
Alexandra Palace and Park Board

THURSDAY, 21ST JULY, 2011 **at 20:00 HRS** - THE LONDESBOROUGH ROOM,
ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22.

***PLEASE NOTE THE START TIME OF THE MEETING AND THE ORDER OF BUSINESS
ON THE AGENDA***

Councillors:

Cooke (Chair), Hare, Peacock, Scott, Stewart (Vice-Chair), Waters and Williams

Non-voting representatives:

Awaiting appointment of representatives by the Alexandra Palace and Park Consultative Committee.

Observer:

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

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with at items 10 & 16 below)

3. DECLARATIONS OF INTERESTS

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

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

4. QUESTIONS, DEPUTATIONS OR PETITIONS : TO CONSIDER ANY QUESTIONS, DEPUTATIONS OR PETITIONS RECEIVED IN ACCORDANCE WITH PART 4, SECTION B29 OF THE COUNCIL'S CONSTITUTION

5. EXCLUSION OF THE PUBLIC AND PRESS

Items 6, 7, 8, 9 & 10 are likely to be subject of a motion to exclude the press and public from the meeting as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information).

6. APTL DIRECTOR'S REPORT AND ACCOUNTS FOR THE YEAR ENDING 31 MARCH 2011 TO FOLLOW

Report of the Head of Finance – Alexandra Palace – To seek the Board's approval of the APTL Director's report and accounts for the year ending 31 March 2011.

7. FINANCE UPDATE TO FOLLOW

Report of the Interim General Manager – Alexandra Palace – To report on the outcome of the recent Finance Working Group meeting.

8. AWARD OF CONTRACT FOR THE NEW FIRE ALARM & EVACUATION SYSTEM TO FOLLOW

Report of the Interim General Manager – Alexandra Palace - To seek approval to award the contract for a new Fire Alarm and Evacuation system.

9. MINUTES (PAGES 1 - 6)

To confirm the exempt minutes of the Alexandra Palace and Park Board held on 21 June 2011 as an accurate record of the proceedings.

10. ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT

11. RECONVENING OF THE PUBLIC SESSION

The public meeting will resume at 21:00 hrs or on the rise of the exempt session of the Alexandra Palace and Park Board, whichever is later.

12. FINANCE UPDATE - TO FOLLOW

Report of the Head of Finance – Alexandra Palace – To seek the Board's approval of the Trustees report and consolidated financial statement for the year ending 31 March 2011, and to present the results against budget for the months of April and May 2011.

13. REGENERATION UPDATE (PAGES 7 - 12)

Report of the Interim General Manager – Alexandra Palace – To report back to the Board on progress made by the Alexandra Park & Palace Regeneration Working Group (APPRWG) since the last Board meeting on the 21 June 2011 and the main activities in relation to Stage 2 - Concept Planning, and also to update the Board regarding preliminary discussions with the Heritage Lottery Fund (HLF) and English Heritage (EH) in relation to funding.

14. CAPITAL WORKS UPDATE (PAGES 13 - 16)

Report of the Interim General Manager – Alexandra Palace - To update the Board on the progress of Capital Project works during 2011-12

15. MINUTES (PAGES 17 - 28)

To confirm the unrestricted minutes of the Alexandra Palace and Park Board held on 21 June 2011 as an accurate record of the proceedings.

16. ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT


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

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

13 July 2011

Document is exempt

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Alexandra Palace & Park Board	on 21 st July 2011
Report Title: Regeneration Working Group Update	
Report of: Andrew Gill, Interim General Manager, Alexandra Palace & Park Charitable Trust	
<p>1. Purpose</p> <p>1.1 To report back on progress made by the Alexandra Park & Palace Regeneration Working Group (APPRWG) since the last Board meeting on the 21 June 2011 and the main activities in relation to Stage 2 - Concept Planning.</p> <p>1.2 To update the Board re preliminary discussions with the Heritage Lottery Fund (HLF) and English Heritage (EH) in relation to funding.</p>	
<p>2. Recommendations</p> <p>2.1 That the Board notes the regeneration update and endorses the on-going activities for Stage 2.</p> <p>2.2 That the Board acknowledges the draft Communications Strategy that has been produced for the whole programme of regeneration and, the objectives within it.</p> <p>2.3 That in relation to finances, the Board:</p> <ul style="list-style-type: none"> - notes the on-going work in relation to the funding deficit that exists for stage 2 and the continuing discussions with external agencies to secure financial contributions. 	
Report Authorised by: Andrew Gill, Interim General Manager	
Contact Officer: Mark Hopson, Head of Regeneration & Development, Alexandra Park & Palace	
<p>3. Executive Summary</p> <p>3.1 This report updates the Board on the work of the APPRWG since the last meeting of the Board on 5 July 2011.</p> <p>3.2 This report provides the Board with;</p> <ul style="list-style-type: none"> • An update on appointing Colliers International to assist with delivering key work streams in Stage 2 'Concept Planning' • An update on the draft Communications Strategy for the whole programme of planned regeneration work • Financial implications of the Project which includes updates on discussions with HLF and EH who have provisionally agreed that there may be the opportunity for partial funding of regeneration work in the future, subject to successful applications. 	

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

4.1 Resolutions made by the Board at previous meetings during 2010 and 2011.

5. Local Government (Access to Information) Act 1985

5.1 This report was prepared with reference to the report of Colliers International entitled "Alexandra Palace & Park Options Appraisal" April 2011.

6. Progress update

- 6.1 At the last Trust Board meeting on the 21 June 2011, it was agreed by Trustees that regeneration work should continue to progress, despite issues relating to funding, in order to not lose momentum on the overall programme.
- 6.2 At the last Regeneration Working Group meeting on the 5 July, the working group members agreed to appoint Colliers to help deliver critical work streams in Stage 2. Broadly, Colliers would be contracted to work on and deliver a Business Plan for the whole life of the regeneration programme, a Funding Strategy and a Procurement Strategy.
- 6.3 The Head of Regeneration and Development is currently establishing a project team that will be tasked with taking forward the various work streams in Stage 2. The team will involve key officers from Finance, Legal, Procurement, Facilities Management and Programme Office from both Alexandra Palace and Haringey Council. The project team will invite attendance from external consultants contracted to work on the regeneration programme in order to ensure that a holistic and well managed approach is taken.

7 Communications Strategy

- 7.1 An outline communications strategy has been updated for the period July 2011 – Spring 2013. The following key objectives form the basis of the approach to communications:
- Clear and transparent presentation of the project, its aims and the steps taken in achieving them
 - Harness interest, build support, raise awareness and generate enthusiasm
 - Minimise negative opinion and comment
 - Help to attract partners and investment
 - Present regeneration and development in a positive way, emphasising its economic, social and heritage benefits
- 7.2 A breadth of stakeholders, as previously identified and now updated, plus a mapping exercise have been undertaken to ensure key messages, methods of communication and timings are planned well in advance and by agreed spokespeople. The services of Direct PR, the agency also responsible for the Trust's PR, have been retained to support the comms plan. They are currently working up a detailed plan for Stage 2 which will be circulated to all Trustees in due course. The costs for which are budgeted within the Regeneration Project.

8 External funding update

- 8.1 Since the last Trust Board meeting on the 21 June, both the Managing Director (APTL) and Head of Regeneration & Development have held meetings with the Heritage Lottery Fund (HLF) and English Heritage. The general purpose of these meetings was to discuss any funding opportunities for the regeneration work at Alexandra Palace and, overall partnership support to take forward the regeneration programme.

Heritage Lottery Fund (HLF)

- 8.2 A positive meeting was held with the Head of HLF, London, which included a brief tour of the theatre and ice rink. The overriding consideration for Alexandra Palace will be one of timing and how to structure a bid which aligns with the three key HLF objectives:
- Participation
 - Learning
 - Community
- 8.3 The HLF bidding process is split in to two rounds:
- Round 1: a 12 week process that requires a strategic brief with agreed key objectives and an organisational structure. If successful, applicants have up to 24 months to deliver the work funded.
- Round 2: is a competitive round that requires a detailed submission articulating how proposals will meet key funding objectives together with a comprehensive delivery plan.
- 8.4 There are three tiers of grants available:
- (a) Up to £1M approved by a London Committee that convenes on a monthly basis with a total budget of £10M to award per annum
 - (b) £1M+ that is approved by a regional board which meets bi-monthly with a total budget of £9M to grant per board meeting
 - (c) £5M+ are considered as major bids and assessed once a year with applications due in November.
- 8.5 The HLF funding route offers a clear opportunity to receive significant grant funding towards regeneration objectives at Alexandra Palace. There are, however, a number of points that require consideration before applying. Namely:
- the need for a detailed masterplan and delivery strategy before any major bid can be submitted
 - that whilst any application needs to embrace the HLF funding objectives, it must also retain and drive the agreed vision and mission for the Park and Palace. i.e. any bid should not skew the agreed regeneration objectives in order to attract funding
 - timing – ensuring that bids are made within appropriate timescales in order to progress key regeneration stages and/or address critical infrastructure developments.

English Heritage

- 8.6 A meeting with four key London Regional English Heritage officers was held to discuss what support could be offered with the regeneration programme at Alexandra Palace and specifically, Stage 2 work.
- 8.7 Although the listing and 'at risk' heritage status at Alexandra Palace supports the case as a priority, English Heritage expressed that there were very limited funds available to assist Stage 2 work streams. Specifically, it was acknowledged that only the Heritage Statement and Conservation Plan work 2 would be eligible for funding representing £30K to £40K of the £300K required to deliver Stage 2.
- 8.9 Grant allocations are on a competitive basis and decisions on funding applications made quarterly – the next grant allocation meeting being in September 2011.

- 8.10 Officers will further assess what work could be grant funded by English Heritage in Stage 2 with a view to submitting a funding application for the September 2011 bidding round.

9 Consultation

- 9.1 There has been no specific consultation on this report beyond the liaison with the Stakeholders, officers of Haringey Council, AP & P and Trustees described in previous reports to the Board.
- 9.2 Other aspects of consultation, including liaison with the media and key strategic stakeholders are covered by the Communications Strategy which is regularly reviewed and refreshed by the APPRWG.

10 Recommendations

- 10.1 That the Board notes the regeneration update and endorses the on-going activities for Stage 2.
- 10.2 That the Board acknowledges the draft Communications Strategy that has been produced for the whole programme of regeneration and, the objectives within it.
- 10.3 That in relation to finances, the Board:
- notes the on-going work in relation to the funding deficit that exists for stage 2 and the continuing discussions with external agencies to secure financial contributions.

11 Legal Implications

- 11.1 The Trust's Solicitor's has no comments to make on this report.
- 11.2 The Council's Acting Head of Legal Services was invited to comment on this report.

12 Financial Implications

- 12.1 As set out in the previous report to the Trust Board, the costs associated with delivering Stage 2 work are estimated to be £300K. At present the following figures can be confirmed for 2011/12:

Haringey Council Contribution:	£65,000
Estimated English Heritage Contribution (subject to successful bid)	£35,000
AP internal funds redirected to regeneration (subject to approval)	£100,000

Total £200,000

- 12.2 In order to progress with the key planned work streams in Stage 2, formal approval for the re-direction of the £100K savings is required to proceed without incurring significant time delays on the overall programme of work.
- 12.3 Trustees are also asked to note an overall budget requirement of £400K for regeneration work until March 2012. This includes both the estimated costs for Stage 2, and the initial costs for Stage 3, to be incurred between Jan-March 2012, plus the revenue costs for the Head of Regeneration and Development. In addition to the £200k identified above, £53k is available from the Trust's governance budget to contribute towards regeneration costs, leaving an overall funding gap of **£147k** in the 2011/12 financial year.

- 12.4 Officers will continue to identify sources of other external funding that may be applied for and, work further on value engineering the works required within Stage 2 to drive the best possible VFM. However the Trust needs to consider how it might fund the current budget deficit in 2011/12.

13 London Borough of Haringey Chief Finance Officer comments

- 13.1 The London Borough of Haringey Chief Financial Officer notes the contents of this report. The issue of re-directing the £100k to regeneration activities was considered at the previous board meeting and any decision on this was deferred until the Trust's Finance Working Group (FWG) had come back with firm proposals on how to find £500k of on-going savings, as requested by the Council.
- 13.2 The report clearly identifies the total estimated costs required in the current financial year associated with the regeneration work and the Trust needs to identify funding sources for the shortfall of this requirement, as well as continuing its efforts to ensure value for money on the spending incurred.

14 Use of Appendices/Tables/Photographs

None.

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ALEXANDRA PALACE & PARK BOARD

On 21st July 2011

Report Title: **2011-12 Capital Projects Update**

Report of: **Andrew Gill, Interim General Manager, Alexandra Palace & Park Charitable Trust**

1. Purpose

1.1 To update the Board on the progress of Capital Project works during 2011-12.

2. Recommendations

2.1 The Board is asked to note the progress on capital works during 2011-12.

Report Authorised by: **Andrew Gill, Interim General Manager**



Contact Officer: Mark Neale, Facilities Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Telephone Number: 020 8365 2121.

3. Executive Summary

3.1 The following report summarises the progress to date of capital works that are programmed for 2011-12 addressing the condition of the building fabric and services.

4. Reasons for any change in policy or for new policy development.

Not applicable

5. Local Government (Access to Information) Act 1985

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

6 Capital Expenditure 2011-12 - Progress Report

The Council has allocated a Capital grant of £500,000 to the Trust for 2011-12. In addition £50,000 from the CAPEX grant in 2010-11 has been carried over into 2011-12 to mitigate any outstanding claims that could result for the claim for extra works on the ice rink which is still being finalised with the project team and the main contractor.

The following is a progress report on the works that are currently taking place:-

6.1 Ice Rink Finalisation of Project Account

Andrew Gill will provide a verbal progress report on this project at the meeting.

6.2 Upgrade of the Data/Comms Infrastructure.

The IT system review which was completed during 2010/11 recommended improvements to the system bandwidth which was operating at only 2MB/sec and placing constraints on the operations of the APTL business

A contract has now been placed with BT and the system has been upgraded to 10 MB/sec . A contract has also been placed to install WiFi connection into “The Bar & Kitchen”, which should be completed by the end of July 2011.

The site telephone system replacement which was deferred from 2009/10 has now been retendered. Two tenders have been short listed and a contract for the system replacement will take place very shortly. This will address the business critical issues of the poor state of the old obsolete telephone system, provide modern voice communication systems and provide operating cost savings in the order of 20%.

6.3 Building Dilapidations

During 2010-11 several reports on the condition of the building fabric and services were commissioned and the Phase1 high priority works were completed.

The second phase works have now commenced and highlighted further deterioration to the external fabric of the building, the priority works are:-

- South Terrace where further falls of masonry have taken place (Note. The size of which could have caused serious injury).
- Repair to two collapsed roof areas near the Ice Rink foyer.
- Roof leaks above Dance Studios.
- BBC 4th & 5th floor Fire Escape not structurally adequate.
- Rear of Theatre Foyer parapet walls unstable, requiring fencing off the areas.
- Underground drainage problems
- Replacement of concrete and wooden slabs along the front of the South Terrace due their poor condition.

All these items are currently being tendered and depending on the available budget will be prioritised over the summer period.

6.4 Fire Alarm & Evacuation System Upgrade/Replacement

A separate report has been issued.

7. Consultation

7.1 Progress on capital and major revenue works are reviewed on a monthly basis at the Facilities Meetings between senior management of the Trust and APTL.

7.2 Further reports on Capital Works will be reported to the Board throughout 2011-12.

8. Recommendations

8.1 The Board is asked to note the progress on capital works that have been completed during 2011-12.

9. Legal and Financial Comments

9.1 The Trust solicitor's comments have been taken into advice in the preparation of this report.

9.2 The Council's Acting Head of Legal Services has no comments on this report.

9.3 The London Borough of Haringey CFO notes the contents of this report. Paragraph 6.1 makes reference to approved carry forwards of £50k, by the Council, from 2010/11. It should be noted that no capital carry forward requests have yet been confirmed and therefore the Trust will need to carry the risk associated with this until such time as a decision is made by the Council.

10. Equalities Implications

10.1 There are no perceived equalities implications in this report.

11. Use of Appendices / Tables / Photographs

None

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Councillors *Cooke (Chair), *Hare, *Peacock, *Scott, *Stewart (Vice-Chair),
 *Waters and *Williams

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

Observer: *David Liebeck

Also present:

Mr A. Gill – Interim General Manager – Alexandra Palace
 Mr I. Harris – Trust Solicitor
 Ms H. Downie – Head of Finance – Alexandra Palace
 Mr M. Evison – Park Manager – Alexandra Palace
 Ms Rebecca Kane – Managing Director – Alexandra Palace Trading Limited (APTL)
 Ms J. Parker – Director of Corporate Resources – LB Haringey
 Mr M. Hopson - Physical & Area Regeneration Manager – LB Haringey
 Mr C. Hart – Committee Manager (Clerk to the Board) LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO100.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for lateness were received from Councillors Peacock and Williams, and for absence from Mike Tarpey.</p> <p>NOTED</p>
APBO101.	<p>URGENT BUSINESS</p> <p>The Chair advised there had been no items of urgent business. The Clerk advised that there were three 'TO FOLLOW' items – and reasons for lateness would be given for items 7 and 12 during introduction of each item.</p> <p>NOTED</p>
APBO102.	<p>DECLARATIONS OF INTEREST</p> <p>The Chair asked if there were any declarations of interests.</p> <p>Councillors Peacock and Waters declared personal and prejudicial interests as Members of the LB Haringey's Planning Sub-Committee. Councillors Hare and Scott declared possible personal and prejudicial interests as occasional substitute members of the LB Haringey's Planning Sub-Committee.</p> <p>The Chair also advised for the record that all Members of the Board had now completed their Trustee declaration/conflict of interests, and code of conduct forms and 6 had been returned to the Interim General Manager, with the</p>

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	<p>remaining form to be returned this evening. The Chair commented that this was part of the newly agreed and produced governance arrangements and welcomed this process as part of the overall governance and management of Alexandra Palace.</p> <p>NOTED</p>
APBO103.	<p>QUESTIONS, DEPUTATIONS OR PETITIONS : TO CONSIDER ANY QUESTIONS, DEPUTATIONS OR PETITIONS RECEIVED IN ACCORDANCE WITH PART 4, SECTION B29 OF THE COUNCIL'S CONSTITUTION</p> <p>Nil items</p>
APBO104.	<p>GOVERNANCE UPDATE</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The Interim General Manager – Mr Gill advised that the report gave an update to the progress in implementing a number of the Board's previous resolutions on Governance and Future Vision, and that as much of the activity described therein was work in progress by officers under delegated or specific authority, the Board was simply asked to note its contents.</p> <p>(Councillor Peacock arrived at 19.40hrs)</p> <p>Mr Gill advised that the Charity Commission had been engaged regarding the possibility of having a single Alexandra Park and Palace Statutory Advisory Committee, and Alexandra Palace and Park Consultative Committee, and Para 6.6 detailed this matter and the Commission's initial thoughts to interpret them in addressing the question of whether one committee was feasible. There had been two informal joint meetings and arrangements were being made for the respective Chairs to meet to review the joint meetings and consider the recommendations of interested stakeholders. Mr Gill added that he had acceded to a request by the Chair of the CC Working Group (Colin Marr) to inform the Board that Mr Marr did not go along with the views expressed by the Interim General Manager and that the group wanted to meet again and review its position. Until that review had taken place there should be no assumption of support from the Consultative Committee for any formalisation of the joint working arrangements.</p> <p>Mr Gill had offered his support for the Working Group's desired way forward and he advised the Board that it may wish to await its findings before it considers the matter again.</p> <p>Mr Gill advised that the Charity Commission in essence advised that whilst the scope of the ambit of the Alexandra Park and Palace Statutory Advisory Committee could possibly be reviewed and widened, its membership as such could not be varied in terms of the prescribed persons who sat and would make decisions of the SAC. The Trust Solicitor – Mr Harris concurred with the comments of Mr Gill and advised that as regards the terms of the 1985 Act in relation to the establishment and membership of the SAC, the Commission was clear that the core membership of the SAC could not be varied other than by primary legislation.</p>

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	<p>In response to a number of points of clarification from Members Mr Gill advised that the Commission would be further specifically consulted in relation to the issue of allowing 'attendees' and their exact role, as well as asking for a clear definition of membership.</p> <p>(Councillor Williams arrived at 19.47hrs).</p> <p>The Chair then summarised and it was:</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. That the progress to date in implementing a number of previous resolutions on Governance and Future Vision outlined in the report be noted; and ii. That further reports on the matters covered in the report be considered at future meetings of the Board together with a report back in relation to the issue of seeking the Charity Commission's specific clarification in relation the membership and participation at the Alexandra Park and Palace Statutory Advisory Committee and its recent comment of allowing possible 'attendees' and their exact role, as well as asking for a clear definition of membership variation.
<p>APBO105.</p>	<p>PARK UPDATE</p> <p>Councillors Peacock and Waters, having previously declared personal interests as members of the LBH Planning Committee, abstained from the above resolutions.</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The Park Manager Alexandra Palace – Mr Evison gave a succinct update of general park management issues and an overview of progress regarding the tenants, as detailed in the circulated report.</p> <p>Mr Evison gave reference to the recent Grounds Maintenance Contractor's recently undertaken customer survey regarding the park and their service, which had been web-based and was circulated to all members of the Advisory Committee and Consultative Committee (38 individuals in total), with Members representing groups such as resident's associations being encouraged to pass the link on. Mr Evison reported that eleven individuals responded to the questionnaire which was quite a poor response though the comments received had been largely positive, with almost all responses satisfactory, good or very good.</p> <p>The Chair commented that in respect of the low response to the survey this was somewhat worrying and disappointing from a community response view point in terms the interest of the local community and that this would have been an excellent opportunity for local people to give their views on the priorities and positive image of the Park, given that there was often local criticisms of how the Palace and park were managed. Councillor Waters, in sharing the Chair's views, commented that both Committees' representatives could, and should indeed do more to encourage participation and response from their individual members as</p>

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with representation came responsibility to respond positively, and just not negatively, to matters relating to the Palace.

Mr Evison commented that the 11 responses had been the most given in 3 years of such consultations.

The Chair felt that given the huge network within the 38 representative groups on both bodies and less than a third response from the 38 groups the Board should express its disappointment and that this be conveyed to both bodies.

The Managing Director Alexandra Palace Trading Limited – Ms Kane – advised that in her view that the social and media sites connected now to the Palace were an extremely useful tool and should be utilised in order to glean responses to such surveys and that these were well viewed and commented at.

The Chair felt that it was vital to take on board users' views as well as representative groups as it was evident that there had been little or no interest expressed from the representative groups. In response to clarification from Mr Liebeck the Chair commented that whilst Association secretaries could be contact it was job of appointed representatives to act as a conduit to spread the word, and reiterated Councillor Waters' comment that with representation came responsibility to inform.

In relation to planning application matters Mr Evison advised of the reference from the joint informal SAC/Consultative Committee, and the SAC meetings of 31 May 2011(attached under agenda item 8 – (ii) & (iii) Minutes in relation to the Coronation Sidings development, and a proposal for the Muswell Hill Entrance, and their advice that the Board re-consider its decision of 9 May 2011 in relation to Coronation sidings and formally objects to proposed planning application, and also agrees to the Muswell Hill entrance application.

Councillors Peacock and Waters, having declared personal and prejudicial interests in the items took no part in the discussion.

The Interim General Manager – Mr Gill referred to the appended letter to the report which had set out the Board's views of 9 May 2011 to make a representation regarding the planning application for the Coronation Sidings development, and requested section 106 funds to carry out a planting scheme on the park side of the development, and requesting that the developer provided trees, shrubs, and/or climbing plants on their land, and the proposed colour scheme blends into the landscape.

The Chair asked if there were any comments from Board Members.

The Board undertook a brief discussion in this respect – the main points being;

- Whether there was now a need to readdress the Board's decision of 9 May 2011 to reconsider and oppose the planning application on the grounds of the potential effect of the development on the views of the Park;
- Whether Members and individual groups should respond directly and individually on the application;
- Whether the Board was able to, legally, object to the application, and if so

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on what grounds:

In response to the points raised the Trust Solicitor – Mr Harris advised that should the Board be minded to formally object to the application then the decision of the Board of 9 May 2011 should be varied so that the Board's primary position is one of a formal objection to the proposed planning application for the development at Coronation Sidings on the grounds that the scale of the development would spoil and blight the existing views from Alexandra Palace, and that its decision of 9 May 2011 remain as its secondary position and re-forwarded to the LB Haringey as a caveat for consideration by the LB Haringey in the event that the proposed planning application be granted approval.

The Chair then summarised and it was:

RESOLVED

- i. that the contents of the report be noted;
- ii. that in respect of proposed replacement of the roof of the Muswell Hill pedestrian bridge, and the endorsement of the joint informal meeting of the Advisory and Consultative Committees of 31 May 2011 respectively and the formal resolutions of the Advisory Committee to the proposals, that confirmation of, and endorsement be given to the proposed roof replacement;
- iii. that having considered the advice of the joint informal meeting of the Alexandra Park and Palace Advisory Committee and Alexandra Palace and Park Consultative Committees, and the formal resolutions of the Alexandra Park and Palace Advisory Committee of 31 May 2011 that the Board should object to the proposed development at Coronation Sidings, and requesting that this Board reconsiders its previous decision of 9 May 2011, and accepts the decision and advice of both the informal meeting of the Alexandra Park and Palace Advisory and Alexandra Palace and Park Consultative Committees, and the Alexandra Park and Palace Advisory Committee to formally object to the planning application, following consideration of the advice and having reviewed the concerns expressed, together with those of local residents and stakeholders, that its decision of 9 May 2011 with regard to proposed planning application for development at Coronation Sidings, the decision of the Board of 9 May 2011 be varied so that its primary position is one of a formal objection to the proposed planning application for the development at Coronation Sidings on the grounds that the scale of the development would spoil and blight the existing views from Alexandra Palace;
- iv. that the decision of the Alexandra Palace and Park Board of 9 May 2011 to make a representation regarding the planning application for the Coronation Sidings development, and request section 106 funds to carry out a planting scheme on the park side of the development, and requesting that the developer provides trees, shrubs, and/or climbing plants on their land, and the proposed colour scheme blends into the landscape, remain as its secondary position and re-forwarded to the LB Haringey with resolution (iii)

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	<p>above as a caveat for consideration by the LB Haringey in the event that the proposed planning application be granted approval;</p> <p>v. that the Chair of the Board be authorised to approve the IGM's letter to the Planning Authority communicating the above resolutions (iii) and (iv); and</p> <p>vi. that in respect of the recent Grounds Maintenance Contractor's undertaken customer survey regarding the park and their service, which had been web-based and was circulated to all members of the Advisory Committee and Consultative Committee (38 individuals in total), given the huge network within the 38 representative groups on both bodies and less than a third response from the 38 groups (11 in total) the Board expresses its disappointment at this response and that this be formally conveyed to both bodies.</p> <p>Councillors Peacock and Waters, having previously declared personal and prejudicial interests as members of the LBH Planning Sub-Committee, abstained from the above resolutions.</p>
APBO106.	<p>UPDATE REPORT - ALEXANDRA PALACE AND PARK REGENERATION WORKING GROUP - TO FOLLOW</p> <p>The Chair asked for a brief introduction of the report.</p> <p>The Interim General Manager Alexandra Palace – Mr Gill, together with Regeneration Manager – Mr Hopson gave a succinct introduction of the circulated report giving a brief synopsis of each the following issues pertaining to the regeneration of the Palace:</p> <ul style="list-style-type: none"> • An overview of the entire Regeneration and Development Project for AP&P, including a chart showing the key sequential stages in the Project • Details of the work streams comprising Stage 2 of the Project (Concept Planning) • The studies necessary to complete the Concept Plan • Outputs from the Concept Plan • Timescales for delivery and estimated costs for Stage 2 of the Project and an outline Project Plan • Financial implications of the Project <p>The Board were advised that a further report on the Regeneration Project Plan would be reported to the proposed additional Board meeting on 21 July 2011, including the proposed Communications Strategy. The introduction was concluded with a comment from the Managing Director Alexandra Palace Trading Limited – Ms Kane, stating that the momentum of the process was such that it was tremendously exciting to be at this stage and she sincerely endorsed what was being put forward today.</p> <p>Mr Gill reminded the Board that Mark Hopson would be seconded to AP&P full time as of 1 July 2011 to progress the stage 2 concept planning of the project., and that Mr Hopson's presence would be much valued in the coming months.</p> <p>The Chair thanked officers for their introduction and commented of the positive and openness approach of the regeneration of the Palace, welcoming the evident</p>

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transparency and open consultation process embarked upon with stakeholders and the public.

The Board then undertook a wide ranging discussion of the process to next be embarked upon, noting that that there would be opportunity for certain matters to be raised during the exempt part of the agenda – the main points arising from the discussion were:

- That in terms of survey and review of building conditions the previous aborted regeneration process had had considerable studies and building assessments and that much of that information would not be outdated and therefore of considerable value in terms of aspect of the proposed concept planning and confirmation that much of the previous studies had been assessed and information already taken from them some 18 month previously with assistance from the Prince's Regeneration Trust and much of the King Sturge survey of 2008 had been expertly analysed by Colliers International;
- That the outcome of Stage 2 concept planning may appear to be a little vague in terms of the likely models that the Trust would be asked to consider and if the main players were likely to be Live Music event organisers and confirmation that the outcome was indeed as yet unknown as to the likely way forward but that at the point of conclusion of the concept planning process there would be clear options for the Board to consider and then move into the tender invitation stage;
- Whether there was a likely 'Plan B' in the event of the process stalling and the issues of the state of the building during the concept planning stage deteriorating further
- The involvement of stakeholders and the need to be clear on the process of consultation and communications strategy given the previous negative communication processes and confirmation that stakeholder consultation , and communications strategy would be considered in July by the Board

The Chair then summarised and it was:

RESOLVED

- i. That the proposed key milestones for the entire Project and the associated costs identified thus far be noted;
- ii. That the Alexandra Park & Palace Regeneration Working Group be instructed to progress accordingly with Stage 2: Concept Planning as outlined in paragraph 9.1 of the report using the funds available together with and securing additional external funding to complete Stage 2 ;
- iii. that the Communications Strategy be reported the proposed meeting of the Alexandra Palace and Park Board on 21 July 2011;
- iv. that it be noted that further reports on Stage 2 and ramifications for the next Stage/s would be reported to future meetings of the Board.

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The Chair advised that the Minutes of the Board of 9 May 2011 were for the Board to consider and approve, and also circulated as 'TO FOLLOW' items were the notes of the informal joint Consultative and Advisory Committees, and also the formal deliberations of the Advisory Committee, both meetings being on 31 May 2011 for the Board to consider.

Following discussions of the recommendations of the Advisory Committee and an attempt to clarify one of the recommendations of that meeting's referral with the Chair of the Advisory Committee, and following succinct advice from the Trust Solicitor as to the responses from the Board to the Statutory Advisory Committee, the Chair summarised. In relation to paragraph c below the IGM reminded the trustees that he had asked the Trust's solicitor to consider and advise on this matter once the Monitoring Officer of the LBH had reported the outcome of the Standards Committee meeting to him. It was not the case that the matter is only now being reviewed in consequence of the advice of the SAC. Accordingly it was:

RESOLVED

- i. That the Minutes of the Alexandra Palace and Park Board held on 9 May 2011 be agreed and signed by the Chair as an accurate record of the proceedings;
- ii. That the notes of the informal joint meeting of the Alexandra Palace and Park Consultative Committee and Alexandra Park and Palace Advisory Committee held on 31 May 2011 be received and noted;
- iii. That in respect of the minutes of the Alexandra Park and Palace Advisory Committee held on 31 May 2011 and recommendations of the Committee for the Board to respond to, the following responses be referred back to the Advisory Committee for consideration.;

a. Park Activities Update – Coronation Sidings Development (including Hornsey Depot)

Recommendations to the Board

- i. That the Board be strongly recommended to reconsider its decision not to object to the proposals and to submit a letter of objection to the Coronation Sidings planning proposals on the grounds that the views from the Park would be spoiled by the scale of the proposed building.

Board's response:

- i. that having considered the advice of the joint informal meeting of the Alexandra Park and Palace Advisory Committee and Alexandra Palace and Park Consultative Committees, and the formal resolutions of the Alexandra Park and Palace Advisory Committee of 31 May 2011 that the Board should object to the proposed development at Coronation Sidings, and requesting that this Board reconsiders its previous decision of 9 May 2011, and accepts the decision and advice of both the informal meeting of the Alexandra

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Park and Palace Advisory and Alexandra Palace and Park Consultative Committees, and the Alexandra Park and Palace Advisory Committee to formally object to the planning application, following consideration of the advice and having reviewed the concerns expressed, together with those of local residents and stakeholders, that its decision of 9 May 2011 with regard to proposed planning application for development at Coronation Sidings, the decision of the Board of 9 May 2011 be varied so that its primary position is one of a formal objection to the proposed planning application for the development at Coronation Sidings on the grounds that the scale of the development would spoil and blight the existing views from Alexandra Palace;

- ii. that the decision of the Alexandra Palace and Park Board of 9 May 2011 to make a representation regarding the planning application for the Coronation Sidings development, and request section 106 funds to carry out a planting scheme on the park side of the development, and requesting that the developer provides trees, shrubs, and/or climbing plants on their land, and the proposed colour scheme blends into the landscape, remain as its secondary position and re-forwarded to the LB Haringey with resolution (iii) above as a caveat for consideration by the LB Haringey in the event that the proposed planning application be granted approval.

b. Muswell Hill Entrance Footbridge Proposals

Board's response:

that in respect of proposed replacement of the roof of the Muswell Hill pedestrian bridge, and the endorsement of the joint informal meeting of the Advisory and Consultative Committees of 31 May 2011 respectively and the formal resolutions of the Advisory Committee to the proposals, that confirmation of, and endorsement be given to the proposed roof replacement.

c. Item Raised by Interested Group – Haringey Standards Board Hearing

- i. That the Board be recommended to give due and proper consideration to the views and comments made during the Informal Advisory and Consultative Committees debate on this matter and report back to both Committees in due course, as to the outcome of their deliberations.

Board's response:

That the advice/recommendation be accepted with the caveat that when the APPB considers the matter of the outcome of the Standards Cttee, at its meeting in October 2011 the matter may be considered as an exempt matter and consequently the outcome/decision thereto may not be able to be reported back to the SAC.

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	<p>ii. That the Board be requested to review the circumstances which lead to the Alexandra Palace and Park Charitable Trust entering into a binding agreement with Firoka as revealed in the Walklate Report and findings in order to clear the air and ensure that lessons had been learnt and to prevent any such situation of a similar nature arising in future.</p> <p><i>Board's response:</i></p> <p>The Board received the advice of the Trust's solicitors. The whole issue of Firoka had now been the subject of 3 separate Walklate reports. He advocated great caution in incurring yet further legal costs in investigating something that had already been so extensively investigated. He advised that there was one issue which justified further review, namely the determination of the Standards Committee but that this apart the SAC advice should be rejected. The Board accepted this advice and therefore rejected this request for another review.</p> <p>iii. That the Board be requested to consider recovering some of the financial losses to the Charitable Trust from Firoka arising from their agreement with Firoka.</p> <p><i>Board's response:</i></p> <p>That the SAC be asked to clarify whether the resolution was pertaining solely to the losses sustained through the Firoka development, or the wider issue of losses.</p>
APBO108.	<p>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</p> <p>Nil items.</p> <p>The Chair then varied the order of business to next consider agenda item 15.</p>
APBO109.	<p>APPOINTMENT OF DIRECTORS TO THE BOARD OF ALEXANDRA PALACE TRADING LIMITED AND BANK SIGNATORY CHANGES FOR 2011/12</p> <p>Following a brief introduction of the report Councillor Peacock nominated Councillors Cooke and Stewart as Councillor Members of the Board to be appointed as Directors of Alexandra Palace Trading Limited, following the resignation of Councillors Egan and Strickland as Directors.</p> <p>Councillor Stewart nominated Councillor Cooke to act as Bank signatory for the Trust, to replace Councillor Egan.</p> <p>RESOLVED</p> <p>i. That the resignation of Cllrs Egan and Strickland as Directors of Alexandra Palace Trading Limited be noted;</p> <p>ii. That the nomination of Councillors Cooke and Stewart from the Board be</p>

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	<p>received and that each be appointed as Directors to Alexandra Palace Trading Limited;</p> <p>iii. That in the capacity as sole shareholder of APTL this Board resolves, subject to the willingness of the nominees Councillors Cooke and Stewart, that they be appointed directors of APTL.</p> <p>iv. That Councillor Cooke be nominated as Bank signatory for the Trust to replace Councillor Egan.</p>
APBO110.	<p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED</p> <p>That the press and public be excluded the from the meeting for consideration of the items below as they contain exempt information as defined in para 3 of Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the authority holding that information).</p> <p>SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS</p>
APBO111.	<p>DRAFT TRUSTEES REPORT AND FINANCIAL STATEMENT FOR THE YEAR ENDING 31 MARCH 2011</p> <p>AGREED RECOMMENDATIONS</p>
APBO112.	<p>FINANCE UPDATE</p> <p>AGREED RECOMMENDATIONS AS MOVED BY THE CHAIR</p>
APBO113.	<p>ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT</p> <p>Nil items</p>
APBO114.	<p>TO NOTE THE DATES OF FORTHCOMING MEETINGS OF THE BOARD FOR 2011/12</p> <p>NOTED</p>

There being no further business to discuss the meeting ended at 21.52hrs.

COUNCILLOR MATT COOKE

Chair

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