot advised of the background to the banking arrangements in that in respect of the trustee's bank account as detailed within the circulated report. Since 2002 the arrangement settled upon was that the Charity's current account would be maintained at a constant cleared overnight balance with a bi-directional sweep carried out by the bank on a daily basis.</p> <p>Mr Loudfoot reported that LBH had recently changed its banking provider from the Co-Operative Bank to the Royal Bank of Scotland and the facility for sweeping of the account was not possible 'inter-bank'. This had led to the need for the Local Authority treasury department to manually process a balancing transaction on a daily basis. The automated sweep service did not attract a cost to either organisation whereas the manual processing currently being undertaken resulted in a charge.</p> <p>In addition to the greater efficiency of the automatic sweep, the new provider also offered an enhanced level of service and facilities in respect of account control and this additional service would benefit the Charity in the operation of its banking arrangements.</p> <p>In proposing the change in bank account, the opening or closing of a Charity bank account would require the specific resolution of the charity trustees.</p> <p>In respect of the account signatory arrangements Mr Loudfoot advised that the existing signatories from the charity to the account were one officer and two trustees. The Local Authority also had two signatories but under the agreed protocol they did not authorise any transactions beyond the sweep arrangements. The authorisation limits currently applicable had not been reviewed or updated for many years, the existing mandate was for one signature for amounts up to £5,000 and for any two signatures for amounts over £5,000. Mr Loudfoot felt that it may be prudent at this time to review the mandate at the same time as the proposed change of provider.</p> <p>The Chair asked if there were any specific points of clarification.</p> <p>Mr Tarpey, in commenting that the main reason for the proposed change was due, in the main, to the sweep arrangements, sought clarification as to whether Alexandra Palace Trading Ltd were also required to change their banking arrangements. Mr Loudfoot responded that the banking arrangements for APTL were a matter for APTL and were unaffected by the proposed arrangements.</p> <p>The Board briefly discussed the issue of the currently applicable mandate and concluded that it did not wish to vary the arrangements.</p> <p>The Chair then MOVED and it was:</p> <p>RESOLVED</p>

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- i. That the General Manager Alexandra Palace be authorised 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; and
- ii. That the mandate applicable for the new account should be the same as for the existing account arrangements.

APBO08. TWO MONTHS RESULTS TO THE END OF MAY 2008 AND FULL YEAR FORECAST 2008/09:

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

The General Manager – Mr Loudfoot advised the Board of the 2 month result to the end of May 2008 and the forecast to the end of the year.

Mr Loudfoot TABLED a revised appendix II for Members to consider and apologised that the original had a printing error which had left out the figures for year end. (a copy of which will be interleaved with the minutes.) Mr Loudfoot advised that the Board that its meeting on 26th February 2008 had 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. Mr Loudfoot also advised that the Local Authority had agreed providing the necessary support to the charity and had made provision for the sum of £1.7 million for the current financial year.

Mr Loudfoot referred the Board to the TABLED Appendix II which summarised the projected end of year out-turn, forecast to be a deficit of £1.686 million. He added that expenditure at the 2 months point was broadly in line with budget with minor variances in income and compensatory savings between the various expenditure heads. Total deficit was £463K against a budget of £459K a current overspend of £4K or 1%.

There being no questions from Members, it was:

RESOLVED

- i. That the income and expenditure for 2 months to end of May 2008, summarised at Appendix I of the report be noted; and
- ii. That the projected year end out-turn summarised in the TABLED Appendix II be noted.

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APBO09.	<p>PROVISIONAL FULL YEAR 2007/08 OUTTURN :</p> <p>The Chair asked for a brief introduction of the circulated report.</p> <p>Mr Loudfoot advised the Board that the Accounts of the charity for the year ended 31st March 2008 would have to be submitted to the Charity Commission by no later than 31st January 2009. It was the case that the accounts of the Charity did 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 had been presented to the authority for use as an appendix to their accounts. The draft was attached for information at Appendix II of the report.</p> <p>With regard to the 2008 accounts the Mr Loudfoot advised that the Board would 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 were accompanying the circulated report for reference and would be presented again together with a detailed narrative when considering the audited accounts. The tabulation at Appendix I of the report summarised the financial information for the year ending 31st March 2008.</p> <p>Mr Loudfoot advised that work had commenced on the independent external audit of the groups accounts and the implementation of the board's resolution to fully adopt FRS 17 in relation to pension funding for the group accounts for the year ending 31st March 2008. Once the bulk of the external audit had been completed a draft text of the trustee report for inclusion into the formal accounts, would be circulated in order for the trustees to have opportunity to comment on the contents prior to the finalisation of the text.</p> <p>In response to a number of points of clarification the Trust Solicitor – Mr Harris advised that in terms of submission of the accounts to the Charity Commission by 30 January 2009 there should be no slippage in terms of that date.</p> <p>In response to the comments of the Chair in respect of recent press coverage in terms of the Charity's accounts at a recent LB Haringey General Purposes Committee the LB Haringey's Director of Corporate Resources – Ms Parker advised that the General Purposes Committee had received the Council's accounts, which appended thereto were the Trust Accounts. The General Purposes Committee noted that the accounts relating to Alexandra Palace & Park were included as an appendix for information only, being the responsibility of the Alexandra Palace Board to approve. The Committee had agreed to add a note to the accounts, stating that those relating to Alexandra Palace were subject to</p>

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	<p>formal audit in accordance with Charity Commission regulations. The General Purposes Committee would further consider the accounts in September 2008.</p> <p>There being no further points of clarification, on a MOTION by the Chair it was:</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. That the provisional income and expenditure for year ended 31 March 2008 be noted; ii. that the annual external audit currently underway be noted, and that audited accounts would be presented to a future meeting of the Board in time to meet the Charity Commission deadline of 30 January 2009 for submission of accounts; and iii. that it be noted that the detailed management accounts will be presented alongside the audited accounts to assist with the interpretation of the accounts.
<p>APBO10.</p>	<p>PARK UPDATE (ACTIVITIES):</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The Park Manager – Mr Evison reported that following on from the previous Board meeting the a bench had been installed in the tree-line at Redston Field on a trial basis, and in order to address concerns that it may become a focal point for anti-social behaviour in the evenings the area would be monitored.</p> <p>In terms of celebrating the successful completion of the HLF project a launch event would take place on Sunday 10th August 2008, which would involve a tour of the park to look at the project elements. The tour would be lead by the Principle Landscape Architect for the project. A bird watching event had taking place the previous weekend to much success and other community, volunteer and charity events, and walks were planned in the ensuing weeks.</p> <p>With regard to the Grounds maintenance contract which commenced on 1st May 2008 the contract was running well, and staff had successfully transferred over to the contractor – John O'Connor.</p> <p>The Board commented on the beauty of the Park at the current time and that the contractor be written to expressing the Board's appreciation. The Chair undertook to send the letter on behalf of the Board.</p> <p>Mr Evison further advised that the Park had been awarded Green Flag status and that there would be a public announcement of this in the next few days.</p>

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	<p>The being no further comments it was:</p> <p>RESOLVED</p> <p>That the report be noted.</p>
<p>APBO11.</p>	<p>PARK SECURITY ARRANGEMENTS:</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The Park Manager – Mr Evison advised the Board that following the article by the Hornsey Journal in April 2008 which reported concerns about public safety in the skate park on its front page on it was felt necessary to give the Board a brief update on how the various agencies involved worked together to maintain security in the park.</p> <p>Mr Evison advised that Park security was be divided into four aspects:</p> <ul style="list-style-type: none"> • Alexandra Palace Security Contract • Haringey Council Parks Constabulary • Alexandra Ward Safer Neighbourhood Team (SNT) • Police 999 response <p>Mr Evison highlighted the 24-hour security service for the palace and park, provided by Mitie Security (London) Ltd which included an on-site presence including 24-hour CCTV monitoring, security guards, and patrol vehicle. The guards locked/unlocked the lakeside and play area toilets and patrolled the lakeside area on a regular basis. The security vehicle regularly patrolled around the park at all hours of the day and night . The mobile patrol and palace guards also attended incidents responsively – either observed on CCTV, reported by staff or reported by the public, and if it was deemed necessary, the emergency services would be called.</p> <p>It was the case that 119 incidents were recorded in the last year, including incidents such as extinguishing of barbeques, advice to unruly youths, removal of abandoned vehicles and attendance at road traffic accidents.</p> <p>Mr Evison further advised that the Parks Police usually patrolled the park in pairs for four hours a day, Thursday to Sunday, and spent at least one hour a day patrolling Monday – Wednesday. However their duties also brought them through the park whilst travelling around the borough and they attend on a responsive basis at all other times. The Parks Police also provided additional patrols outside normal hours when need has arisen. The Parks Police had 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.</p> <p>Following points of clarification with regard to some of the reported incidents</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 22 JULY 2008**

	<p>it was:</p> <p>RESOLVED</p> <p>That the report be noted.</p>
APBO12.	<p>NEW ITEMS OF UNRESTRICTED URGENT BUSINESS:</p> <p>There were no unrestricted items of urgent business.</p> <p>NOTED</p>
APBO13.	<p>EXCLUSION OF THE PRESS AND PUBLIC:</p> <p>RESOLVED</p> <p>That the press and public be excluded the from the meeting for consideration of Items 14-18 as they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings</p>
APBO14.	<p>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)</p> <p>RESOLVED</p> <p>Agreed minutes.</p>
APBO15.	<p>FUTURE OF THE ASSET:</p> <p>Agreed recommendations as moved by the Chair.</p>
APBO16.	<p>ALEXANDRA PARK CRICKET CLUB - LEASE ARRANGEMENTS:</p> <p>Agreed recommendations as moved by the Chair.</p>
APBO17.	<p>SECURITY CONTRACT PROVISION FOR APPCT:</p> <p>Agreed recommendations as moved by the Chair.</p>
APBO18.	<p>ENGINEERING CONTRACT EXTENSION FOR APPCT</p> <p>Agreed recommendations as moved by the Chair.</p>
APBO19.	<p>DATES OF MEETINGS OF THE BOARD FOR THE REMAINDER OF THE MUNICIPAL YEAR 2008/09:</p> <p>21 October 2008 24 February 2009</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 22 JULY 2008**

APBO20.	NEW ITEMS OF EXEMPT URGENT BUSINESS: There were no items of exempt urgent business. NOTED

The meeting ended at 22.40hrs

COUNCILLOR MATT COOKE

Chair

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Agenda item:

Alexandra Palace & Park Consultative Committee

On 14 OCTOBER 2008

Report Title: **PARK UPDATE (ACTIVITIES)**Report of: **Mark Evison, Park Manager****1. Purpose**

1.1 To inform the Committee of the recent activities carried out in Alexandra Park

2. Recommendations

2.1 That the Committee notes the report.

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

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

3. Executive Summary

3.1 This report details the activities and projects that have recently taken place in the park.

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

4.1 N/A

5. Local Government (Access to Information) Act 1985

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

6. Description

Heritage Lottery Project

- 6.1 To celebrate the successful completion of the project a launch event was arranged for Sunday 10th August and was well attended. The Principle Landscape Architect for the project showed the invited guests around the park and described the main project elements.

Park Events

- 6.2 The British Trust for Conservation Volunteers (BTCV) continued their programme of events over the summer. Work was carried out to replace steps and footbridges in the conservation area. Plans are being put in place for habitat works around the conservation area and the Redston Pond for implementation during the coming winter season.
- 6.3 The park also hosted two corporate fun-days, a charity fun-run and a sponsored walk. Considerable diversity of bird life has been discovered in the area of scrubland close to the cricket field and two bird-watching walks have taken place with over fifty species being spotted. A new leaflet with details of the waterfowl commonly seen at the boating lake is now available from the lakeside café.
- 6.4 The Farmers' Markets on Sunday mornings continue to be as popular as ever. The organisers are very proud to announce that the Alexandra Palace market recently won a Time Out award for 'best local food market' which has further raised the profile of this regular event.

Park Concessions

- 6.5 The pitch and putt course has been very popular this summer, despite the inconsistent weather. The operator has set up a kiddies putting area and plans to start coaching sessions next season.
- 6.6 Work will be carried out over the closed season to improve the greens and make the course more environmentally friendly. The conservation volunteers will be planting a native hedge to increase the habitat for insects and bird life.
- 6.7 The lakeside café and grove cafe have both been busy over the summer. The reopening of these facilities has increased the user numbers and turned what were often quiet, empty areas of the park into busy focal points for the community.

Green Flag Award

- 6.8 The Civic Trust awarded Alexandra Park its first Green Flag Award for 2008-09. This reflects the hard work carried out by all of the staff and volunteers involved over the last twelve months.
- 6.9 Two new flag poles have been erected on the south slope to display the green flag(s).
- 6.10 Work is in progress towards retaining this prestigious award next year. Strategy meetings are in place with the grounds maintenance team and the park management plan, which is a key document, is under review.

Grounds Maintenance

- 6.11 John O'Conner (Grounds Maintenance) Ltd have now been working on site since May 2008. All of the staff working for the previous contractor have been retained and the transfer went very smoothly. JOC(GM) have now established the work patterns required and have been successfully maintaining the park to a high standard and their efforts have been an essential part of the successful bid for a Green Flag Award.
- 6.12 JOC(GM) are now working towards the international standards for Environmental, Health & Safety and Quality Management Systems.
- 6.13 Improvements to the depot area have been implemented and the quality of the maintenance regime has increased in many areas.

Park Security

- 6.14 A newspaper report earlier in the year raised the awareness of security at the palace and concerns have been raised by others including members of the Advisory Committee. A report on the Park Security Arrangements was presented to the Trustees in July 2008 and this report is summarised below in paragraphs 6.16.to 6.23.
- 6.15 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
- 6.16 The Alexandra Palace Security Department provide a 24-hour security service including CCTV monitoring, security guards, and a vehicle. The lakeside area is patrolled on foot on a regular basis and the security vehicle regularly patrols around the park at all hours of the day.
- 6.17 The security 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.
- 6.18 Haringey Council Parks Constabulary patrol the park at various times Thursday to Sunday. 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 arises.
- 6.19 The Safer Neighbourhood Team patrol part of the park at least once on every shift. 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. It should also be noted that this is not a 24 hour service.

6.20 The statistics for the park gathered in the last year amount to:

- 112 incidents recorded by AP Security including extinguishing of barbeques, advice to unruly youths, removal of abandoned vehicles and attendance at road traffic accidents.
- The Parks Police dealt with over forty incidents. These ranged from fixed penalty notices for dog fouling and littering to returning truants to school and words of advice to unruly youths.
- The Metropolitan Police records show the following

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

6.21 The Park Manager holds regular security meetings with these agencies, the grounds maintenance team and café staff, all of whom are working together to ensure the park is as safe an environment as possible. The Park Manager also attends the Alexandra ward panel meeting which looks at safety & crime in the local area.

6.22 The Park Manger will also consider representations on safety from the public directly or through residents associations.

7. Recommendations

7.1 That the Committee note the report.

8. Legal and Financial Implications

8.1 The LBH Chief financial officer 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

n/a



Agenda item: No.

Alexandra Park and Palace Consultative Committee on 14th October 2008.
Report Title: **Forthcoming Events**Report of: **David Loudfoot, General Manager****1. Purpose**

1.1 To advise the Committee of the forthcoming events to June 2009.

2. Recommendations

2.1 That the Committee notes the report.

Report Authorised by: **David Loudfoot**  Date 6/10/08Contact Officer: **David Loudfoot, General Manager 0208 365 2121****3. Executive Summary**

3.1 This report details the forthcoming events at Alexandra Palace

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

Further information about this report can be obtained from David Loudfoot, General Manager, Alexandra Park & Palace, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.

6. Description

6.1 Confirmed public events and first provisional options.

Event	Date	Room
Recruitment Fair	1 Oct 08	PR
<i>Knitting & Stitching Show</i>	<i>9 – 12 Oct 08</i>	<i>All Areas</i>
<i>British Inventors Show</i>	<i>15 – 18 Oct 08</i>	<i>PR</i>
Organ Concert	22 Oct 08	GH
Friends of Amma	26 – 28 Oct 08	WH, PR
Asian Style Awards	1 Nov 08	GH, WH
Fireworks	8 Nov 08	Park, GH, WH
<i>Concert</i>	<i>15 Nov 08</i>	<i>GH</i>
Concert	19 - 21 Nov 08	GH
Antique & 20th Century Fair	23 Nov 08	GH
Performance Cars Show	29 & 30 Nov 08	GH, WH & PR
<i>Concert</i>	<i>6 Dec 08</i>	<i>GH</i>
<i>*Miama Beach</i>	<i>13 Dec 08</i>	<i>GH</i>
Ice Rink Pantomime – Peter Pan	19-21 Dec 08	Ice Rink
PDC World Darts	19 Dec 08 – 4 Jan (TBC)	WH
<i>Asian Wedding Show</i>	<i>10 & 11 Jan 09</i>	<i>GH</i>
Excursions	10 Jan 09	WH
Model Engineering Show	16 – 18 Jun 09	GH
Organ Concert	21 Jan 09	GH
Make-up Show	24 & 25 Jan 09	WH & PR
<i>Antique & 20th Century Fair</i>	<i>1 Feb 09</i>	<i>GH</i>
<i>Woodworking Show</i>	<i>6 & 7 Feb 09</i>	<i>GH</i>
<i>Bike Show</i>	<i>27 Feb - 1 Mar 09</i>	<i>GH, WH & PR</i>
<i>Dinghy Show</i>	<i>7 & 8 Mar 09</i>	<i>GH, WH & PR</i>
<i>Exams</i>	<i>10 Mar 09</i>	<i>WH</i>
<i>Railway Modelling Exhibition</i>	<i>28 & 29 Mar 09</i>	<i>GH & WH</i>
Christopher Howard	20 – 22 Mar 09	WH
London Festival of Railway Modelling	28 & 29 Mar 09	GH, WH
<i>Wedding Exhibition</i>	<i>5 Apr 09</i>	<i>PR</i>
** Slammin Vinyl	11 Apr 09	All areas
UK Big Stamp	18 & 19 Apr 09	WH, PS
<i>Antiques Fair</i>	<i>3 May 09</i>	<i>GH</i>
<i>Nigerian Exhibition</i>	<i>8 – 10 May 09</i>	<i>PR</i>
<i>Afro Hair & Beauty</i>	<i>24 & 25 May 2008</i>	<i>GH</i>
<i>Cyprus Wine Festival</i>	<i>27 & 28 Jun 09</i>	<i>GH</i>

Note: 1st Option Provisional Bookings are typed in *Italic*

* Overnight event until 03:00

** Overnight event until 06:00.

7. Summary and Conclusions

7.1 N/A

8. Recommendations

The Committee notes the report.

9. Legal and Financial Comments

The LBH CFO and the Trust's solicitor have been sent a copy of this report.

10. Equalities Implications

There are no perceived equal opportunities implications in this report.

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Agenda item:

Alexandra Park and Palace Consultative Committee**14th October 2008**Report Title: **FUTURE OF THE ASSET**Report of: **David Loudfoot, General Manager****1. Purpose**

1.1 To advise the committee of the effective ending of the current development project.

2. Recommendations

2.1 That the committee notes the report.

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

A handwritten signature in black ink, appearing to be 'DL', followed by the date '4/10/08'.

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 This report details the progress with the development project and the withdrawal of interest by the developer.

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 At the last meeting of the consultative committee in July it was reported that no progress had been made in forwarding the development project. Work towards resolving a path forward continued until the 18th August 2008 when the developer informed the trustees that Firoka had decided that they wished to withdraw their interest in the project, this action has effectively ended the current development project.
- 6.2 The trustees met on the 26th September and since the project was clearly at an end they resolved to curtail those contracts that were still incurring regular fees. The board also considered an independent review into the development of a licence to operate with Firoka and an action plan for reform of governance of APPCT. The board agreed the recommendations attached at appendix a.
- 6.3 Copies of the independent review and action plan are available on the councils website and copies will also be made available at the meeting should members wish to review them.
- 6.4 The path for the 'future of the asset' will be a subject of a future lengthy discussion by the trustees and at present there has been no decision or discussions about future potential pathways, whether to proceed with a new development project or indeed whether a different path could or should be adopted.
- 6.5 The current strategy of 'holistic' development has been in place for a number of years and with the ending of the current development project it is a suitable time for reflection upon and reconsideration of the various options available for bringing the remaining derelict parts of the building back into use.
- 6.6 Before any consideration of possible alternative futures for the building, the trustees wish to open discussions on the future strategy and objectives of the charity and the options for advancing this review will be considered by the trustees shortly.
- 6.7 It is clear that any review of the long term strategy for the charity cannot be concluded without first gathering advice and opinions from many organisations in order to provide the trustees with sufficient information to facilitate wide ranging discussion of the advantages and disadvantages of the various potential pathways. It should be noted that this information gathering phase may take some considerable time.
- 6.8 Future written reports will be provided to the Advisory and Consultative committees as this process proceeds.

Recommendations

- 7.1 That the committee notes the report.

8. Legal and Financial Implications

- 8.1 The local authority Chief Financial Officer and the Trust Solicitor have been sent copies of this report.

9. Equalities Implications

9.1 There are no perceived equal opportunities implications in this report.

10. Use of Appendices/Tables/Photographs

10.1 appendix a – resolutions of the APPCT board 26th September 2006 with regard to the independent review and governance action plan.

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APPENDIX A

SPECIAL ALEXANDRA PALACE AND PARK BOARD

26 SEPTEMBER 2008

Item 8 – Independent Review into the development of a Licence to operate with Firoka

The Board :

RESOLVED

- i. that the recommendations of the Independent Review be accepted;
- ii. that the action plan prepared by the General Manager be endorsed, and that resources be allocated to deliver the actions and that the Board receives quarterly reports on the progress against the plan;
- iii. that further action be taken in respect of further actions as detailed in para 12.6 of agenda item 11 in the exempt part of the proceedings; and
- iv. that the Board agrees to investigate the recording and/or web casting of future meetings of the Board, and authorises the General Manager, in conjunction with the LB Haringey's Head of Local Democracy and Member Services, to investigate the costs of such and methods, and report back to the Board accordingly.

Item 9 – Action Plan for reform of governance of APPCT

The Board :

RESOLVED

- i. that the Action Plan based upon the external report presented on the governance of the charity be agreed;
- ii. that quarterly written updates on the action plan be submitted to the Board until such times as all actions are completed; and
- iii. that an annual report on governance be presented to the first meeting of each municipal year.

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