

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

David McNulty - Head of Local Democracy and Member Services
5th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ

Contact: Natalie Cole, Principal Committee Co-ordinator
Tel: 020-8489 2919
Fax: 020-8881 5218
E-mail:
Natalie.Cole@haringey.gov.uk

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, 10TH JANUARY, 2012** commencing at **19:30 hrs** in **The Transmitter Hall**, Alexandra Palace, N22 7AY to consider the business set out in the Agenda detailed below.

Yours sincerely

Natalie Cole
Clerk to the Committee

AGENDA

1. ELECTION OF CHAIR

2. APOLOGIES FOR ABSENCE

3. 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.

4. MINUTES AND MATTERS ARISING (PAGES 1 - 10)

- i. To approve the minutes of the meeting of the informal Joint Statutory Advisory and Consultative Committees (SAC/CC) held on 8th November 2011.
- ii. To note the minutes of the Advisory Committee held on 8th November 2011.
- iii. To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 29th November 2011 **(TO FOLLOW)**.

5. PARK ACTIVITIES UPDATE (PAGES 11 - 16)

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

6. FORTHCOMING EVENTS (PAGES 17 - 18)

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. REGENERATION UPDATE (PAGES 19 - 24)

To receive the report of the Head of Regeneration and Development, Alexandra Palace updating on the regeneration of Alexandra Palace.

8. NON-VOTING BOARD MEMBERS FEEDBACK

9. ITEMS RAISED BY INTERESTED GROUPS

10. ANY OTHER BUSINESS OR URGENT BUSINESS

11. DATES OF FUTURE MEETINGS

The next meeting of the Joint SAC/CC will be held on Tuesday 6th March 2012.

12. EXCLUSION OF THE PRESS & PUBLIC

Item 13 is likely to be subject of a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information).

13. EVENT PROPOSAL FOR THE PARK (PAGES 25 - 32)

To consider the report of the Chief Executive, Alexandra Park and Palace Charitable Trust.

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
Alexandra Palace Allotments Association
Alexandra Palace Angling Association
Alexandra Palace Organ Appeal
Alexandra Palace Television Group
Alexandra Residents' Association
Alexandra Palace Garden Centre
Alexandra Park and Palace Conservation Area
Advisory Committee
Bounds Green and District Residents' Association
CUFOS
Friends of Alexandra Park
Friends of the Alexandra Palace Theatre
Hornsey Historical Society
Muswell Hill and Fortis Green Association
Muswell Hill Metro Group
New River Action Group
Palace View Residents' Association
Vitrine Ltd - The Lakeside Café
Warner Estate Residents' Association

Mr M. Tarpey
Mr C. Mahony
Mr K. Pestell
Mr R. Tucker
Mr J. Thompson
Ms C. Hayter
Mr C. Campbell-Preston

Mr C. Marr
Mr K. Ranson
Mr J. Smith
Mr G. Hutchinson
Mr N. Willmott
Mr J. O'Callaghan
Ms D Feeney
Mr J. Boshier
Miss R. Macdonald
Ms V. Paley
Mr A. Yener
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, 8 NOVEMBER 2011**

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

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	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 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

Duncan Wilson – Chief Executive, 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
Sue Cole – English Heritage

Public Gallery

Members of the Alexandra Palace and Park Consultative Committee
3 members of the public

MINUTE NO.	SUBJECT/DECISION
APSC25.	<p>ELECTION OF CHAIR</p> <p>Colin Marr nominated Gordon Hutchinson as Chair of the meeting. This was seconded by Cllr Cooke.</p> <p>RESOLVED that Gordon Hutchinson chair the meeting.</p> <p style="text-align: center;">GORDON HUTCHINSON IN THE CHAIR</p>
APSC26.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllr Demirci, Cllr Stewart, David Liebeck, John Thompson and Nigel Willmott. Cllr Hare gave apologies on behalf of the Alexandra Palace Allotments Association as a representative had yet to be nominated for the committee.</p> <p>An apology for lateness was received from Caroline Hayter.</p>
APSC27.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Jenks declared a personal interest as he was a member of the Warner Estate Residents' Association (WERA).</p> <p>Cllr Hare declared a personal interest as he was a member of the Alexandra Palace Allotments Association.</p>
APSC28.	<p>MINUTES AND MATTERS ARISING</p> <p>a. <u>Informal Joint meeting of the Alexandra Park and Palace Statutory Advisory and Consultative Committees</u></p>

**MINUTES OF THE JOINT INFORMAL MEETING OF THE ALEXANDRA PARK & PALACE STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE
TUESDAY, 8 NOVEMBER 2011**

	<p>RESOLVED that the minutes of the Informal Joint meeting of the Statutory Advisory and Consultative Committees (Joint SAC/CC) held on 13th September 2011 be approved as a correct record of the proceedings.</p> <p>b. <u>Alexandra Park and Palace Statutory Advisory Committee</u></p> <p>The minutes of the Statutory Advisory Committee held on 13th September 2011 were noted.</p> <p>c. <u>Alexandra Palace and Park Board</u></p> <p>The minutes of the Board meeting held on 18th October 2011 were noted.</p> <p><u>Minute APBO139</u> – Update on Car Park Charging Policy – In response to concerns raised the Chief Executive, Alexandra Palace, recognised that any charging policy would impact local residents and agreed that it was important to consult with them.</p> <p><u>Minute APBO140</u> – Regeneration - It was agreed that an item on regeneration would be included on all future Joint SAC/C meeting agendas.</p>
<p>APSC29.</p>	<p>UNESCO WORLD HERITAGE SITE RECOGNITION</p> <p>In response to the proposals submitted by local resident, Mr Clive Carter (pages 15 – 21 of the agenda pack), the committees received a presentation by Sue Cole, English Heritage, on the process of becoming a World Heritage Site (WHS).</p> <p>NOTED</p> <ul style="list-style-type: none"> • Sites had to demonstrate Outstanding Universal Value (OUV) and the process of gaining recognition could take up to five years and cost on average £500,000 and often involved local groups. • WHS recognition did not result in any additional funding and sites had to commit to protection and conservation in detailed management plans. • The next review of the tentative list of World Heritage Sites would take place between 2021 and 2023 and sites were required to provide a dossier and fulfil a list of criteria (which would be circulated to Committee Members) before being considered; evaluation alone could take up to 2 years. <p style="text-align: right;">ACTION: SUE COLE/ CLERK</p> <ul style="list-style-type: none"> • The general consensus was in support of the proposals as part of a long term future strategy for the Palace and Park. A number of Committee Members emphasised the need to focus resources on repairing the Palace building. • The Chair of Trustees, Cllr Cooke, supported the proposals as a way forward in the future and stated that he would be happy to take the item to a future Board meeting for consideration. He repeated comments that plans for WHS recognition must not detract from current regeneration priorities.

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	<ul style="list-style-type: none"> The Chief Executive, Alexandra Palace, suggested that WHS recognition be considered once comprehensive conservation and management plans for the Palace and Park had been created as part of the regeneration project. <p>The Chair moved the motion proposed by Jacob O’Callaghan to ask the Charitable Trust to maintain the aspiration for World Heritage Site Recognition and a vote was taken: 16 for and 9 against, and it was:</p> <p>RESOLVED that the proposal for World Heritage Site recognition be supported in principle and that the Board be asked to incorporate this into the Trust’s long term regeneration strategy and a feasibility analysis be conducted to identify strengths, weaknesses and resources needed.</p>
APSC30.	<p>PARK ACTIVITIES UPDATE</p> <p>RECEIVED the Park Activities Update report introduced by Mark Evison, Alexandra Park Manager, as laid out in pages 23 – 26 of the agenda pack.</p> <p>Paragraph 6 – Park Management Plan – it was requested that, rather than seeking comments on the Management Plan in general, the Park Manager provide specific questions to be put to the groups and associations.</p> <p>The report was NOTED.</p>
APSC31.	<p>FORTHCOMING EVENTS</p> <p>RECEIVED the report updating on Forthcoming Events at Alexandra Palace, introduced by Rebecca Kane, Managing Director Alexandra Palace Trading Company (APTL) as laid out in pages 27 – 28 of the agenda pack.</p> <ul style="list-style-type: none"> The Committees were informed about a potential event in the Park in May 2012, which would involve temporary structures and a road closure. APTL staff were considering how the event could also involve the Palace building and what kind of legacy could be secured after the event. The event would need Board approval. In addition to thanks expressed by the Managing Director APTL, the Chair passed on thanks sent by John Thompson of the Alexandra Palace Television Group to all those involved in the TV75 event. Some members expressed that it had been a huge success. There had been a lot of interest from people who were unable to obtain tickets who would be contacted about future events in the TV Studio. It was noted that the Silent Movie event on 21st November 2011 fell on the same night as Haringey’s Full Council meeting and that further dates for Silent Movies were likely to be confirmed for February and April 2012. <p>The report was NOTED.</p>

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	<i>Clerk's Note: 20:50 hrs Caroline Hayter arrived.</i>
APSC32.	<p>EXTERNAL FABRIC CONDITION UPDATE</p> <p>RECEIVED the report on the External Fabric Condition of Alexandra Palace, introduced by the Chief Executive, Alexandra Palace, as laid out in pages 29 – 43 of the agenda pack.</p> <ul style="list-style-type: none"> • Proposals to install netting to the South Terrace of the building where further falls of masonry had taken place (paragraph 6.5) were no longer going ahead as more permanent repairs were being considered. A planning proposals for listed building consent was being progressed which included consent for the temporary netting to south terrace, temporary chain link fencing by the theatre foyer, temporary roof coverings by ice rink foyer entrance and temporary canopy tunnels adjacent to fire exits in the vicinity of theatre foyer. The part of the application relating to the netting was likely to be withdrawn. • A Conservation Architect and a fixed term contractor would be recruited in addition to one or two craftsman who would be on site permanently for the purpose of conducting repairs. The Alexandra Palace Conservation Area Advisory Committee had raised objections to aspects of the planning proposals and suggested the proposals were not implemented until a Conservation Architect had been recruited and could advise on the proposals. • Statutory Advisory Committee members highlighted that the Committee should be consulted on all planning proposals relating to the Park and Palace. • In response to questions the Chief Executive explained that the repairs work would impact the views and entrance of the Palace, for example scaffolding erected in the South Terrace area in early 2012 but this would not create any access issues during the Olympic Games period. • It was reported that Friends of the Alexandra Palace Theatre had offered to meet half of the costs of providing heating in the Theatre Foyer area and the Facilities Manager was organising this. • In response to concerns raised the Chief Executive stated that discussions were being held with English Heritage about the Trust's funding bid and if agreed repairs to stop the roof leaking would be a priority. <p>The Chair summarised that the Committees were encouraged to hear about the longer term strategy for the maintenance and repairs to the Palace building and the report was NOTED.</p>
APSC33.	<p>GOVERNANCE</p> <p>The Chief Executive, Alexandra Palace, reported that he would be proposing a</p>

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	<p>more rational approach to the frequency of meetings so that Alexandra Palace and Park Board meetings were spaced out evenly during the year and resources were applied effectively to ensure consultation but also reduce duplication.</p>
APSC34.	<p>NON-VOTING BOARD MEMBERS FEEDBACK</p> <p>The committees noted the report provided by Nigel Willmott.</p>
APSC35.	<p>ITEMS NOTIFIED BY INTERESTED GROUPS</p> <p>None.</p>
APSC36.	<p>ANY OTHER BUSINESS OR URGENT BUSINESS</p> <p>Cllr Williams reminded the Chief Executive that a redacted version of the minutes of the exempt item APBO 147 considered by the Board on 18th October 2011 was expected. The Committees were also advised that the reports were in the process of being made available publicly.</p>
APSC37.	<p>DATES OF FUTURE MEETINGS</p> <p>The following dates were noted: Tuesday 10th January 2012 Tuesday 6th March 2012</p> <p>The meeting ended at 21:15 hrs.</p>

Gordon Hutchinson
Chair

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
TUESDAY, 8 NOVEMBER 2011**

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

Mrs J. Hutchinson	:	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 Duncan Wilson – Chief Executive – Alexandra Palace
 Mr Mark Evison – Park Manager – Alexandra Palace
 Ms Rebecca Kane – Managing Director, Alexandra Palace Trading Limited
 Ms Sue Cole – English Heritage
 Mrs Natalie Cole – LB Haringey Clerk to the Committee

Public Gallery:

3 members of the public
 Members of the Consultative Committee

**MINUTE
NO.**

SUBJECT/DECISION

APSC20.	APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Demirci and David Liebeck (Chair). CLLR EROL REID, VICE CHAIR, IN THE CHAIR
APSC21.	DECLARATIONS OF INTEREST Cllr Jenks declared a personal interest as he was a member of the Warner Estate Residents' Association (WERA). Cllr Hare declared a personal interest as he was a member of the Alexandra Palace Allotments Association.

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APSC22.	<p>MINUTES AND MATTERS ARISING</p> <p>a. <u>Statutory Advisory Committee – 13th September 2011</u></p> <p>RESOLVED that the minutes of the Advisory Committee meeting held on 13th September 2011 were confirmed as a correct record subject to the following addition to the list of attendees section: “some members of the Consultative Committee remained to observe the meeting”</p> <p>b. <u>Alexandra Palace and Park Board – 18th October 2011</u></p> <p>The minutes of the Alexandra Palace and Park Board meeting held on 18th October 2011 were noted.</p> <p>c. <u>Joint Informal meeting of the Alexandra Park and Palace Statutory Advisory Committee (SAC) and the Alexandra Palace and Park Consultative Committee – 13th September 2011</u></p> <p>The minutes of the Joint Informal Meeting of the SAC/CC were noted.</p>
APSC23.	<p>UNESCO WORLD HERITAGE SITE RECOGNITION</p> <p>The Committee noted the discussion during the Joint SAC/CC meeting and:</p> <p>RESOLVED that the proposal for World Heritage Site recognition be supported in principle and that the Board be asked to incorporate this into the Trust’s long term regeneration strategy and a feasibility analysis be conducted to identify strengths, weaknesses and resources needed.</p>
APSC24.	<p>PARK ACTIVITIES UPDATE</p> <p>The Committee noted the discussion during the Joint SAC/CC meeting.</p>
APSC25.	<p>FORTHCOMING EVENTS</p> <p>The Committee noted the discussion during the Joint SAC/CC meeting.</p>
APSC26.	<p>ALEXANDRA PALACE EXTERNAL FABRIC CONDITION UPDATE</p> <p>The Committee noted the discussion during the Joint SAC/CC meeting.</p>
APSC27.	<p>ANY OTHER BUSINESS</p> <p><u>Governance</u></p> <p>The Committee noted the discussion during the Joint SAC/CC meeting and the clerk’s apology that this item had been omitted from the published SAC agenda.</p>

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
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	<p><u>Planning Proposal HGY/ 2011/ 1731</u></p> <p>Members highlighted that the Advisory Committee should be consulted on all planning proposals relating to the Park and Palace including the planning proposals for listed building consent (HGY/2011/1731), which included consent for the temporary netting to south terrace, temporary chain link fencing by the theatre foyer, temporary roof coverings by ice rink foyer entrance and temporary canopy tunnels adjacent to fire exits in vicinity of theatre foyer.</p> <p>Members agreed with the Alexandra Palace Conservation Advisory Committee's submission to LB Haringey's Planning Department that the works would be a disfiguration of the east end of the Palace.</p> <p>The Chief Executive apologised for the oversight in the consultation process, which he hoped to avoid in future. He agreed to take comments regarding the temporary works on board but stated that he would be reluctant to interrupt any work if it posed a risk to safety.</p>
<p>APSC28.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>The following dates were noted: Tuesday 10th January 2012 Tuesday 6th March 2012</p> <p>The meeting ended at 21:40 hrs</p>

Cllr Errol Reid
Chair

Signed by the Chair

Date

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

on 10th January 2012

Report Title: **Park Update**

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

1. Purpose

1.1 To update the Joint Committee on the recent considerations of the Board in relation to the Trust's properties and concessions in the park.

2. Recommendations

2.1 That the committee notes the content of the report.

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



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

3. Executive Summary

3.1 Leases have been granted for the Old Station building and a further seven properties or parts in various buildings around the park. The park tenants' activities include various community or business uses that either promote the Trust's charitable objects directly, or are ancillary to the use of a public 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 N/A

6. Background

- 6.1 At its meeting of 29th November 2011 the Board considered an annual Property report which give an overview of the situation and focuses on some of the details which require Board decisions. This report was not published as it contained information classified as exempt under paragraphs 2 & 3 of Schedule 12A of the Local Government Act 1972 in that it contains information that is likely to reveal the identity of an individual and information relating to the financial or business affairs of any particular person (including the authority holding that information.).
- 6.2 This report is an update for the Advisory and Consultative Committees based on those parts of the Board's discussions which can be made public.
- 6.3 The Trustees have powers to let any part or parts of the park, up to 40 acres (16.2ha), for the purposes of recreation or for playgrounds in connection with any school, but not more than 20 acres (8.1ha) can be let for purposes of recreation other than games. The current area leased is approximately 30 acres (12.1ha), of which under 10 acres (4.0ha) is let for 'purposes other than games'.

7. Individual Tenant Updates

- 7.1 **The Old Station:** The lease for the Old Station building has recently been renewed. The tenant, CUFOS (Community Use For the Old Station), runs the building as a 'village hall' for hire and about 25 local groups meet there regularly. They include a preschool, several toddler groups and a range of educational and leisure activities for children and adults. These include language, art and drama classes, several bands and health groups like yoga, Weightwatchers and the local Multiple Sclerosis Society. It is also hired out for private parties at weekends and so is fully used seven days a week
- 7.2 **The Garden Centre:** The developments proposed last year by the tenant, Capital Gardens Ltd, have not been progressed. A new proposal to erect a small glass gazebo was granted planning permission and it has been installed as a cut flower outlet.
- 7.3 **The Islands:** The redevelopment of the Islands Building by the tenant, 345 Preschools Ltd, has now been completed. The building is much improved and fit for purpose. The grounds have also been improved with a new patio and fencing.
- 7.4 **The Actual Workshop:** The Little Dinosaurs soft-play centre has been operating in the Actual Workshop since Christmas 2009. They calculate approximately 29,000 visits by children and 21,000 paying adults per annum.
- 7.5 Members will recall a planning enforcement case was taken against the tenant. The necessary remedial works were completed by the deadline of 30th November 2011.
- 7.6 Some outstanding issues with regard to planning conditions have been raised (exterior lighting and signage). The Board agreed that the Chief Executive and Park Manager meet with the tenant to discuss these issues. This meeting is likely to take place sometime in the New Year.
- 7.7 **The pitch and putt course:** This has been operated successfully by Golfwise Ltd since 2007. The tenant's proposal to re-landscape the course was withdrawn some time ago, but the Tenant is still considering the mini-golf option.

- 7.8 As the mini-golf proposal could have an impact on the views and the landscape of the park the Board requested detailed plans before any further consideration. The Chief Executive will meet with the tenant early in the New Year to discuss the proposal before any designs are obtained.
- 7.9 **The Lakeside Café:** this facility continues to operate successfully and it provides a permanent daily presence in the park. In spring 2011, the tenant also started operating the boat-hire facility. This has historically been let as a separate licence to the café. Moving to a single operator has increased the opening hours and improved customer service. The much loved swan boats have returned, and they were joined by new dragon boats in the late summer.
- 7.10 The toilets at the lakeside and the play area are currently managed by the Trust and cleaned once a day by private contractor. This means that a single person can easily make a huge mess of the facility and there is no-one available to respond until the cleaner returns the next day. During busy periods, such as sunny Bank Holidays, the toilets can become extremely messy, dirty and attract complaints from users. An extra cleaning session is booked when this is foreseeable. But the current situation is that there is no attendant or responsive service for the park toilets.
- 7.11 The Board authorised negotiations with the café operator with a view to incorporating the toilet facilities and the boat hire into the Lakeside Café lease.
- 7.12 **The Cricket clubhouse and grounds:** Members will recall that the Board approved Phase 1 of a scheme by the Council's *Building Schools for the Future* Team (BSF) to improve drainage on the grounds and reconfigure the clubhouse to enable the Heartlands High School to sub-let the facility.
- 7.13 Additional requests were received from the BSF team in November 2011 in relation to installation of a new foul sewer and an irrigation system including a water storage tank.
- 7.14 On the 29th November 2011 the Board considered the new proposals. Concerns were raised about the short amount of time given to the Board to consider the proposals and that no appraisal of alternative options had been presented.
- 7.15 The Chief Executive stated that the matter required proper consideration, particularly by the Advisory Committee. Board members agreed that they were not able to take a decision without further information and the advice of the Advisory Committee.
- 7.16 The matter is therefore on the agenda for full discussion at the meeting on 6th March. Any advice from the Committees will then be considered by the Board on 3rd April.

8. Recommendations

8.1 That the committee notes the content of the report.

9. Legal Implications

9.1 The Trust solicitor has been sent a copy of this report.

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

10. Financial Implications

10.1 The rent from the lessees provides a regular reliable income for the Trust. The turnover agreements and other licences provide a further variable income.

10.2 London Borough of Haringey's CFO has been sent a copy of this report.

11. Use of Appendices/Tables/Photographs

11.1 Appendix 1: Park plan showing the leased properties



Muswell Hill
Dukes Avenue
The Avenue
Springfield Avenue
Garden Centre

Follow A504 for North Circular (A406) or A1 for M1

A1201
Follow A1201 for Finsbury Park
A504
Follow A504 for A10 to M25

Alexandra Palace the people's palace.

Key.

- Palm Court Entrance
- Great Hall Entrance
- Café
- Bar
- Ice Rink
- Park Entrances
- Paddock Car Park
- Dive Car Park
- Pavilion Car Park
- Fairground Car Park
- East Car Park
- Grove Car Park
- BBC Reception
- Heavy traffic at times
- London Underground
- Bus Stop
- Pick up / drop off point
- Sat Nav – N22 7AY


Alternative parking:
N22 6TB, N22 6LN

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Agenda item:

Alexandra Park and Palace SAC/CC Working Group		On 10 January 2012
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 March 2012.	
2. Recommendations		
2.1	That the Working Group notes the report.	
Report Authorised by: Rebecca Kane :  Date:		
Contact Officer: Rebecca Kane, Managing Director APTL 0208 365 2121		
3. Executive Summary		
3.1	N/A	
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	Further information about this report can be obtained from Rebecca Kane, Managing Director, Alexandra Palace Trading Limited, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.	

- 6. Description**
6.1 Confirmed public events and first provisional options to 31 March 2012.

EVENT	DATE	AREA
World Snooker Masters	15-22 Jan	West Hall, Star Suites, Palace Suite, Panorama Room, Londesborough Room
Farmers Market	8 Jan	Park
London Model Engineering Exhibition	20-22 Jan	Great Hall, Palm Court, Palace Suite
Excursions Travel Trade Show	28 Jan	West Hall, Panorama Room, Palace Suite & Londesborough Room
Farmers Market	29 Jan	Park
International Make Up Artist Conference	2- 5 Feb	Great Hall, Panorama Room, Palace Suite, Londesborough Room
Farmers Market	5 Feb	Park
Concert- Black Keys	9-11 Feb	Great Hall, West Hall, Panorama Room, Palm Court, Palm Court Suites,

		Londesborough Room
Cross Country Race	8 Feb	Park
Farmers Market	12 Feb	Park
<i>Farmers Market</i>	19 Feb	Park
The 3 rd London International Classic and Custom Bike Show	25-26 Feb	West Hall, Panorama Room, Palace Suite, Londesborough Room
<i>Organ Concert</i>	28 Feb	<i>Great Hall</i>
RYA Dinghy Show	3-4 Mar	Great Hall, West Hall, Panorama Room
Concert- Florence and the Machine	8-10 Mar	Great Hall, Palace Suite, West Hall, Panorama Room
Farmers Market	11 Mar	Park
<i>Ospre Exams</i>	13 Mar	Great Hall
<i>Antiques, Collectors, 20th Century and Art Deco Fair</i>	17-18 Mar	<i>Great Hall, West Hall Corridor</i>
<i>Farmers Market</i>	18 Mar	<i>Park</i>
Railway Modelling Exhibition	24-25 March	Great Hall, West Hall, Panorama Room, Palace Suite

Note: 1st Option Provisional Bookings are typed in Italics

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's solicitor have been sent a copy of this report.

10. Equalities Implications

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

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

on 10 January 2012

Report Title: **Regeneration Programme Update**


Report of: **Mark Hopson, Head of Regeneration and Development, Alexandra Palace**

1. Purpose

1.1 To update and consult with the Committees on progress in relation to the regeneration programme at Alexandra Palace.

2. Recommendations

2.1 That the Committees note the content of the report.

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

Contact Officer: **Mark Hopson, Head of Regeneration and Development, Alexandra Palace, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4399**

3. Executive Summary

3.1 The report outlines the key activities in relation to the on-going regeneration programme, in the current phase of work – Stage 2 – Concept Planning. Concisely:

- A specialist conservation architect has been appointed to lead on all conservation related work at Alexandra Palace including the development of a Conservation Masterplan (CMP) and management of conservation repairs. Both of these items are the subject of an on-going English Heritage grant proposal.
- The existing English Heritage grant application is still under evaluation with a decision expected imminently
- Preparatory scoping work is underway for the procurement of strategic design and master-planning services that will be required to begin work in February 2012.
- Key documents such as the Business Plan and Procurement Strategy continue to be progressed

3.2 The report outlines the draft strategic aims and regeneration development objectives that were approved by Trust Board on the 29th November 2011. These are intended to form the basis for on-going market research with potential Live Operators and, be the foundation for public consultation.

3.3 The report highlights forthcoming milestones for the regeneration programme. These include:

- concluding market research
- updating financial models, business plan and the procurement strategy

<ul style="list-style-type: none">- Procuring specialist design and masterplanning services <p>3.4 A formal public consultation is now planned for May 2012 and will seek to engage broadly with stakeholders on regeneration plans.</p>
<p>4. Reasons for any change in policy or for new policy development (if applicable)</p> <p>4.1 N/A</p>
<p>5. Local Government (Access to Information) Act 1985</p> <p>5.1 N/A</p>

6. Progress Update

- 6.1 Regeneration work continues to progress broadly in line with the programme of work for the current period.
- 6.2 Following a recent tender exercise for a specialist conservation architect, Donald Insall Associates have now been appointed on a term basis to develop a Heritage Management Plan and advise on specialist repairs to the historic fabric of the building. Both of these items are the subject of a current funding application to English Heritage.
- 6.3 A decision is currently being awaited from English Heritage on the possibility of a grant award to part fund the development of a Conservation Management Plan (CMP) and key emergency repairs to the historic fabric of the building. The proposed repairs include:
- Render and brickwork repair/treatment to the South Terrace elevation directly in front of the Panorama Room
 - Reinstating permanent roofs to the east end buildings adjacent to the ice rink foyer and making these areas wind and water tight
 - Repairing the Theatre roof/gullies/gutters to remedy existing leaks
- 6.4 In addition to the emergency repairs listed above, development funding is also sought to enable:
- Adequate surveys and investigation work to be carried out where necessary
 - Appropriate repair work specifications to be drawn up
 - Accurate job cost estimates to be calculated
- 6.5 The Trust has been liaising closely with English Heritage officers in relation to the application and a decision on funding is expected imminently.

7. Strategic aims and objectives

- 7.1 Following two seminar sessions and a Trustee Away Day a draft set of strategic regeneration aims and objectives have been drafted to reflect the Trust's longer term position and ambitions for the site. These were agreed at the Trust board on the 29th November 2011 as:
- Redevelopment of the Palace and Park as a leisure and entertainment destination, anchored by a major live entertainment venue, to match the best on offer in London whilst retaining the special nature of "the People's Palace"

- Respect for the rich history and heritage potential of the Palace and Park and their continued preservation, refurbishment, interpretation and use as a resource for learning and enjoyment
- Delivery of wider community benefit, including contributions to public health and well-being, the environment and the economy
- Commitment to quality and to high standards of design, delivery, management and operations, to meet the expectations of users and stakeholders and befitting the historic importance and iconic nature of the destination
- Free access to the Park and its continued management as an amenity for the local community and for visitors
- Public access to the most historically significant areas of the Palace, including the BBC TV studios and the theatre
- Long term financial sustainability to secure the future of the Palace and Park as a public amenity and visitor destination
- Reinforcing the role of the Trust in delivering these aims

7.2 In establishing the key strategic aims for the Trust, regeneration objectives were also reviewed and refreshed so as to set a baseline for future discussions with potential partners or interested parties. These were agreed to be:

- Regular and on-going consultation with and feedback to all interested stakeholders, reaching out as widely as practicable
- Openness and accountability, consistent with commercial prudence
- Creation of a robust and realistic business model for the regeneration project
- Delivery of the project through careful identification and effective procurement of potential operating and development partners sympathetic with our aims
- Well researched evaluation of the most important and authentic features of the Palace and Park, as the basis for conservation and interpretation plans
- A clear view of public benefit as a basis for Lottery and other charitable funding bids, and as a basis for helping to redefine our relationship with Haringey Council

7.3 The Trust will continue to consult on the above draft aims and objectives and will seek feedback from a broad audience of stakeholders during public consultation which is currently planned for May/June 2012.

8. Summary of forthcoming regeneration milestones

8.1 Looking ahead, there are a number of key outputs planned in relation to the regeneration programme. Primarily, these include:

- concluding primary market research with potential live music and entertainment operators, hoteliers and funding institutions – the main aim of this exercise is to extract market insight and understand better the appetite for investment. The information gained will then be used to form the basis of an initial brief which will later be used to invite interest.
- undertaking further financial modelling and testing to ensure the emerging business plan is robust and based on sound financial assumptions
- preparing a brief to tender for a strategic design and masterplanning agency – this work will begin to examine and prepare some notional concept designs for the site based on a defined music/entertainment venue anchor, hotel, food & beverage and other commercial offers together with public and community space. The masterplanning work will consider

design and access issues such as the arrangement of spaces within the building and wider site, the interaction of these spaces and the movement of people between them. It is important to note that this work will be carried out in conjunction with the heritage management plan so that valuable heritage aspects of the site are considered, acknowledged and bound into any future development proposals

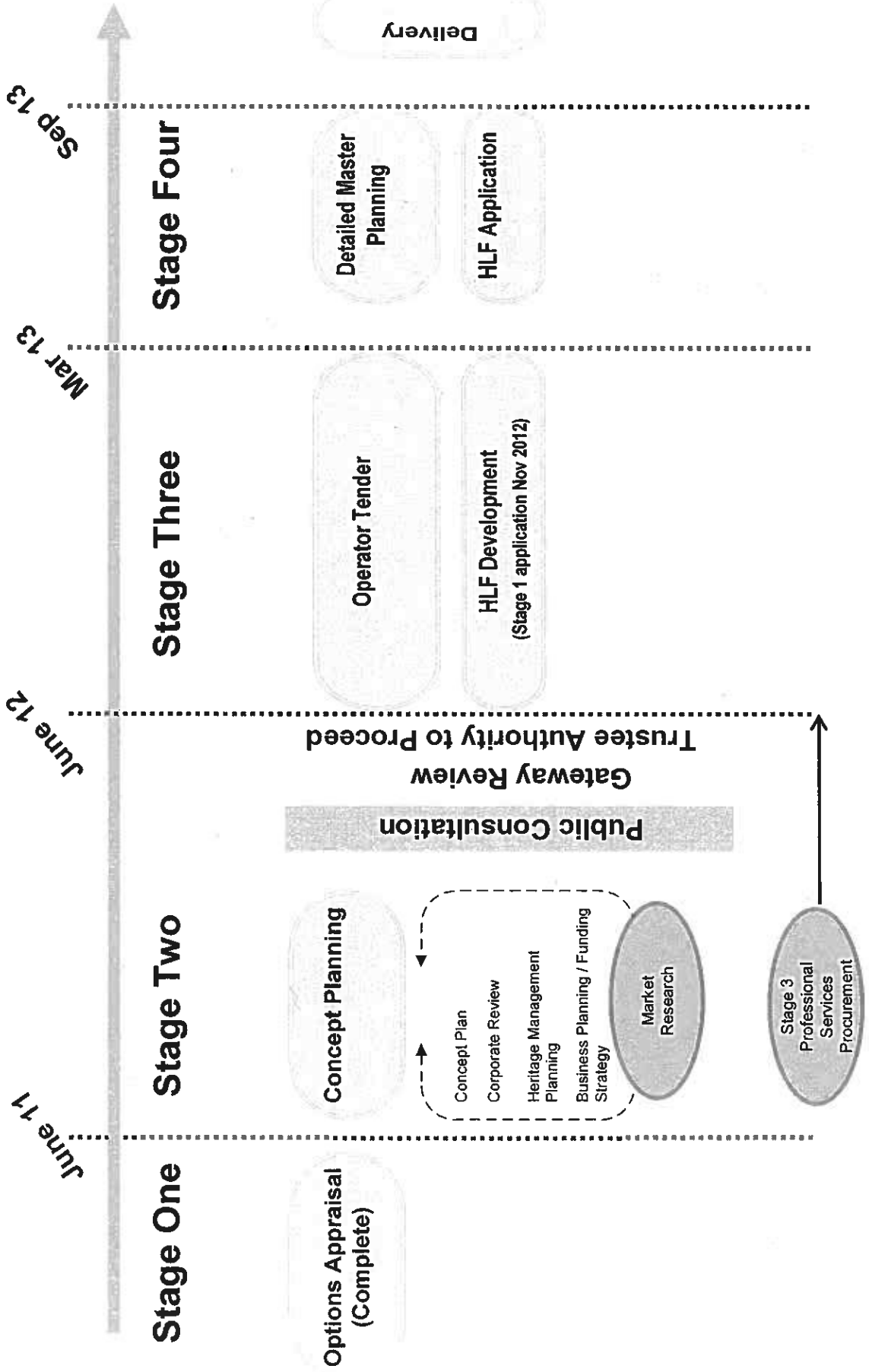
- engaging with the Charity Commission and preparation for a formal public consultation in May/June 2012 which will invite views and comments from a broad audience of stakeholders on a draft regeneration strategy and notional design concepts. Consultation will likely be in the form of a public exhibition at the Palace which will be widely advertised and promoted.

8.2 The Head of Regeneration will continue to report back on the progress of the regeneration programme to the Committees.

9 Use of Appendices/Tables/Photographs

Regeneration programme overview

Overview of APP Regeneration & Development Programme



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