

NOTICE OF MEETING

Joint Informal meeting of the Alexandra Park & Palace Statutory Advisory Committee and the Alexandra Palace and Park Consultative Committee

(Alexandra Park & Palace Advisory Committee established by Statute in 1985)

To: The Members of the Advisory Committee (Statutory) and the Consultative Committee

Ken Pryor - Deputy Head of Local
Democracy and Member Services
7th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ

Contact: Natalie Cole, Principal Committee
Co-ordinator
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Dear Member,

The **JOINT INFORMAL MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE** will take place on **TUESDAY, 8TH NOVEMBER, 2011** commencing at **19:35 hrs** in the Londesborough Room, Alexandra Palace, Alexandra Palace Way, London, N22 to consider the business set out in the Agenda detailed below.

Yours sincerely

Natalie Cole
Clerk to the Committee

AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**

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

3. MINUTES AND MATTERS ARISING (PAGES 1 - 14)

- i. To approve the minutes of the Informal Joint SAC/CC held on 13th September 2011.
- ii. To note the minutes of the Advisory Committee held on 13th September 2011.
- iii. To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 18th October 2011 (to follow).

4. UNESCO WORLD HERITAGE SITE RECOGNITION (PAGES 15 - 22)

Further to a local resident's proposal to seek UNESCO World Heritage Site Recognition for the South East Wing of Alexandra Palace, Sue Cole, Senior International Adviser, English Heritage National Advice Team, will attend to discuss what such a proposal would entail.

5. PARK ACTIVITIES UPDATE (PAGES 23 - 26)

To receive the report of the Park Manager, Alexandra Palace, updating the on events and works within the park.

6. FORTHCOMING EVENTS (PAGES 27 - 28)

To receive the report of the Managing Director, Alexandra Palace Trading Limited (APTL) advising on forthcoming events to the end of the financial year.

7. EXTERNAL FABRIC CONDITION UPDATE (PAGES 29 - 44)

To consider the report of the Facilities Manager, Alexandra Palace and Park Charitable Trust on the external fabric condition of Alexandra Palace.

8. GOVERNANCE

To receive a verbal update on governance (if any).

9. NON-VOTING BOARD MEMBERS FEEDBACK

10. ITEMS NOTIFIED BY INTERESTED GROUPS

No requests received.

11. ANY OTHER BUSINESS OR URGENT BUSINESS

12. DATES OF FUTURE MEETINGS

Tuesday 10th January 2012
Tuesday 6th March 2012

Advisory Committee Nominated Members of:

Alexandra Residents' Association	: Ms J. Hutchinson
Bounds Green and District Residents Association	: Mr K. Ranson
Muswell Hill and Fortis Green Association	: Mr Dennis Heathcote
Palace Gates Residents' Association	: Ms J. Baker
Palace View Residents Association	: Ms E. Richardson
The Rookfield Association	: Mr D. Frith
Warner Estate Residents' Association	: Mr D. Liebeck
1 Vacancy	

Advisory Committee Appointed Members:

Alexandra Ward	:	Councillor Beacham
Bounds Green Ward	:	Councillor Demirci
Fortis Green Ward	:	Councillor Erskine
Hornsey Ward	:	Councillor Reid
Muswell Hill Ward	:	Councillor Jenks
Noel Park Ward	:	Councillor Gibson
Council-wide Member	:	Councillor Griffith
Council-wide Member	:	Councillor Mallett

Consultative Committee Nominated Members:

Alexandra Palace Amateur Ice Skating Club	Mr M. Tarpey
Alexandra Palace Allotments Association	Mr C. Mahony
Alexandra Palace Angling Association	Mr K. Pestell
Alexandra Palace Organ Appeal	Mr R. Tucker
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
Alexandra Palace Garden Centre	Mr C. Campbell-Preston
Alexandra Park and Palace Conservation Area Advisory Committee	Mr C. Marr
Bounds Green and District Residents' Association	Mr K. Ranson
CUFOS	Mr J. Smith
Friends of Alexandra Park	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	Mr N. Willmott
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	Miss R. Macdonald
Palace View Residents' Association	Ms V. Paley
Vitrine Ltd - The Lakeside Café	Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

Appointed Members:

Councillor Cooke
Councillor Hare
Councillor Peacock
Councillor Scott

Councillor Stewart
Councillor Waters
Councillor Williams

Also to:

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

**MINUTES OF THE JOINT INFORMAL MEETING OF THE ALEXANDRA PARK & PALACE
STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK
CONSULTATIVE COMMITTEE**

TUESDAY, 13 SEPTEMBER 2011

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

Advisory Committee Nominated Members of:

Alexandra Residents' Association	: Ms C. Hayter
Bounds Green and District Residents Association	: Mr K. Ranson
Muswell Hill and Fortis Green Association	: Mr Dennis Heathcote
*Palace Gates Residents' Association	: Ms J. Baker
*Palace View Residents Association	: Ms E. Richardson
The Rookfield Association	: Mr D. Frith
Warner Estate Residents' Association	: Mr D. Liebeck
1 Vacancy	

Advisory Committee Appointed Members:

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Bounds Green Ward	:	Councillor Demirci
Fortis Green Ward	:	Councillor Erskine
Hornsey Ward	:	Councillor Reid
Muswell Hill Ward	:	Councillor Jenks
*Noel Park Ward	:	Councillor Gibson
Council-wide Member	:	Councillor Griffith
Council-wide Member	:	Councillor Mallett

Consultative Committee Nominated Members:

*Alexandra Palace Amateur Ice Skating Club	Mr M. Tarpey
Alexandra Palace Allotments Association	Vacancy
Alexandra Palace Angling Association	Mr K. Pestell
Alexandra Palace Organ Appeal	Mr R. Tucker
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
*Alexandra Palace Garden Centre	Mr C. Campbell-Preston
Alexandra Park and Palace Conservation Area Advisory Committee	Mr C. Marr
Bounds Green and District Residents' Association	Mr K. Ranson
*CUFOS	Mr J. Smith
*Friends of Alexandra Park	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	Mr N. Willmott & Mr C. Richell
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	Miss R. Macdonald
*Palace View Residents' Association	Ms V. Paley
*Vitrine Ltd - The Lakeside Café	Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

Consultative Committee Appointed Members:

Councillor Cooke
Councillor Hare
Councillor Peacock
*Councillor Scott

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*Councillor Stewart
*Councillor Waters
*Councillor Williams

Also attending

Andrew Gill – Interim General Manager, Alexandra Palace
Mark Evison – Park Manager, Alexandra Palace
Rebecca Kane – Managing Director, Alexandra Palace Trading Company (APTL)
Natalie Cole – Clerk to the Committee (LB Haringey)

**MINUTE
NO.**

SUBJECT/DECISION

<p>APSC15.</p>	<p>ELECTION OF CHAIR</p> <p>Colin Marr was nominated and there were no further nominations.</p> <p>RESOLVED that Colin Marr be elected at Chair of the Joint Committee for this meeting.</p>
<p>APSC16.</p>	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for lateness were received from Councillor Cooke and Nigel Willmott.</p> <p>Apologies for absence were received from Councillors Stewart, Williams and Waters, Jane Hutchinson, Gordon Hutchinson, Rachael MacDonald, Mike Tarpey, Liz Richardson and Val Paley.</p>
<p>APSC17.</p>	<p>DECLARATIONS OF INTEREST</p> <p>Councillor Demirci declared a prejudicial interest in agenda item 6 (minute 21 below) (Review of Premises Licence for Alexandra Palace) as Chair of the LB Haringey Regulatory Committee and a member of the Licensing Committee which would be considering the licence.</p> <p>Councillor Reid declared a prejudicial interest in agenda item 6 (Review of Premises Licence for Alexandra Palace) as he was a member of the LB Haringey Regulatory Committee and Licensing Committee which would be considering the licence.</p> <p>Both Councillors Demirci and Reid left the room during consideration of agenda item 6 (minute number 21).</p> <p>Councillor Beacham declared a personal interest as a member of the LH Haringey Regulatory and Licensing Sub Committee, although he would not sit on the Committee considering the Alexandra Palace premises licence.</p> <p>Councillor Jenks declared a personal interest as he was a member of Warner Estate Residents' Association (WERA).</p>

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APSC18.	<p>MINUTES AND MATTERS ARISING</p> <p>a. <u>Joint (Informal) Statutory Advisory Committee and Consultative Committee</u></p> <p>The notes of the Joint SAC/CC meeting held on 31st May 2011 were agreed as a correct record, subject to the minor grammatical amendments proposed by David Liebeck at minute APSC11, bullet point 3.</p> <p>b. <u>Alexandra Park and Palace Statutory Advisory Committee (SAC)</u></p> <p>The minutes of the Advisory Committee held on 31st May 2011 were noted.</p> <p>c. <u>Alexandra Palace and Park Board</u></p> <p>The draft minutes of the meeting of the Alexandra Palace and Park Board held on 9th May, 21st June and 21st July 2011 were noted.</p> <p><u>Matters arising</u></p> <p>Some members considered the Board's response to the SAC's recommendations (specifically the three questions posed in relation to the Firoka Licence on Page 8 of the agenda pack) to be unsatisfactory. Their comments included:</p> <ul style="list-style-type: none"> • In the table of the Board's responses to the SAC (pages 10-11 of the SAC agenda pack) the response to question ii was different to the Board's response recorded in the minutes of 21st June 2011. • The advice of the Alexandra Palace and Park Charitable Trust Solicitor should not have been obtained in relation to this matter because he had a conflict of interest by having been legal advisor to the Trust during 2007 when the Firoka licence was signed. • Mr O'Callaghan went on to say he regretted having to return to this matter and that he would like nothing better than to "move on". However, he said the trustees had to recognize that they had a legal duty to do their utmost to conserve the assets of the trust and to try and obtain the return of the four million pounds loss occasioned by their failure to evict Firoka after the expiry of the lease in August 2007. He did not know whether they had been given advice on this by the trust solicitor; if they had and not followed it, they were in breach of trust; if they had not, the question of negligence needed to be investigated. Mr O'Callaghan also said he would write to the new Chief Executive of Alexandra Palace about his concerns in this matter. <p>The Interim General Manager reminded members of the investigations and the review of governance of Alexandra Palace already conducted in response to the Firoka dealings. The Board had conducted many open and private discussions about the history around Firoka and the Committee were urged to appreciate that some matters could not be discussed in open forums for legal reasons.</p>
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	<p>The Committee was urged by the Chair of the Alexandra Palace Charitable Trust, who recognised that the lessons learnt from the Firoka deal were extremely important, to look forward and concentrate on the future regeneration of Alexandra Palace. Further reviews of Firoka would be costly and the money could be spent on much needed repairs to the Palace's structure. These comments were supported by the Interim General Manager and Councillor Demirci.</p> <p>AGREED</p> <p>i. That the Board be asked again to formally consider and fully respond to the questions previously submitted and obtain independent advice on the Firoka matter.</p> <p>d <u>Alexandra Palace and Park Consultative Committee</u></p> <p>The draft minutes of the meeting of the Consultative Committee held on 21st July and the tabled minutes of 6th September 2011 were noted.</p>
<p>APSC19.</p>	<p>PARK ACTIVITIES UPDATE</p> <p>The Joint Committee received the Park Activities Update report, introduced by Mark Evison, Park Manager as set out in the report.</p> <p>NOTED</p> <ul style="list-style-type: none"> • Alexandra Park had achieved Green Flag and Green Heritage awards for the year and would be informed on Friday 16th September if it had achieved a London in Bloom award. • Park staff were dealing with a minor algae bloom in the boating pond caused by problems with the pond aerator. The pond water had been tested with satisfactory results. • The Chair mentioned that the Board's letter of objection to the Coronation Sidings application had not been included in the LB Haringey Planning Committee agenda pack (for the meeting on Monday 12th September 2011). The planning permission had been granted, but he doubted whether the Board's objection would have influenced the decision.. <p>AGREED to note the report.</p>
<p>APSC20.</p>	<p>FORTHCOMING EVENTS</p> <p>The Committee received the Forthcoming Events Update report, introduced by Rebecca Kane, Managing Director - Alexandra Palace Trading Company Limited (APTL) as set out in the report.</p> <p>NOTED</p> <ul style="list-style-type: none"> • The Chase 'N' Status music festival on 25th November 2011 would close at 6am which was when public transport routes re-started, making it easier for patrons to travel home quickly and quietly from the venue. APTL was

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	<p>delighted to announce that the number of music bookings has trebled in the last 2-3 years.</p> <ul style="list-style-type: none"> • In response to concerns raised it was noted that dates for the Farmers' Market had not been scheduled into the report because they had not been confirmed at the time of publication. The Committees were reminded that they could access information (updated daily) at the following link: http://www.alexandrapalace.com/whats-on/ • The London Open House weekend was being held at Alexandra Palace including access to the TV studios and theatre foyer and featuring a book signing by Maggie Butt ref 'Ally Pally Prison Camp'. • There would not be a fireworks event this year due to budget pressures. • A Committee member congratulated APTL on the All Tomorrow's Parties Event in July 2011. <p>AGREED to note the report.</p>
APSC21.	<p>REVIEW OF THE PREMISES LICENCE FOR ALEXANDRA PALACE</p> <p><i>Clerks Note: Councillors Demirci and Reid left the room during the discussion of this item</i></p> <p>Rebecca Kane (MD APTL) gave a verbal report on the review of the Alexandra Palace premises licence, which is issued by LB Haringey's Licensing Department. This review had led to a complaint from a local resident about noise, anti-social behaviour of patrons leaving the premises, litter and public nuisance and a lack of stewards at exits during the 28/29 May 'Swedish House Mafia' event.</p> <p>Ms Kane explained how APTL had addressed each of the issues, how APTL officers regularly met with the relevant statutory authorities before large events take place and that a new post event clean-up firm had been appointed.</p> <p>The consultation for the premises application was due to end on Monday 19th September and representation in support or objection could still be made. The meeting agreed that as part of the review process the Statutory Advisory Committee (SAC) should submit a letter of support for the way in which APTL discharged its duties in relation to the premises licence. It was also agreed to place on record that the Advisory Committee was wholly satisfied with the manner in which APTL was seeking to deal with the 5 issues raised by the complaint.</p> <p>AGREED that the Statutory Advisory Committee be asked to submit written representation to LB Haringey's Licensing Committee in support of the licence incorporating the comments above.</p> <p><i>Clerks Note: Councillors Demirci and Reid re-joined the meeting. A record of the full discussion of this item can be found at Appendix A (attached).</i></p>
APSC22.	<p>GOVERNANCE</p> <p>The Committee received a verbal update on governance from Andrew Gill, Interim General Manager – Alexandra Palace.</p>

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	<p>NOTED that the Trustees' Handbook was being updated to reflect changes to the Council's constitution and to include a new policy on the Bribery Act and other policy changes.</p>
<p>APSC23.</p>	<p>ANY OTHER BUSINESS</p> <p>a. 75 Years of television</p> <p>John Thompson of the Alexandra Palace Television Group reported on the work undertaken by the Group in conjunction with others to celebrate the 75th anniversary of the world's first broadcast TV service from AP on Wednesday 2 November 1936. The Group's intention had been for a public event on that day and he regretted that for operational reasons APTL had been unable to accommodate this</p> <p>The Managing Director APTL stated that the event might be better held on the weekend of 5th / 6th November and highlighted that they were collaborating with the BBC re content plus there would be lots of media coverage via the BBC about the event.</p> <p>Jacob O'Callaghan commented on the importance of marking this historic event, mentioned the recent BBC TV programme 'The Hour', which related to the early days of AP and suggested a meeting between John Thompson, Rebecca Kane, Andrew Gill and himself to ensure the event is successful.</p> <p>The Committee congratulated and thanked John Thompson and Officers for their work on this.</p> <p>AGREED that the item be included on the agenda for the next Board meeting on 18th October and that the Managing Director APTL, the Interim General Manager – Alexandra Palace, Councillor Bob Hare and the Chair of the Board work together to organise the event with the assistance of other committee members as appropriate.</p> <p>b. Haringey Heartlands Planning Application</p> <p><i>Clerk's note: The members of the Committee who were members of the LB Haringey Planning Sub-Committee abstained from the discussion on the Haringey Heartlands Planning Application.</i></p> <p>The Chair highlighted that the Haringey Heartlands Planning Application would be considered by the Council's Planning Sub-Committee on 22nd September 2011 and that no formal objection had been submitted by the Board.</p> <p>AGREED: That the Statutory Advisory Committee be asked to make a submission to the Council's Planning Department including the Committee's ground for objection that the development would spoil and blight the views from the Park, which has Conservation Area and Metropolitan Open Land (MOL) status, and that</p>

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	<p>there were Council policies in place to protect these views.</p> <p>c. Dog Waste Bins</p> <p>A Committee member highlighted disappointment that the current dog waste bins were being removed (due to coming to the end of usable life) and would not be replaced. It was explained that dog waste was no longer classed as “clinical waste” and can be placed in ordinary litter bins and this would save maintenance costs.</p> <p>AGREED that the Committee lamented the loss of the dog waste bins and encouraged their replacement and that the Board be recommended to reconsider replacing the dog bins or increasing the size of general bins.</p> <p>d. Car Parking Charges</p> <p>The Committee noted that there would be an update at the next Board meeting on 18th October 2011 on the communication plan being worked on by a project team in relation to potential charging for car parking at Alexandra Palace.</p> <p>e. Monthly Stakeholder Forums</p> <p>The Committee noted that informal and regular monthly Alexandra Palace and Park stakeholder forums will be held at the Palace commencing on Thursday 22nd September 2011 between 7pm and 8pm, and held on the third Thursday of each month thereafter. The aim was to have an informal opportunity to engage with residents and stakeholders, to keep people informed re regeneration activity and current site activity. There would always be a Q&A section to the meeting.</p> <p>f. Silent Movie Night</p> <p>The Committee noted the forthcoming Silent Movie night on Thursday 15th September 2011.</p> <p>g. Thanks to Interim General Manager</p> <p>The Committee expressed thanks to Andrew Gill, Interim General Manager, Alexandra Palace, who would be leaving his post in October.</p>
<p>APSC24.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>The dates of future meetings were noted: Tuesday 8th November 2011 Tuesday 10th January 2012 Tuesday 6th March 2012</p> <p>The meeting ended at 21:15 hrs.</p>

Colin Marr
Chair

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APPENDIX A OF THE MINUTES OF THE INFORMAL DISCUSSION ON THE ALEXANDRA PALACE PREMISES LICENCE REVIEW AT THE JOINT INFORMAL MEETING OF THE ALEXANDRA PARK & PALACE STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE HELD ON TUESDAY, 13 SEPTEMBER 2011

MINUTE NO.	SUBJECT/DECISION
APSC21	<p>REVIEW OF THE PREMISES LICENCE FOR ALEXANDRA PALACE <i>Clerks Note: Councillors Demirci and Reid left the room during the discussion of this item.</i></p> <p>The Committee received the verbal presentation on the review of the Alexandra Palace premises licence by Rebecca Kane, Managing Director – Alexandra Palace Trading Company (APTL), including:</p> <ul style="list-style-type: none"> • The Managing Director explained that since the change in the licensing law in 2003 anyone had the ability to raise a concern about how a venue was discharging its responsibilities under the licence, by way of requesting a review. • A review of Alexandra Palace’s licence had resulted due to a complaint to LB Haringey’s Licensing Department from a local resident. The complaint included: noise, anti-social behaviour of patrons leaving the premises, litter and public nuisance and a lack of stewards at exits during the 28/29th May Swedish House Mafia event. • The Managing Director explained that she could not commit Alexandra Palace to how it would respond to the complaint as she needed to do this in conjunction with the other statutory authorities in due course, but she wanted to explain, for the benefit of the SAC and CC, how APTL was intending to address each of the issues raised via the complainant: <ol style="list-style-type: none"> 1. Noise during dispersal: a dispersal plan was created for this event and much attention given to getting people connected back to the night bus service. APTL would review the plan in light of this complaint. 2. Anti-social behaviour: similar to the above. In addition a new cleaning firm has been appointed since this May event to improve the general clean up post events. APTL will review the clean up operation. 3. Flyposting: APTL is reviewing the level of fines imposed for such illegal activity and the methods for enforcement. 4. Criminal damage: APTL offered its full co-operation to the Police in light of the damage reported. The offer of assistance on this occasion was not taken up but still stands. In addition, good working relations exist and are sustained with local Police via monthly statutory meetings when planning for any large event at Alexandra Palace. 5. Levels of stewarding: APTL will review its stewarding levels in light of this concern. • APTL officers regularly met with the relevant statutory authorities before large events take place. • The Managing Director reassured the committees that APTL proactively responded to and sought feedback regarding events hosted at the Palace. She referred members to the matters arising at the 31.5.11 meeting when the clean up operation was questioned. Since that meeting, she was pleased to announce that a new firm had been employed to improve this

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important work post event.

- The consultation for the premises application was due to end on Monday 19th September and anyone could make a representation in support or objection providing the reasons were relevant to the 4 licensing objectives: Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, Protecting Children from Harm.

The Committee agreed that the Statutory Advisory Committee (SAC) should submit a letter of support for the way in which APTL discharged its duties in relation to the premises licence - in response to the review process , including:

- In the past when the Advisory Committee had raised issues concerning noise, public safety and public nuisance with Palace officials they had been dealt with satisfactorily by Alexandra Palace Trading Limited (APTL). APTL officers had pro-actively dealt with matters and had always reported back to both the Statutory Advisory Committee and the Alexandra Palace and Park Consultative Committee as a point of courtesy.
- For example, further to the committees' concerns about noise nuisance during the large Swedish House Mafia music event, which took place on 28 and 29 May 2011, the committees were informed that the air vents in the Great Hall had been left open, owing to human error, thereby causing noise to bleed from the venue. The committees were subsequently informed that procedures had been changed to ensure this could not happen again. The fact that on the first night, with the vents shut, there had been no issues, demonstrated that the building was capable of containing such noise.
- The Managing Director (APTL) had revisited previous complaints at subsequent meetings and explained to the committees how issues such as flyposting, litter and egress after large events were being reviewed.
- It should be placed on record that the Advisory Committee wholly supported how Alexandra Palace was discharging its duties under the licence and was satisfied with the manner in which APTL was seeking to deal with the 5 issues raised by the complaint.

AGREED that the Statutory Advisory Committee be asked to submit written representation to LB Haringey's Licensing Committee in support of the licence incorporating the comments above.

Clerks Note: Councillors Demirci and Reid re-joined the meeting.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 13 SEPTEMBER 2011**

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

Ms C. Hayter	:	Alexandra Residents' Association
Mr K. Ranson	:	Bounds Green and District Residents' Association
Mr D. Heathcote	:	Muswell Hill and Fortis Green Association
*Ms J. Baker	:	Palace Gates Residents' Association
*Ms L. Richardson	:	Palace View Residents' Association
Mr. D. Frith	:	The Rookfield Association
Mr. D. Liebeck	:	Warner Estate Residents' Association
VACANCY		

APPOINTED MEMBERS

Councillor D. Beacham	:	Alexandra Ward
Councillor A. Demirci	:	Bounds Green Ward
Councillor S. Erskine	:	Fortis Green Ward
Councillor E. Reid	:	Hornsey Ward
Councillor J. Jenks	:	Muswell Hill Ward
*Councillor P. Gibson	:	Noel Park Ward
Councillor E. Griffith	:	Council Wide appointment
Councillor T. Mallett	:	Council Wide appointment

Also in attendance:

Mr Andrew Gill – Interim General Manager – Alexandra Palace

Mr Mark Evison – Park Manager – Alexandra Palace

Ms Rebecca Kane – Managing Director, Alexandra Palace Trading Limited

Mrs Natalie Cole – Clerk to the Committee

Public Gallery:

Cllr Cooke – Chair of the Alexandra Palace and Park Board

Cllr Peacock – Board Trustee

Cllr Hare – Board Trustee

Kevin Pestell – Member of Alexandra Palace and Park Consultative Committee

**MINUTE
NO.**

SUBJECT/DECISION

APSC09.	APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Gibson, Jane Hutchinson, Rachael MacDonald and Liz Richardson.
APSC10.	INFORMAL JOINT SAC/CC MEETINGS <i>Clerk's note: 19:05 hrs - The Vice Chair, Cllr Errol Reid, was in the chair for this item.</i> The Committee received the recommendations of the Alexandra Palace and Park Consultative Committee Working Group, which met on Monday 18 th June 2011.

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	<p>The recommendations had been agreed by the Consultative Committee at a special meeting held on 6th September 2011 as a way forward for the Joint SAC/CC.</p> <p>RESOLVED to agree the recommendations of the Alexandra Palace and Park Consultative Committee Working Group as set out below:</p> <ul style="list-style-type: none"> • In the spirit of building on what has already been achieved, there are further improvements to the joint meeting arrangements that could be made. See below: • Retain the joint meeting approach, but structure the meeting as two separate but consecutive formal meetings in sequence, first the CC and then the SAC. • The agenda could be common for both parts. • Councillor trustee members of the CC should attend and take part in the first meeting just as they would for the CC now. SAC members could be involved in the first meeting as participating but non-voting observers. • For the second part, which would be ring-fenced as formal SAC, members of the CC could attend as non participating observers. • Chairman of the SAC would be as of now, and chairman of the CC would be decided by the membership.
<p>APSC11.</p>	<p>ADJOURNMENT</p> <p>The Advisory Committee adjourned at 19:10 hrs to allow the Joint Informal SAC/CC meeting to take place.</p> <p>The Advisory Committee reconvened at 21.15 hrs.</p>
<p>APSC12.</p>	<p>DECLARATIONS OF INTEREST</p> <p>Councillor Demirci declared a prejudicial interest in agenda item 8 (minute 16 below) (Review of Premises Licence for Alexandra Palace) as Chair of the LB Haringey Regulatory Committee and a member of the Licensing Committee which would be considering the licence.</p> <p>Councillor Reid declared a prejudicial interest in agenda item 8 (Review of Premises Licence for Alexandra Palace) as he was a member of the LB Haringey Regulatory Committee and Licensing Committee which would be considering the licence.</p> <p>Both Councillors Demirci and Reid left the room during consideration of agenda item 8 (minute number 16).</p> <p>Councillor Beacham declared a personal interest as a member of the LH Haringey Regulatory and Licensing Sub Committee, although he would not sit on the Committee considering the Alexandra Palace premises licence.</p> <p>Councillor Jenks declared a personal interest as he was a member of Warner</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 13 SEPTEMBER 2011**

	Estate Residents' Association (WERA).
APSC13.	<p>MINUTES AND MATTERS ARISING</p> <p>a. <u>Alexandra Park and Palace Advisory Committee</u></p> <p>RESOLVED that the minutes of the Advisory Committee held on 31st May 2011 be confirmed as a correct record and the Board's response to the Advisory Committee's recommendations be noted.</p> <p><u>Matters arising</u></p> <p>A Committee Member highlighted that the table of the Board's responses to the Advisory Committee (pages 7 -11 of the agenda pack) the response to question ii was different to the Board's response recorded in the minutes of 21st June 2011.</p> <p>The Interim General Manager explained that the Board's responses in the table of SAC recommendations were not necessarily always the same as recorded in the final minutes of the Board meetings.</p> <p>RESOLVED that the Board be asked to formally consider and fully respond to the questions previously submitted and obtain independent advice on the Firoka matter.</p> <p>b. <u>Alexandra Palace and Park Board</u></p> <p>The draft minutes of the meeting of the Alexandra Palace and Park Board held on 9th May, 21st June and 21st July 2011 were noted.</p> <p>c. <u>Alexandra Palace and Park Consultative Committee</u></p> <p>The draft minutes of the meeting of the Consultative Committees held on 21st July and 6th September 2011 (tabled) were noted.</p>
APSC14.	<p>PARK ACTIVITIES UPDATE</p> <p>NOTED the Park Activities Update report, introduced by Mark Evison, Park Manager as set out in the report and the discussion during the Joint Informal SAC/CC meeting held at 19.30 hrs.</p>
APSC15.	<p>FORTHCOMING EVENTS</p> <p>NOTED the Forthcoming Events Update report, introduced by Rebecca Kane, Managing Director - Alexandra Palace Trading Company Limited (APTL) as set out in the report and the discussion during the Joint Informal SAC/CC meeting held at 19.30 hrs.</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 13 SEPTEMBER 2011**

<p>APSC16.</p>	<p>REVIEW OF THE PREMISES LICENCE FOR ALEXANDRA PALACE</p> <p>Further to the discussion during the Joint Informal SAC/CC held at 19.30 hrs it was:</p> <p>RESOLVED that the Statutory Advisory Committee would submit written representation to LB Haringey’s Licensing Committee in support of the licence incorporating the comments of the Joint Information SAC/CC.</p>
<p>APSC17.</p>	<p>GOVERNANCE</p> <p>NOTED the verbal update on governance from Andrew Gill, Interim General Manager – Alexandra Palace during the Joint Informal SAC/CC meeting held at 19:30 hrs.</p>
<p>APSC18.</p>	<p>ANY OTHER BUSINESS</p> <p>a. Haringey Heartlands Planning Application</p> <p><i>Clerk’s note: The members of the Committee who were members of the LB Haringey Planning Sub-Committee abstained from the discussion on the Haringey Heartlands Planning Application.</i></p> <p>Further to the Joint SAC/CC discussion about Haringey Heartlands Planning Application, which would be considered by the Council’s Planning Sub-Committee on 22nd September 2011 it was:</p> <p>RESOLVED: That the Statutory Advisory Committee would make a submission to the Council’s Planning Department including the grounds for objection that the development would spoil and blight the views from the Park and affect its status as a Metropolitan Open Land (MOL), and that there were policies in place to protect the view.</p> <p>b. Thanks to Interim General Manager</p> <p>The Committee expressed thanks to Andrew Gill, Interim General Manager, Alexandra Palace, who would be leaving his post in October.</p>
<p>APSC19.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>The next meeting would be held on Tuesday 8th November 2011 at 19:30 hrs.</p> <p>Future meetings would be held on 10th January 2012 and 6th March 2012.</p> <p>The meeting closed at 21:55 hrs.</p>

David Liebeck
 Chair
 Signed by the Chair
 Date



Proposal to the Alexandra Park & Palace Trust Board

That the APPTB – with support from Borough of Haringey – should seek **UNESCO World Heritage Site gift-of-inscription** for the South-East wing of Alexandra Palace. To include the BBC television studios, control rooms, dressing and transmitter rooms, telecine area, tower offices and transmission tower

Features, benefits & advantages

1 Totem ■ AP is a huge, sprawling and eccentric building on a hill. It has a diffuse image and disparate parts. It is hard to brand, categorise or characterise

Our people's palace has suffered from an uncertain purpose and has lacked focus and a focal point

■ Alexandra Palace would benefit from a **symbol** and a main **theme**, meaningful nationally and internationally

■ a long-range strategic goal that would **sustain interest** and **survive changes** in personnel, trading-performance, trusteeship or form-of-governance

■ Ally Pally will remain the most important building in Haringey Borough: ideally, an appropriate goal should be something that **unites** our Trust and the Council in a project of common purpose

■ ideally, we should have a goal that is framed **broadly enough** at the outset to gain wide support. A goal to survive for the long run, which does not attempt to define itself in minutiae at the beginning;

The main UNESCO requirement

2 Trust ■ There has not always been full confidence in the council's intentions over the future of our Charitable Trust

■ the above Proposal conforms with our Trust's **charitable status** and both the letter and spirit of the remit. The Charity Commission is unlikely to have issues with this proposal

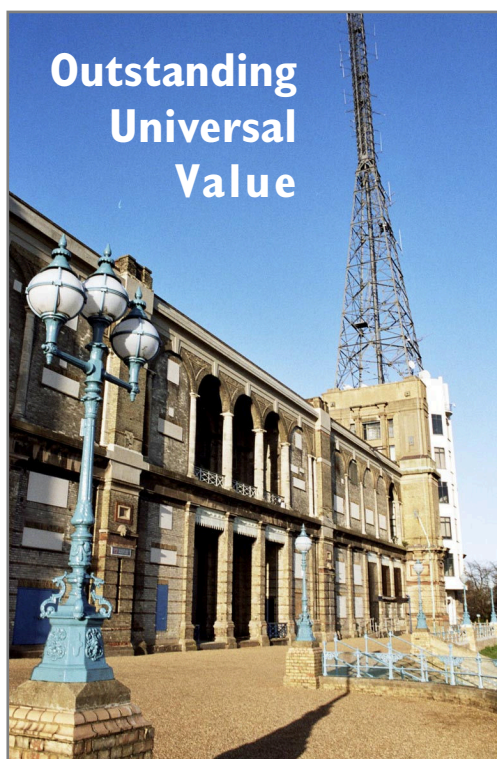
■ it is an **apolitical** goal, likely to **unify** different interests and attract a spectrum of support

■ it would act as a **reassurance** about the future under possible later independent status

■ project a **positive image** for AP & signal a fresh start & a new chapter for our Charity. **Signal** to all, that LBH is serious about AP; a signal not just about the Studios & not just to the BBC

■ application to UN Heritage Committee is within the power and **control** of the Trustee. Would not require negotiations with a lessee nor developer, nor incur huge legal costs

■ our charity and the council could collaborate on a **common goal**, likely to result in side-benefits for the Borough of Haringey ...



PTO



- if **confidence** could be re-built with respect to the Studios, then that could lead to their original contents & other exhibits – currently held elsewhere – returning to their rightful **home** (e.g. from EMI Archives, BBC Heritage and Bradford Museum)

- **support** from individuals and groups willing to contribute the time and effort needed towards fulfilling the requirements of UNESCO Heritage status (see Appendix)

- has the potential to speed up progress on governance and help pull the other threads together;

3 Target ■ A clear goal that Londoners would be proud to see and support

- provides a **strategic aim**, a transparent objective and offers **long-term continuity**. This goal posits a big prize, equal to the building's size and importance

- this ambition aims not higher, but *highest*. It would boost morale and lift everyone's sights

- a goal that is **independent** of the form of governance or the composition of the Trustees

- if achieved, **global awareness**. UN World Heritage Sites are not ten-a-penny

- if an Application fell at the last hurdle (i.e. at the Paris Committee stage) it would not be a failure, as much good work – especially in the forming of **partnerships** – would have happened in order to advance it to that point;

4 Tone ■ The goal of a UNESCO World Heritage gift-of-inscription would set the tone: positive and prestigious

- a **virtuous circle**: likely to attract **high profile** and **influential Trustees** to a reformed Board

- attract the most prestigious **corporate sponsors** – and more likely if the municipal connection can be loosened

- attract **publicity** and attention to Ally Pally – for all the right reasons

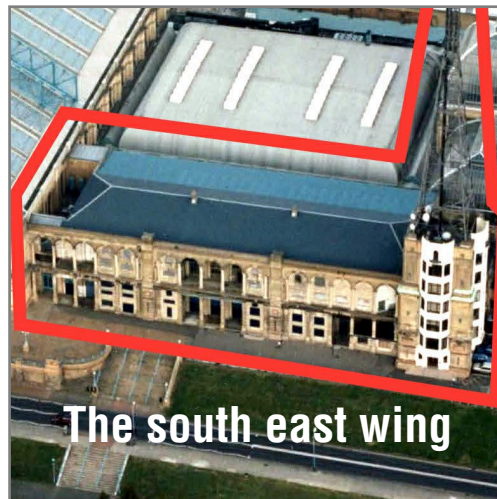
- act as an **impetus** to get things done; enthuses and galvanise others

- **Catalyst** – most physical parts of the palace depend for *their* amelioration, on improvement in *other* parts of the building and in the palace as a whole. The palace needs an overarching metaphysical goal that acts as a *catalyst*

- **Halo** – UNESCO world heritage is a goal or status that comes with an inevitable halo effect. The Studios are inseparable from the Palace

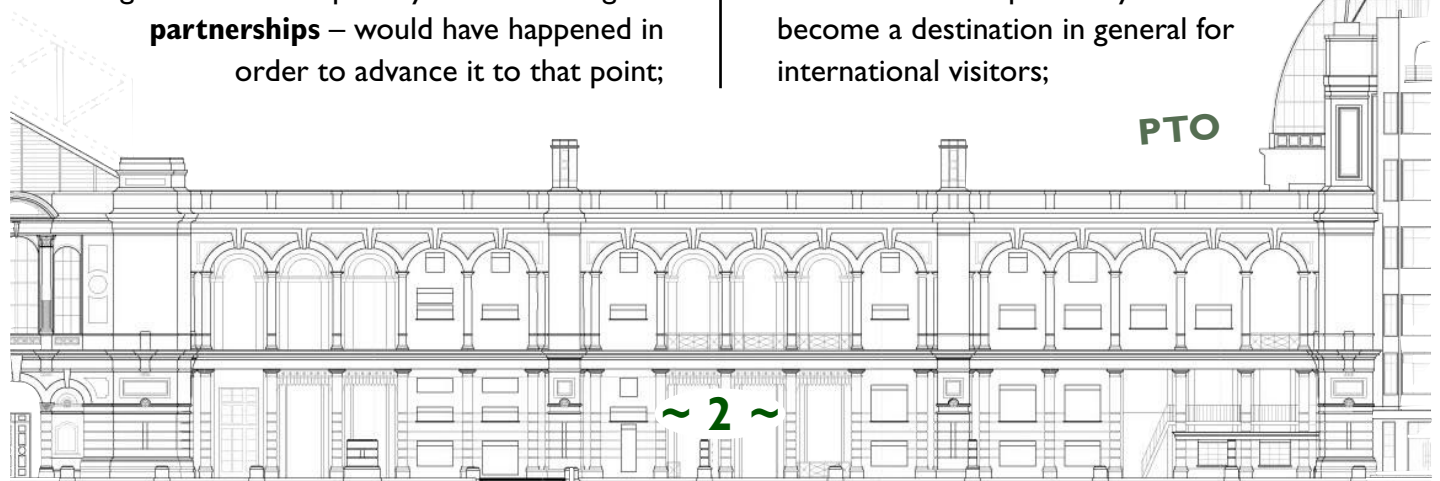


Alexandra Palace



The south east wing

- Anything else that is proposed or established at AP (such as a hotel) would enjoy a reflected glory and an enhanced status from mere proximity. AP would become a destination in general for international visitors;



~ 2 ~

5 Territory ■ The site at Alexandra Palace is world-unique, surviving mainly because the abandoned television studios have been left undisturbed for so long

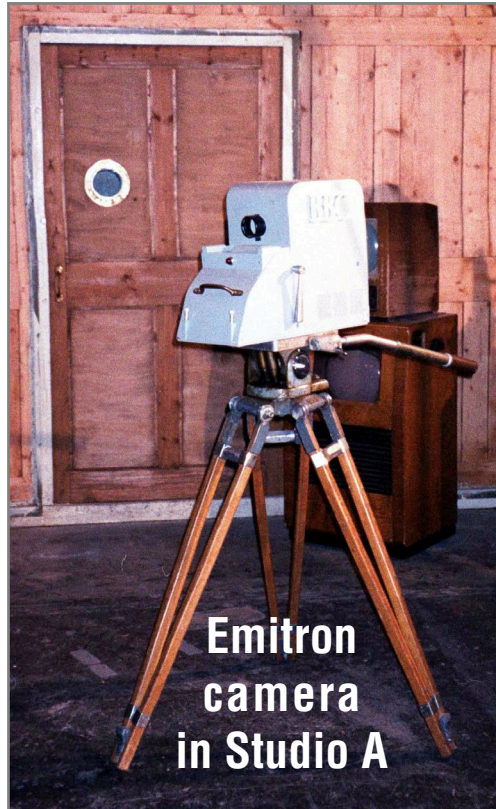
■ In Britain, there were earlier studios (Baird's) at Crystal Palace and at 133 Long Acre. But in 1936 at AP, all the elements needed for (relatively) high-definition, scheduled, public, television broadcasting came together for the first time

■ Abroad, the only other surviving early television premises are probably those in St. Petersburg, which date from a similar time. However it seems that they have been extensively remodelled over the ensuing years and little of the original remains in a recognisable form

In the USA, the original studios at Schenectady and Farnsworth's San Francisco operation are long gone

The Berlin Studio pre-dated the AP studios, but was destroyed in the closing days of World War Two. Unfortunately they were associated with Nazi propaganda

This leaves the south-east wing at Alexandra Palace as the world's oldest surviving television studios and station site



Emitron camera in Studio A

■ would lead to the Studios being brought up to the needed standard, with cost spread over time

■ BBC Studios A & B have the strongest claim to be the birthplace of regular public TV broadcasting in the UK – on 2nd November 1936 – and a strong claim for global significance

■ the case for boosting the status of The London Television Station has been already been set out in detail by the former Head of BBC Heritage Robin Reynolds and others (see Appendix);

7 Terms ■ The UN Committee annually confers World Heritage Site status on cultural, natural and 'mixed' sites deemed worthy

■ the relevant UNESCO cultural criteria are,

“to represent a masterpiece of human creative genius”

“exhibits an important interchange of human values, over a span of time or within a cultural area of the world, on developments in ... technology ...”

“bears a unique or exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared”

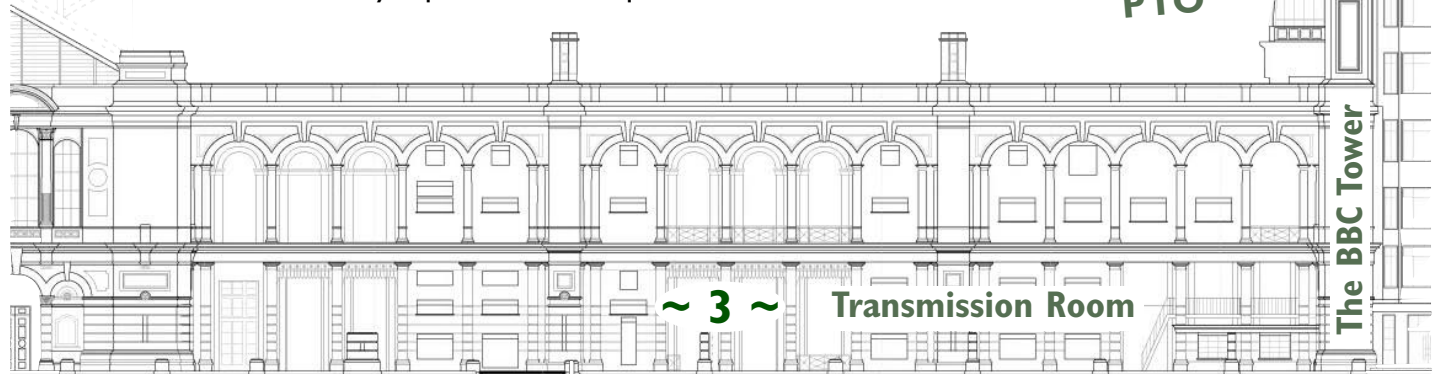
■ In general, outstanding universal value

■ Under certain conditions, listed sites can obtain funds from the World Heritage Fund. It is considered in the international community's interests to preserve each site;

PTO

6 Technical ■ Recognition is overdue that the Studios – widely known as the birthplace of modern television – are of the highest, international, historical importance

■ Unique Selling Point – the television history is one of the few aspects for which Alexandra Palace is known internationally and the only aspect that is unique



~ 3 ~

Transmission Room

The BBC Tower

8 Touchstone ■ The precedent for UNESCO Heritage listing of the London Television Station, is the Grimeton Radio Station, a little inland from Varberg, Sweden

■ it comprises six masts and dates from 1924. It met Cultural Criteria [ii] & [iv] (below) and it was added to the UN World Heritage list in 2004 –

■ *Criterion (ii):* The Varberg radio station at Grimeton is an **outstanding monument representing the process of development of communication technology** in the period following the First World War

■ *Criterion (iv):* The Varberg radio station is an exceptionally well-preserved **example of a type of telecommunication centre**, representing the technological achievements by the early 1920s, as well as documenting the further development over some three decades

“[UNESCO also] Encourages the State Party [i.e. Sweden] to collaborate with other States Parties in considering a possible transboundary serial extension of similar properties [the 1936 London Television Station ?!]



GLC plaque on the BBC Tower wall

■ this proposal has already come to the attention of central government. It is possible that material support may follow in future. Governments around the globe recognise the impact and benefit of such recognition;

10 Teaching ■ Education is one of the BBC Studios' strongest suits

■ a UNESCO World Heritage listing would come to the notice of educators: *globally*

■ **inspiration:** a history lesson combined with London's finest views. A vision for visitors of all ages and not least for the budding engineers amongst Haringey Borough's school children

■ **stimulation:** possible interactive displays for class visits, children & families

■ Middlesex University in 2004 proposed a Media Campus on this site

■ **encouragement:** it calls attention to a paradigm of towering electronic engineering achievement

9 Tourism ■ UN World Heritage Site status would boost awareness, attention and interest among potential international visitors

■ status would fit well with a tourist hotel

■ **co-branding** with **Bletchley Park?**

■ would leverage Alexandra Palace's natural advantages: arguably the best panoramic view of London from a hill, atop a park

■ **innovation:** co-branding with the underplayed regular exhibitor, the *Inventions Show?*

■ **understanding:** One of the things that is so important about what remains at AP, is the understanding it gives us about *how the technology developed* and how the whole operation was conceived and operated. Studios cannot operate in a vacuum, they need scenery shops, dressing rooms, makeup areas, canteen, offices as well as all the technical areas – most of this evidence still exists at AP



1 Tower ■ The corporate logo of the London Borough of Haringey (first page, top left corner) celebrates the first signals radiating from possibly the first purpose-built television tower in 1936

■ the transmission tower is physically far the tallest structure of the palace, visible from all over the Borough, from much of London and beyond. Moreover, it can be seen from the main line trains bringing people into London from the north. It is literally a high-profile and permanent reminder of the building's history and pioneering work, a much more noticeable link to the hidden studios

■ the Borough logo also features prominently on the shield on the Coat of Arms. Can Haringey Council return to its past pride in AP's history? [↘]

■ it makes sense to build (metaphorically) on this already **listed** structure. A UN World Heritage accolade (a *gift of inscription*) would represent the highest flag on the flagship of a rejuvenated Alexandra Palace

■ AP was the first and last time that a broadcaster tried to co-site a set of television studios next to high power transmitters and aerials

[that was done because at the planning stage it was not technically feasible to send the television signals more than a few hundred feet from the studio without degradation. Engineers had to cope with the problems caused by having a high radio frequency electric field in the studios

Even in the canteen it was possible to draw sparks by touching metal cutlery together whenever the transmitters were on! All subsequent studios were built some distance (often many miles) from the transmitter using the coaxial television cable developed by EMI in time for the 1937 Coronation];



Borough
Coat of Arms:
Previous pride
in progress

12 Timing ■ Now is the right time to begin planning for the lengthy process of an Application

■ last year, **2010**, marked the end of the long-held policy of sale of Ally Pally to a property developer, that had led to uncertainty about the BBC Studios

■ this year – **2011** – sees the **75th Anniversary** of the birth of television at Alexandra Palace

■ **2012** is the year of the **Olympic Games**, which will be televised from north-east London to a global audience. 54 years earlier and a relatively short distance away, the Olympics

Games of 1948 were broadcast to London from the birthplace of TV – another possible tie-in;

■ the Proposal **looks beyond** the current cash cut-backs, trustees and governance structure

■ the BBC will be moving from White City shortly

■ while funding is at its tightest for the next couple of years, the envisaged public statement of intent and initial groundwork *requires little expenditure* in the short term

■ *reinforces* and may even requires, **governance reform**. One criterion for the UNESCO World Heritage Committee is assuring themselves of the **sound stewardship and governance** of candidate sites

■ former BBC staff at the Studios shortly before and after the war, will now be in their 80s or 90s. It would be good to have their input while they are still able to contribute

Overleaf:
Texts and
Testimony



Texts ■ Appendix; bibliography, credits and references

- *Historical Survey of Television at Alexandra Palace*
Simon Vaughan, APTS Archivist (2003 – February)
 - Mr John Trenouth, former television curator,
National Museum of Photography, Film & Television,
Bradford
 - CIVIX – Media Campus Feasibility Study
(2004 – August)
 - *The Costs and Benefits of World Heritage Site
Status in the UK* (Price Waterhouse Coopers). A
major study commissioned by the DCMS (2007)
 - AP Building Survey – the studio portions:
costings from the Schedule of Developer Shell
Repairs / Approximate Costs and 20-year Forward
Forecast maintenance costs
 - Front facade elevation credit: part of a thesis on
AP by the Italian architect *Massimo Moscato*
- Relevant submissions to English Heritage
(for Grade II STAR status for the whole palace):**
- Alexandra Palace – Listing Review – ‘BBC
Studios’, page 3 (Mortimer MacSweeney; Design
and Conservation Team; L.B.H. (2007-01-26)
 - *The Television Studios at Alexandra Palace – the
case for preservation*. Robin Reynolds, head of BBC
Heritage (2007-01-22)

Testimony ■ This proposal is endorsed by groups and individuals:

- The Mayor of London *Boris Johnson*
- MP for Hornsey and
Wood Green, Government
Minister *Lynne Featherstone*
- Former BBC Chair
Gavyn Davies OBE
- Former BBC Director
General *Greg Dyke*
- Media Historian
Iain Logie Baird
- UN World Heritage site
– the 1924 Varberg Radio Station, Sweden –
CEO: *Dr. Lars Johansson*
- The International Committee for the
Conservation of the Industrial Heritage
(TICCIH), Secretary: *Dr. Stuart Smith OBE*
- IET – Institution of Engineering and
Technology, formerly the Institution of
Electrical Engineers (contact: *Alan Berry*)
- AP Television Group, Chair: *John Thompson*
- British Heritage Television Group,
Chair: *Martin Allen* ■ AP Television Society,
Chair: *Simon Vaughan* ■ Hornsey Historical
Society, Chair: *Keith Fawkes*



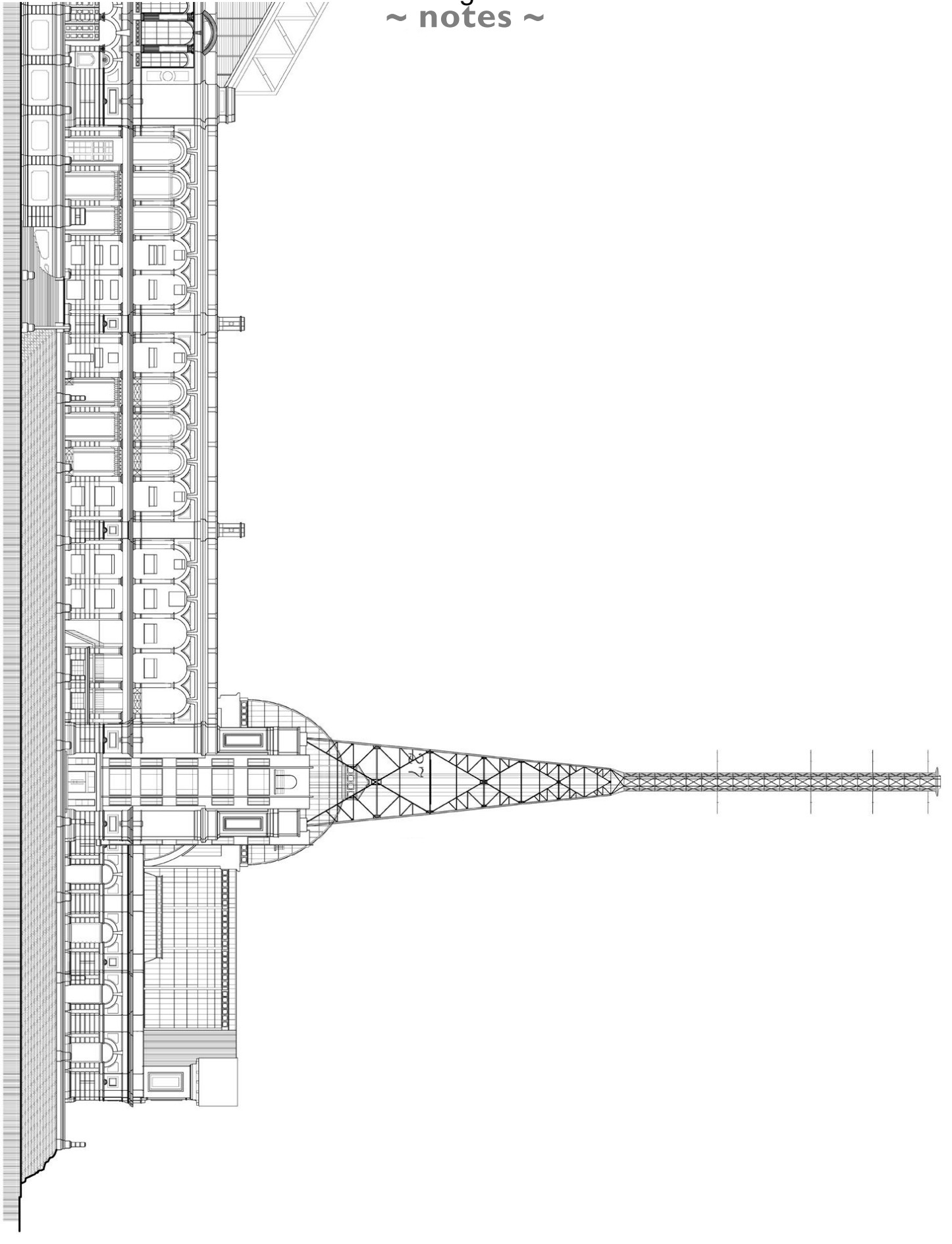
Risks – The Application would:

- probably take years to gain approval; ■ not be a complete solution to AP's problems;
- need council staff attention; ■ not progress easily without reform both in finance and
in governance; ■ require long-term commitment by Haringey Council to prosecute
- probably need national & international lobbying; ■ once awarded, UNESCO
World Heritage site status can be withdrawn if the site is not looked after

2011, October ~ Proposal to Alexandra Palace Trust Board:
application for UNESCO World Heritage Site status

contact: C D Carter
clive.carter@gmail.com ~ 020 8341-3652





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Agenda item:

**Alexandra Park & Palace Informal Joint Meeting of the
Advisory Committee and Consultative Committee**

on 8 November 2011

Report Title: **Park Update**

Report of: **Mark Evison, Park Manager, Alexandra Palace Charitable Trust**

1. Purpose

1.1 To advise the Committees of the latest position regarding park issues

2. Recommendations

2.1 That the Committees note the content of the report

Report Authorised by: **Duncan Wilson, Chief Executive**.....

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

3. Executive Summary

3.1 The Park Management Plan is currently being updated and members are asked to provide input as appropriate

3.2 The cricket club improvement works are due to start at the end of October and should be completed in the New Year

3.3 Conservation volunteers carry out monthly tasks in the park and these are summarised in the report

3.4 The customer survey was reopened after the poor original response. The response this time was much better and the feed back was generally good.

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 N/A

6. Park Management Plan

- 6.1 The Park Management Plan is under review as part of the annual cycle for the Green Flag Award application. The deadline is January 2012. Members of the committee are encouraged to seek the consult their groups and associations about the current and future management of the park and then feedback to the Park Manager by the end of November.
- 6.2 This is an important time to input into the plan as it will contribute to the regeneration project.
- 6.3 A summary of the current park management plan is available on the park's pages of the website, www.alexandrapalace.com

7. Park Properties

- 7.1 The redevelopment project at the Islands building in the Grove (345 preschool) has been completed. The facility has reopened and the management committee is updating the Health and Safety paperwork to take account of the changes to the building. Replacement fencing has been installed along the boundary and internally.
- 7.2 The lease renewal for CUFOS is almost complete following negotiations.
- 7.3 The lease and health & safety compliance of all tenants was reviewed and appropriate action has been taken by the tenants accordingly. This situation is frequently reviewed and reported to the Board as necessary.
- 7.4 Following a planning enforcement case at the Actual Workshop (Little Dinosaurs), the Planning Enforcement Officers set a deadline of 30th November for the tenant to complete the necessary remedial works. The storage sheds have been relocated and paving slabs lifted according to the agreement. The outstanding works on the decking and removal of the waste materials has been chased by officers and at the time of writing the work is due to be completed by the deadline.
- 7.5 The tenant has also been requested to regularise the three outstanding conditions on the planning permission, namely arrangements for ventilation, external lighting and signage.

8. Cricket club and grounds

- 8.1 The improvements to the drainage of the cricket ground should be underway by the time of this meeting. Practical completion is due in the New Year.
- 8.2 Members will recall the works involve installing a new drainage system to the football pitches to enable the facility to be sub-let to Heartlands High School.
- 8.3 The project will also entail alterations to the boundary ditch and connections across the park to main drains. This kind of work inevitably leaves muddy scars across grassed areas, but the Council's contractor has a twelve-month maintenance period once the works are complete.
- 8.4 The plans for the consultation on phase 2 of the project have been delayed whilst the phase 1 works were being finalised. By way of a reminder, this project is being managed by the Council's *Building Schools for the Future* team.

9. Nature Conservation

9.1 52 volunteers completed 107 volunteer workdays for BTCV at Alexandra Palace in ten monthly sessions between January and October 2011. Their activities are summarised in the table below:

January & February	Cleared areas of the cricket scrub to maintain the open areas we had created previously and clear the footpath and removed saplings from a strip of scrubby grassland to regenerate it as a wildflower meadow.
March	Clearing of overgrowth from the remains of the old Lido foundations which can now be seen from the footpath alongside the reservoir.
April & May	They worked on fencing enclosing the pond in the conservation area which has been routinely vandalised and also widened the nearby footbridge.
Summer months	Five stag-beetle loggeries were constructed in and around the old Blandford Hall woodland area and two <i>habitat towers</i> were constructed against the old wall close to the Conservation Hut at the Bedford Road entrance.
October	Conservation pond: clearing sedge and cutting back the bankside vegetation to open up the view of the pond from the footpath.

10. Friends of Alexandra Park

10.1 The Friends of the Park are a successful and active group. They have their own website promoting the park which attracts around 600 hits per month. This details their activities and other events taking place in the park. The address for the website is www.friendsofalexandrapark.org

10.2 They also co-ordinate a varied programme of activities throughout the year to attract visitors and promote the wildlife and heritage of the park. Topics include history, fungi, birds, trees and bats. Each of their ten walks attracts around 30-40 participants.

10.3 Volunteers from the Friends group have also staffed the park information centre every Sunday since July. Park visitors can drop in and find out about the park, activities and even ask directions. Over 300 visitors attended over the summer period.

11. Park Customer Survey

11.1 Members will recall that there was a very low response to the customer survey organised by the grounds maintenance contractor, John O'Conner Ltd. The survey was reopened and this time there were 65 respondents. The "top answer" to the nine questions about the quality of maintenance was either Good or Very Good. Individual comments and responses have not yet been fully analysed, but any specific problems will get an appropriate response, in due course.

12. Recommendations

12.1 That the Committee notes the content of this report.

13. Legal Implications

13.1 The Council's Acting Head of Legal Services has been sent a copy of this report.

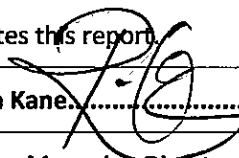
13.2 The Trust Solicitor's advice has been incorporated into this report.

14. Financial Implications

14.1 The LBH Chief Financial Officer notes the contents of this report.

15. Use of Appendices/Tables/Photographs

15.1 N/A

Alexandra Park and Palace SAC/CC Working Group		On 8 November 2011
Report title: Forthcoming Events		
Report of: Rebecca Kane, Managing Director, Alexandra Palace Trading Limited		
1. Purpose		
1.1 To advise the SAC/CC Working Group of the forthcoming events to 31 March 2012		
2. Recommendations		
2.1 That the working group notes this report.		
Report Authorised by: Rebecca Kane 		Date: 28 November 2011
Contact Officer: Rebecca Kane, Managing Director, APTL, 020 8365 2121 (if applicable)		
3. Executive Summary		
3.1 N/A		
4. Reasons for any change in policy or for new policy development		
4.1 N/A		
5. Local Government (Access to Information Act)		
5.1 Further information about this report can be obtained from Rebecca Kane, Managing Director, Alexandra Palace Trading Limited, Alexandra Palace Way, London, N22 7AY. Tel: 020 8365 2121		

6. Description

6.1 Confirmed public events and first provisional options to 31 March 2012

EVENT	DATE	AREA
Smirnoff Nightlife Exchange Project	12 Nov	WH, PS, LR, PC, PCS
Asian Wedding Exhibition	12-13 Nov	GH
Amma 2011 UK Visit	15 Nov	GH, WH
Antiques, Collectors, 20 th Century and Art Deco Fair	20 Nov	GH, WHC
Silent Film Evening (Willis Organ)	21 Nov	GH
UKF Bass Culture	25 Nov	GH, WH
Cross Country Race	26 Nov	Park
Together Music Festival	26 Nov	All Areas
Farmers Market	27 Nov	Park
ACCA Examinations	5-9&12-14 Dec	GH, WH
ACCA Examinations	5-9&12-14 Dec	LR, PS
Farmer Market	11 Dec	Park
World Darts Championship	15 Dec – 2 Jan	GH, WH, PS
Ice Rink Pantomime	16-19 Dec	Ice Rink
Farmers Market	23 Dec	Park
World Snooker Masters	5-22 Jan	WH, SS, PS, PR, LR

London Model Engineering Exhibition	20-22 Jan	GH, PC, PS
Excursions Travel Trade Show	28 Jan	WH, PR, PS, LR
Farmers Market	29 Jan	Park
International Make Up Artists Conference	2-5 Feb	GH, PR, PS, LR
Black Keys Concert	9-10 Feb	GH, WH, PR, PC, PCS, LR
<i>Antiques, Collectors, 20th Century and Art Deco Fair</i>	<i>11-12 Feb</i>	<i>GH, WHC</i>
<i>Bike Show</i>	<i>24-25 Feb</i>	<i>WH, PR, PS, LR</i>
<i>The RYA Volvo Dingy Show</i>	<i>3-4 Mar</i>	<i>GH, WH, PR</i>
<i>Concert</i>	<i>8 Mar</i>	<i>GH, PS, WH, PR</i>
<i>Farmers Market</i>	<i>11 Mar</i>	<i>Park</i>
<i>Ofspre Examinations</i>	<i>13 Mar</i>	<i>GH</i>
Railway Modelling Exhibition	24-25 Mar	GH, WH, PR, PS
Indian Festival	30-1 Apr	GH, WH

GH= Great Hall, WH = West Hall, WHC = West Hall Corridor, PR = Panorama Room, LR = Londesborough Room, PS = Palace Suite, PC = Palm Court, PCS = Palm Court Suites, SS = Star Suites

Note: *1st Option Provision Bookings are typed in italics*

**3.00am finish*

***6.00am finish*

7. Summary and Conclusions

7.1 N/A

8. Recommendations

8.1 The SAC/CC Working Group notes the report.

9. Legal and Financial Comment

9.1 The Director of Finance and the Trust Solicitor have been sent a copy of this report.

10. Equalities Implications

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

Advisory & Consultative Committee Meeting on 8th November 2011

Report Title: **External Fabric Condition Update 2011-12**

Report of **Mark Neale Facilities Manager, Alexandra Palace & Park Charitable Trust**

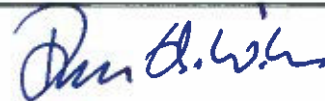
1. Purpose

1.1 To update the Consultative Committee on the work that has taken place over the last twelve months and those planned in the future on the external fabric of Alexandra Palace.

2. Recommendations

2.1 The Consultative Committee is asked to note the progress report on the external fabric condition and the action being taken to address the high priority items.

Report Authorised by: **Duncan Wilson, Chief Executive.**



Contact Officer: **Mark Neale, Facilities Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4334**

3. Executive Summary

- 3.1 Work has continued during 2011-12 addressing the high priority work on the building fabric and services.
- 3.2 The report provides an update on the works that have been undertaken since the previous report to the Committee on the 16th November 2010.
- 3.3 A further bid of £500k has been made to the Council for capital funding during 2012-13 to further address the external fabric of the building, replace the Fire Alarm detection systems and start to address issues on the external lighting, emergency lighting and public lifts

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

5. Local Government (Access to Information) Act 1985

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

6 Progress Report

- 6.1 Following the report given to the Consultative Committee on the 16th November 2010, work has taken place on the external fabric removing the buddleia growth and loose brickwork. Work has also been undertaken on the basement steelwork addressing cracked beams/ trusses and addressing dry rot in the Theatre structure.
- 6.2 After these works had been completed the barriers were removed from along the South terrace, but within days of this taking place significant falls of masonry took place forcing the barriers to be reinstated. The Structural Engineer has since advised that many of the areas which have concrete render suffer from poor adhesion to the structure. Consequently even areas which appear sound must be considered "Live" and could fail.
- 6.3 In addition to the works on the building fabric, there has been a multitude of services problems which are summarised in Appendix 2. These relate to the fire alarm, emergency lighting, external lighting, lifts and the data/communication systems.
- 6.4 A further capital grant from the Council has been granted for 2011-12 of £500,000 to continue addressing the poor condition of the building fabric and services. These monies have been targeted at:-
- Continuing the work on the External fabric based on the report produced by the Councils framework consultants NPS in 2010-11 (reported at the 16th November 2010 meeting)
 - Replacement of fire alarm voice evacuations which is obsolete, unreliable and not installed to fire regulation standards.
 - Replacement of the obsolete telephone and data/communication system which is having an adverse impact on the operation of the Trading Company.
 - Addressing the complete failure of two of the public lifts which again is having severe impact on the operations of the Trading Company
- 6.5 The second phase of the external fabric dilapidation programme produced through the Councils frameworks consultants NPS was tendered. Initially the costs of the tenders were above the allocated capital budget. However by re-engineering the solutions (e.g. temporary netting the South Terrace, fencing off unstable areas and just strengthening the fire escape) the costs have been driven down to within the available budget.

Discussions have been held with the Council's Conservation team and some of the works require Listed Building approvals before they can commence. The lead Council officer has given his support to the proposals and we hope to have formal approval no later than the 17th November 2011.

The works subject to listed building consent are:-

- Netting of the South Terrace where further falls of masonry have taken place.
- Repair to two collapsed roof areas near the Ice Rink foyer.
- Fencing of the unstable parapet wall areas at the Rear of Theatre Foyer.

Orders have been placed for the remaining works and these should be completed by the time this meeting takes place.

The works which are NOT subject to listed building consent are:-

- Strengthening of the BBC 4th & 5th floor Fire Escape.
- Roof leaks above Dance Studios.
- Replacement of the concrete and wooden slabs along the front of the South Terrace owing to their poor condition.

6.6 An overview of the condition of the external building fabric is shown in a selection of the photographs in the Appendix 2.

7. 2012/13 Capital Bid to the Council

7.1 Appendix 1 shows a list of identified capital investment requirements at Alexandra Place to ensure the safety, compliance and operability of the site over the next 5 years which amounts to some £3.48 million. This does not however address the long term investment requirement for the regeneration of Alexandra Palace which is in excess of £30 million. It only addresses the "steady state" investment needed to keep the site operational while the regeneration strategy for the site is developed.

In general investment is required in the following areas:-

External Fabric:

Further addressing the risk of falling masonry and keeping the structure water tight.

Internal Fabric

Addressing the internal dilapidation and condition of the internal fabric

Underground Services

The poor condition of the underground drainage systems, hydrant main and failure of the external street lighting

Building Services

The poor condition and compliance of the Fire and Evacuation system, Emergency Lighting, security systems and the unreliability of the lifts.

Carbon Reduction

The poor carbon footprint of the site owing to it still operating with a large centralised boiler system which operates 24/7/365. Independent survey by the Carbon Trust identified major benefits in cost saving and carbon footprint through a decentralisation strategy.

7.2 It is recognised that an investment at the level of £3.48 million during this period of austerity is implausible. Therefore works have been prioritised and during 2012/13 a sum of £500k has been identified as the minimum investment that is required to keep the site operational and compliant.

The **proposed** works that these monies would be directed to are:-

External Building Dilapidations (Budget Spend 2012/13: £128k)

The detailed survey of the external fabric of the Palace completed in 2010 identified that the sum of £756k was needed to address the poor state of the fabric over the next 5 to 10 years. This would provide the minimum investment on the structure to address the risks of falling masonry and ensuring the weather proofing of the building. The monies would not however address the severe fabric dilapidations which are required as part of a full regeneration programme for the site.

Some urgent works (£150k) have already been completed during 2011/12 mainly to the South face of the building from the previous capital allocation, but a sustained programme of work is required and these further monies would be mainly targeted at the East face and roof areas of the site.

Fire Alarm Upgrade/Replacement (Budget Spend 2012/13: £252k)

Following formal complaints from the London Fire Brigade on the poor reliability of the system a detailed report was commissioned in 2010/11 to look at the condition of the fire and evacuation system. This confirmed that the system was obsolete and had reached the end of its working life. It also identified that the voice evacuation system was non-compliant (i.e. not installed to fire regulation standards). The project was tendered in 2010/11 and the total cost of replacement was £507k which is above the allocated monies available. Therefore during 2011/12 the voice evacuation system is being replaced and it is proposed that the replacement of the fire monitoring and detection systems takes place during 2012/13 at a cost of £252k. (i.e. subject to this capital approval)

External Street Lighting (Budget Spend 2012/13: £25k)

The external lighting along Alexandra Palace Way has failed due to the poor condition of the underground cabling. It is estimated that the total refurbishment cost would be £50k. Due to the likely limit on funding it is proposed that these works be phased over a two year period.

Emergency Lighting (Budget Spend 2012/13: £70k)

Following the compliance testing the emergency lighting systems across the Palace, many of the Centralised Batteries Systems have shown to be in a poor condition with two systems totally failed. This has resulted in some £24k being spent during 2011 to keep the Great Hall operational. It is estimated that a sum £130k is required to carry out full refurbishment which is proposed to be phased over a two year period

Refurbishment of Lifts (Budget Spend 2012/13: £25k)

All the five lifts in the public areas at the Palace are at least 25 years old and very unreliable. This is causing major operational problems to the Trading Company, with complaints from clients and increased costs. A detailed survey of the lifts has identified that a sum of £125k is required to carry out a refurbishment programme across all 5 systems. A sum of £25k has been released from this year's capital programme to address one of the two lifts which has totally failed. It is proposed that a further sum of £25k be allocated in 2012/13 to continue with the refurbishment programme

8. Consultation

- 8.1 Progress on capital and major revenue works are reviewed on a monthly basis at Facilities Meetings between Palace senior management.
- 8.2 Regular progress reports are submitted to the Board meetings throughout the year.

9. Legal and Financial Comments

- 9.1 The Head of Legal Services has been invited to comment on the report
- 9.2 The LBH Chief Financial Officer has been invited to comment on the report.

10. Equalities Implications

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

11. Appendices / Tables / Photographs

Appendix 1: Minimal Option CAPEX Plan for the next 5 Year

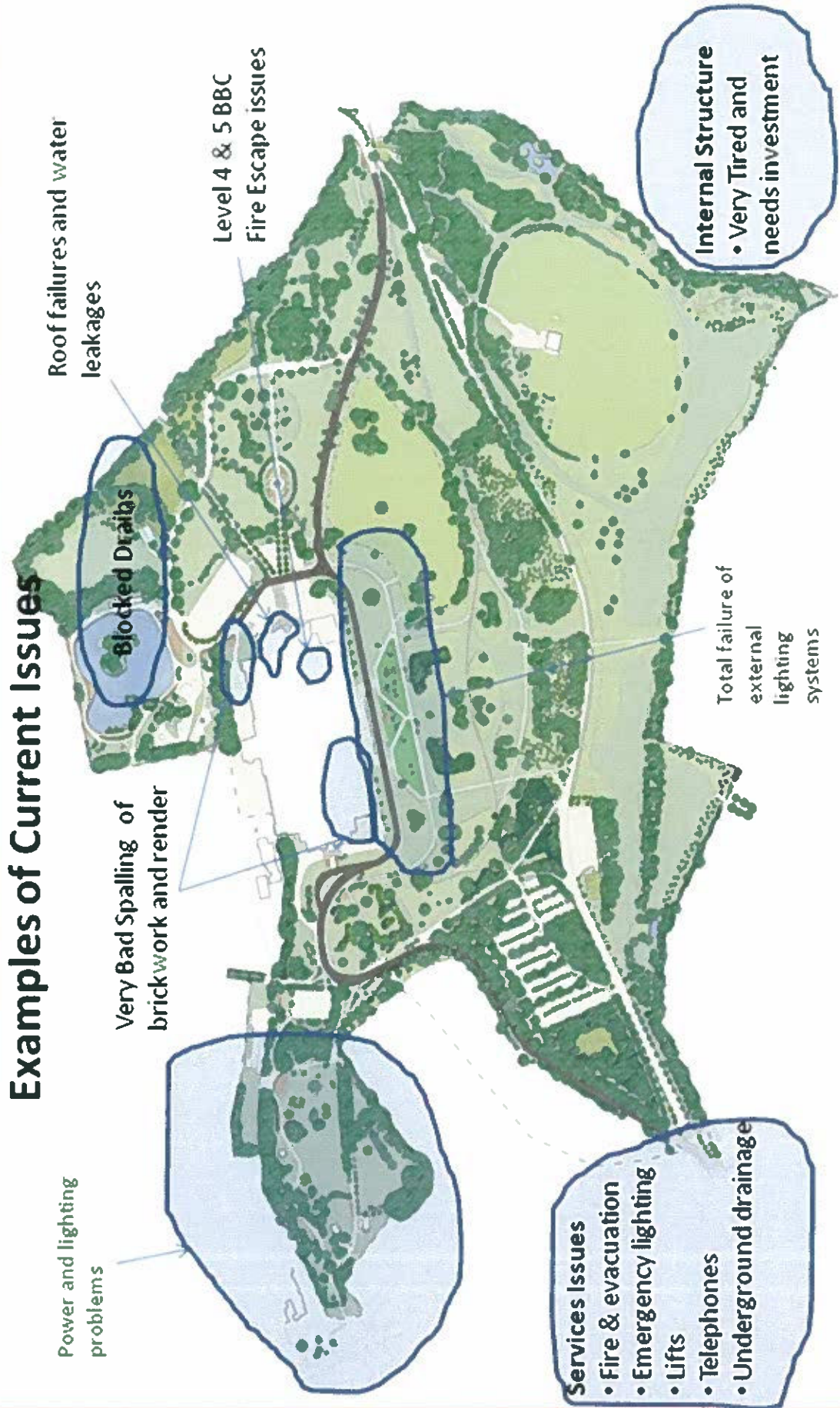
Appendix 2: Examples of the Current Conditions

Appendix 1: Minimal Option CAPEX Plan for the next 5 Year

Area	Priority	Item	WORKS TO BE FUNDED	Cost Planning			Regeneration Takes Place	Total
				2012/13	2013/14	2014/15		
External Fabric	P1	Elevations - South	£94,856	£33,757	£33,757	£5,850	£21,493	£94,856
External Fabric	P1	Elevations - West	£21,000	£6,143	£6,143	£8,714	£0	£21,000
External Fabric	P1	Elevations - North	£57,420	£18,200	£18,200	£20,270	£750	£57,420
External Fabric	P1	Elevations - East	£14,971	£6,457	£6,457	£2,057	£0	£14,971
External Fabric	P1	Elevations - Roof Level	£21,000	£9,775	£9,775	£1,450	£0	£21,000
External Fabric	P1	Roof Works	£323,415	£46,858	£46,858	£106,800	£122,900	£323,415
External Fabric	P1	Fees at 8.8%	£46,874	£10,665	£10,665	£12,772	£12,773	£46,874
Sub Total Wall Elevations:-			£579,536	£131,854	£131,854	£157,913	£157,916	£579,536
Internal Dilapidations	P2	Capital investment into minor works on the internal building infrastructure	£300,000	£0	£80,000	£100,000	£120,000	£300,000
Internal Dilapidations	P1	Cleaning, repair and re-certification of Great Hall roof fabric	£250,000	£0	£0	£125,000	£125,000	£250,000
Internal Dilapidations	P2	Roof glazing repairs and replacements	£130,000	£0	£0	£0	£130,000	£130,000
Internal Dilapidations	P1	Floor repairs to Great Hall	£50,000	£0	£50,000	£0	£0	£50,000
Internal Dilapidations	P3	Theatre protection, repairs and/or refurbishments	HELD	£0	£0	£0	£0	£0
Security Systems	P1	Replacement and upgrade of the CCTV camera systems	£120,000	£0	£40,000	£40,000	£40,000	£120,000
Security Systems	P2	Installation of security barriers/bollards to restrict close vehicular access to buildings	£50,000	£0	£0	£0	£50,000	£50,000
Security Systems	P2	Replacement and upgrade of the Janus door access/security system	£150,000	£0	£0	£0	£150,000	£150,000
External Services	P1	Repair/lining of faulty underground foul water drainage systems in Grove	£28,000	£0	£28,000	£0	£0	£28,000
External Services	P1	Repair/replacement of the underground power supplies to the external lighting systems	£50,000	£25,000	£25,000	£0	£0	£50,000
External Services	P1	Replacement of electrical supplies and lighting in the Grove	£17,000	£0	£17,000	£0	£0	£17,000
External Services	P2	Repairs to footpaths and private road systems within the Alexandra Park & Palace estate.	£100,000	£0	£0	£0	£100,000	£100,000
Hydrant Main	P1	Replacement/lining of 10" Underground Hydrant main due to continuing problems of pipe fractures	£100,000	£0	£0	£0	£100,000	£100,000
Fire and Evacuation System	P1	Replacement of the obsolete and faulty fire alarm systems.	£246,529	£246,529	£0	£0	£0	£246,529
Fire and Evacuation System	P1	Replacement of non-compliant public alarm evacuation system	£5,386	£5,386	£0	£0	£0	£5,386
Fire and Evacuation System	P1	Fees	£5,386	£5,386	£0	£0	£0	£5,386
Data/Comms Communication Systems (Tendered costs)	P2	Upgrade and replacement of IT equipment (New PC)	£60,000	£0	£15,000	£15,000	£30,000	£60,000
Emergency Lighting	P1	Replacement of the Central Battery units or decentralisation	£130,000	£70,000	£60,000	£0	£0	£130,000
Lift Replacements	P1	4 Goods and 1 Passenger in Hall.	£125,000	£25,000	£25,000	£25,000	£50,000	£125,000
Lift Replacements	P2	1 Passenger in BBC Tower	£150,000	£0	£0	£0	£150,000	£150,000
Carbon Reduction	P3	Replacement/Decentralisation of Central Boiler systems at Alexandra Place; Feasibility study & provisional sum	£500,000	£0	£0	£5,000	£495,000	£500,000
Carbon Reduction	P3	BMS System replacement	£200,000	£0	£0	£0	£200,000	£200,000
Carbon Reduction	P3	Lighting replacements: West Hall	£30,000	£0	£0	£0	£30,000	£30,000
Carbon Reduction	P2	Lighting replacements: Great Hall	£60,000	£0	£30,000	£30,000	£0	£60,000
Carbon Reduction	P3	Power Factor Correction/voltage optimisation to improve energy efficiency	£50,000	£0	£0	£0	£50,000	£50,000
Grand Total:-			£3,481,451.26	£503,769	£501,854	£497,913	£1,977,916	£3,481,451
CAPEX Potential Budget:-				£500,000	£500,000	£500,000	£2,000,000	£3,500,000
English Heritage:-				£100,000				£100,000

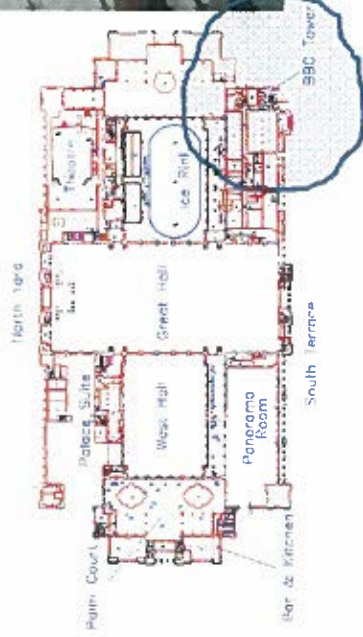
Appendix 2: Examples of the Current Conditions followed with Photographs

Examples of Current Issues

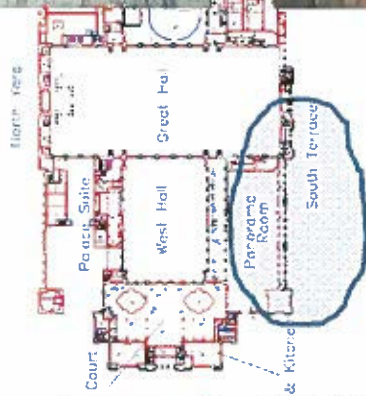


BBC Level 4 & 5 Fire Escape

Design and construction Issues of Fire Escape in this area



South Terrace

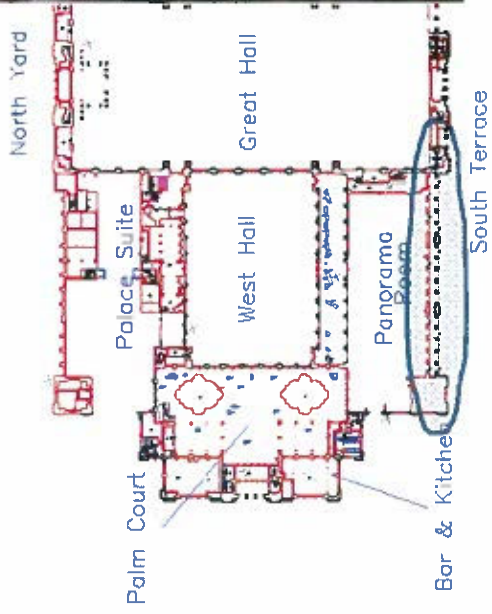


Underground Structure

Two Poor Slab Areas
Front Panorama Room

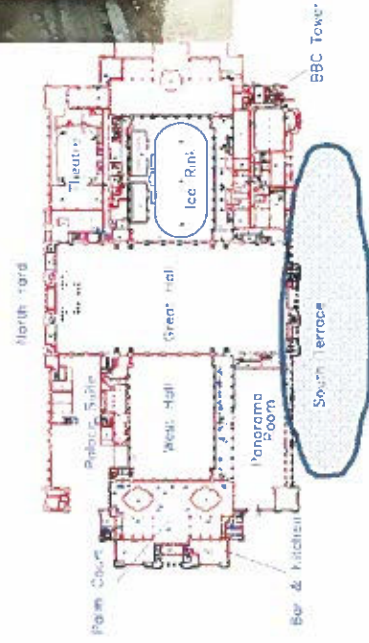
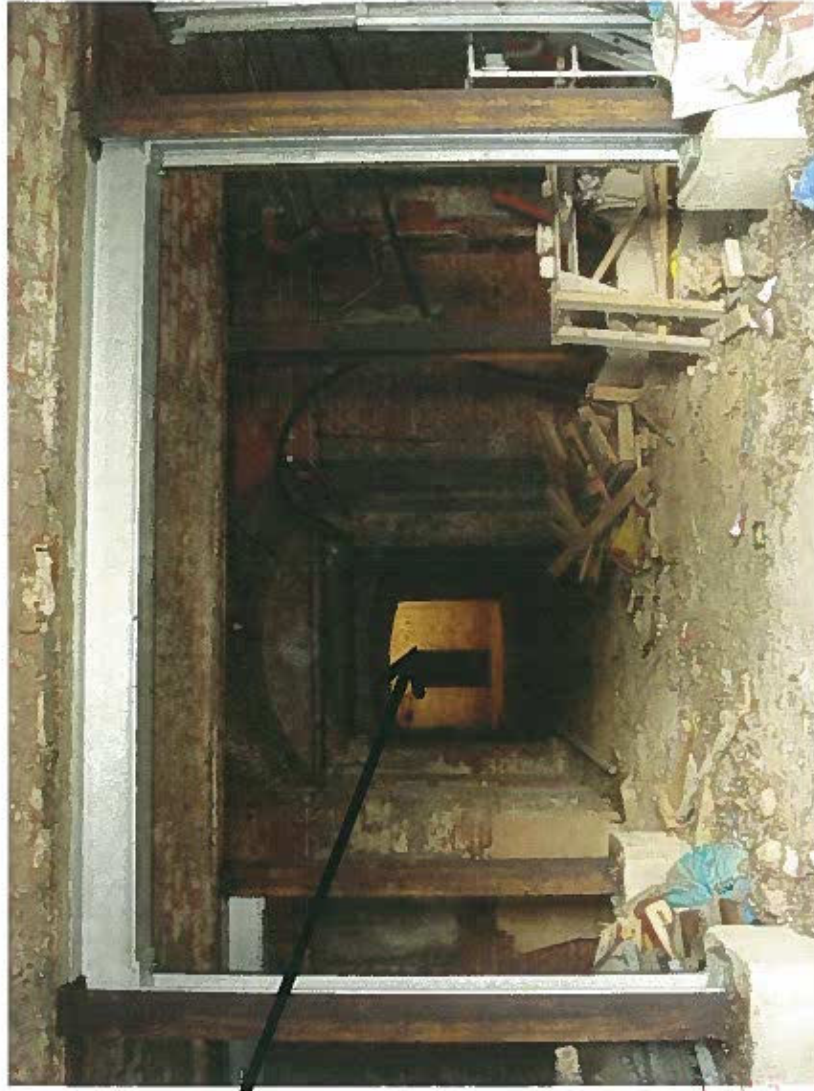


BBC Tower



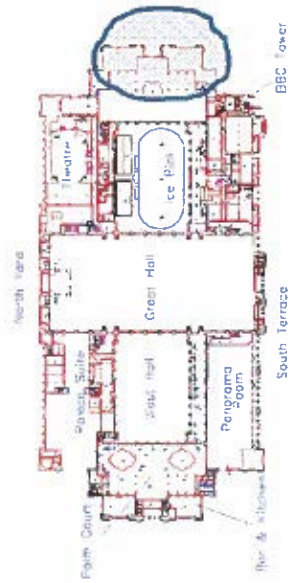
Structural Failures

Structural steelwork failures in several areas under terrace. 3.5 Ton load restriction in place



Roof Leaks (Ice Rink Area)

Collapsed Roof
both sides of
Foyer



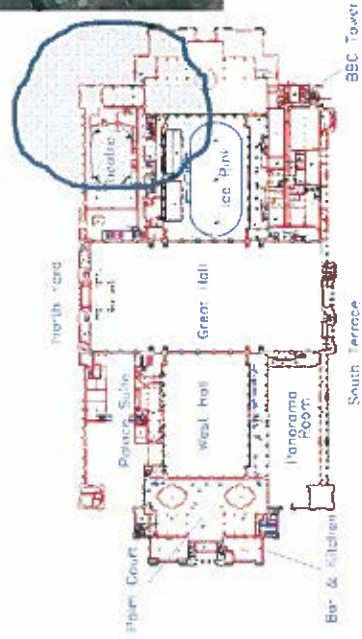
Roof Problems



Inside the derelict
Areas

Unstable Parapet Walls

Shrub growth on building allowed to penetrate brickwork



Unstable Parapet Walls

Further examples
of unstable
brickworks



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