

Joint 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

Bernie Ryan
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and Monitoring Officer
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30 June 2014

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 JULY, 2014** commencing **on the rise of the
Consultative Committee** in **ALEXANDRA PALACE, PALACE WAY, WOOD GREEN,
LONDON N22 7AY 7AY** to consider the business set out in the Agenda detailed below.

Yours sincerely

Felicity Foley
Clerk to the Committee

AGENDA

1. ELECTION OF CHAIR FOR THE MUNICIPAL YEAR 2014/15

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

A Member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) Must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) May not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

4. MINUTES AND MATTERS ARISING (PAGES 1 - 12)

- i. To approve the minutes of the Joint Statutory Advisory and Consultative Committees held on 8 April 2014.
- iii. To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 10 June 2014.

5. ALEXANDRA PALACE REGENERATION (PAGES 13 - 16)

To receive the report of the Chief Executive, Alexandra Palace, which updates the SAC and CC on progress with the design of the HLF project covering the refurbishment of the TV studios, the theatre and the East Court.

6. PARK AND PROPERTY REPORT (PAGES 17 - 24)

To receive the report of the Director of Property and Regeneration, Alexandra Palace, which advises members on a number of areas relating to property and regeneration at Alexandra Palace and Park.

7. EVENTS REPORT (PAGES 25 - 42)

To receive the report of the Commercial and Development Director, Alexandra Palace, which advises members and seeks views on recent APTL events and activity.

8. LEARNING AND COMMUNITY REPORT (PAGES 43 - 46)

To receive the report of the Head of Learning and Community Programmes, Alexandra Palace, which updates members on learning and community programmes.

9. MARKET TESTING PROCESS (PAGES 47 - 48)

To receive the report of the Chief Executive, Alexandra Palace, which advises members of the process to be adopted under public procurement for market testing the hotel opportunity at Alexandra Palace.

10. NON-VOTING BOARD MEMBERS FEEDBACK

11. ITEMS RAISED BY INTERESTED GROUPS

12. ANY OTHER BUSINESS OR URGENT BUSINESS

13. DATES OF FUTURE MEETINGS

7 October 2014
20 January 2015
14 April 2015

***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 D. Neill
Palace Gates Residents' Association	: Mr K. Stanfield
Palace View Residents Association	: Ms E. Richardson
The Rookfield Association	: Mr D. Frith
Warner Estate Residents' Association	: Mr D. Liebeck
1 Vacancy	

**to be ratified at the Statutory Advisory Committee meeting on 8 July 2014*

Advisory Committee Appointed Members:

Alexandra Ward	:	Councillor Patterson
Bounds Green Ward	:	Councillor C. Bull
Fortis Green Ward	:	Councillor Ross
Hornsey Ward	:	Councillor Jogee
Muswell Hill Ward	:	Councillor M. Blake
Noel Park Ward	:	Councillor Marshall
Council-wide Member	:	Councillor Gunes
Council-wide Member	:	Councillor Griffith

***Consultative Committee Nominated Members:**

Alexandra Palace Allotments Association	<i>tbc</i>
Alexandra Palace Organ Appeal	Mr H. Macpherson
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Park and Palace Conservation Area Advisory Committee	Mr C. Marr
Bounds Green and District Residents' Association	Mr K. Ranson
Friends of Alexandra Park	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	Mr N. Willmott
Hornsey Historical Society	Ms R. Macdonald
Muswell Hill and Fortis Green Association	Ms D Feeney
Muswell Hill Metro Group	Mr J. Boshier
Palace View Residents' Association	Ms V. Paley
Vitrine Ltd - The Lakeside Café	Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

**to be ratified at the Consultative Committee meeting on 8 July 2014*

Appointed Members:

Councillor Berryman
Councillor Christophides
Councillor Egan
Councillor Gallagher
Councillor Hare
Councillor Mann

**MINUTES OF THE JOINT MEETING OF THE ALEXANDRA PARK & PALACE
STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK
CONSULTATIVE COMMITTEE
TUESDAY, 8 APRIL 2014**

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 D. Heathcote
Palace Gates Residents' Association	: Mr K. Stanfield
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 Newton
Hornsey Ward	:	*Councillor Gorrie
Muswell Hill Ward	:	*Councillor Jenks
Noel Park Ward	:	*Councillor Gibson
Council-wide Member	:	*Councillor Griffith
Council-wide Member	:	*Councillor Dogus

Consultative Committee Nominated Members:

Alexandra Palace Amateur Ice Skating Club	*Mr M. Tarpey
Alexandra Palace Allotments Association	*Ms E. Regan
Alexandra Palace Angling Association	*Mr K. Pestell
Alexandra Palace Organ Appeal	Mr H. Macpherson
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

Consultative Committee Appointed Members:

- *Councillor Cooke
- *Councillor Christophides
- *Councillor Egan
- *Councillor Hare

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Councillor Scott
*Councillor Stewart
Councillor Williams

Also attending

Duncan Wilson – Chief Executive – Alexandra Palace
Kerri Farnsworth – Regeneration and Property Director – Alexandra Palace
Ian Huddleston - Pinsent Masons
Felicity Parker – Clerk to the Committee (LB Haringey)

Colin Richell – as substitute for Nigel Watts
Hugh Williams – as substitute for Val Paley
Rachael MacDonald - observer

**MINUTE
NO.**

SUBJECT/DECISION

APSC153	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Denis Heathcote, Evelyn Regan, Nigel Willmott (Colin Richell substituted), Denise Feeney, Val Paley (Hugh Williams substituted) and Councillors Newton, Gorrie, Jenks, Gibson, Cooke, Hare and Stewart.</p> <p>Councillor Williams gave apologies for lateness.</p> <p>It was noted that the Statutory Advisory Committee was inquorate. However, as in the past, recommendations could still be made to the Board, and if necessary, ratified at the next quorate meeting.</p>
APSC154	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>
APSC155	<p>MINUTES AND MATTERS ARISING</p> <p>i) The minutes of the Joint Statutory Advisory Committee and Consultative Committee held on 28 January 2014 were approved as a correct record.</p> <p><u>Matters arising</u></p> <p>It was clarified that the 'herras' fencing which was referred to in the minutes as one of the concerns about the fireworks was a solid 5 metre high fence.</p> <p>ii) The minutes of the Statutory Advisory Committee held on 28 January 2014 were noted.</p> <p>iii) The minutes of the Alexandra Palace and Park Board held on 13 February 2014 were noted.</p>
APSC156	GOVERNANCE

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Duncan Wilson – Chief Executive – introduced the report as set out.

NOTED:

- A review had been carried out of the Consultative Committee membership and it was recommended that the following organisations be removed from the Committee’s membership:
 - Alexandra Palace Amateur Ice Skating Club (ceased to exist)
 - Alexandra Palace Angling Association (withdrawn)
 - Alexandra Palace Garden Centre (withdrawn)
 - New River Action Group (withdrawn)
- The report also suggested that membership could be opened up to include representatives from the local education sector.
- The Chair commented that membership of the Consultative Committee was open to relevant national organisations and he suggested The Victorian Society as a possible candidate. Jacob O’Callaghan suggested English Heritage, and schools from adjoining boroughs might be interested.
- Duncan added that if members wanted to encourage other organisations to apply then they could do so.

RESOLVED that

- i) The proposal to delete a body which has ceased to exist since the last review be endorsed.**
- ii) The proposal to delete a number of bodies who have indicated that they no longer wish to send a representative be endorsed.**
- iii) The proposal to seek representation from the educational sector be endorsed. Similarly, an approach could be made to The Victorian Society and other appropriate organisations.**

APSC157 REPORT OF THE CHIEF EXECUTIVE

Duncan Wilson – Chief Executive – introduced the report as set out.

NOTED:

- A number of events had taken place since the last meeting.
- Although the Palace had lost the accountancy exams, a number of other events were being booked so it was anticipated that this loss would be covered by the end of the year.

Fundraising

- Duncan Wilson referred members to the Wonderbird fundraising report as set out in the papers. Fundraising would require significant investment and it was hoped that a Head of Fundraising would be appointed by Summer.
- There was a difference between fundraising and sponsorship – sponsorship involved looking at ways of taking advantage of the Alexandra Palace brand to raise money. The Alexandra Palace name wouldn’t be ‘sold’ but could be associated with a sponsor (eg “Alexandra Palace supported by...”), although there was still some work to be done in terms of deciding which organisations

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	<p>would be appropriate for this.</p> <ul style="list-style-type: none"> • Fundraising wouldn't just be for the Palace, it was almost certain that the Park would be included as well. • Members were generally supportive but raised concerns about sponsorship and naming rights and raised concerns about possible unsuitable associations. Names like Studios A and B were historic and informative and should not be compromised. In response, Duncan Wilson said that a number of well known establishments had sponsored rooms, e.g. the Royal Opera House and at Greenwich. Some areas of the Palace and Park would be more suitable than others for sponsorship, but until it was known what offers might be available then it was best to have an open mind. The Committee would be kept informed of developments. <p><u>Learning and Community</u></p> <ul style="list-style-type: none"> • There had been a good response to the history tours. It was intended that they would continue on a quarterly basis. • The Transmitter Hall had been refurbished as part of the WW1 project. The exhibition would be opened in September 2014. <p><u>Volunteering Update</u></p> <ul style="list-style-type: none"> • It was reported that the Volunteering Handbook had been circulated to Committee Members, but some Members were concerned that it had not yet been sent to the Friend groups for their consideration as had been expected. • The Chair drew attention to the adverse comments on the Haringay Online forum about the appeal for a volunteer photographer. Other Members noted that there had been particular criticism about the demand that volunteer photographers must surrender copyright to the Palace – and suggested that instead, the Palace could be granted rights for free reproduction. <p><u>Casino</u></p> <ul style="list-style-type: none"> • Members commented on recent stories that had suggested there might have been a change of policy with regard to having a casino at Alexandra Palace. Members were reassured by the Chief Executive that there had been no change in policy and that there would be no casino. <p>RESOLVED to note the report and concerns raised.</p>
<p>APSC158</p>	<p>REGENERATION POLICY</p> <p>The Chair introduced his report as set out and he explained that his purpose was to clarify aspects of regeneration and commercial development that had given some members cause for concern in recent months. He introduced the five areas that required clarification and acknowledged that the Chief Executive's subsequent report helped in this aspect and he welcomed it.</p> <p>In discussion it was acknowledged that the areas of the Palace assigned for specific usages were still as defined by the 1985 Act and the purposes of the 1900 Act of free (as in affordable) recreation, education and entertainment still applied to the whole Palace and Park (apart from the hotel area).</p>

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It was further acknowledged that the recent summary statements of Farrell's masterplan, which was in terms of basic distinctions between areas dedicated to commercial, or community use, was an over-simplification.

NOTED the responses from Duncan Wilson:

- The scope for a further HLF bid

There were projects which went beyond the HLF bid that might require HLF funding, for example the WW1 project. However, any major capital grants would need to wait until the current HLF project was complete.

All funding bids needed to be supported by financially viable business plans, and evidence of this had to be presented to the HLF in order to reach further stages.

- The extent to which the HLF funding might inhibit commercial development opportunities

The HLF would not provide funding to straightforward commercial activities, so there needed to be a balance between commercial and community activities.

- The areas of the Palace seen as having potential for commercial development

It was important not to be closed minded with regard to commercial development, as it was possible to have both commercial and charitable activities at the same time.

If the Palace were serious about building a hotel then consideration would have to be given as to how to entice a developer, and this may include giving them some influence over what happens elsewhere in the Palace.

- The scope for redevelopment partnership opportunities

It should be recognised that a lot of capital would need to be raised to invest in the building – event spaces would need to be renewed in order to continue usage. It may be possible to reach a long term agreement with current event promoters if the event spaces were improved.

It would be likely that any developers would want to have some say over the types of events that would take place at the Palace.

Duncan Wilson introduced his report as set out. He introduced Ian Huddleston from Pinsent Masons, an advisor on real estate law.

One point that emerged in discussion were members' concerns about Alexandra Palace and Park in its entirety being included by Haringey Council in a recent 'Property Fair / Sitematch', which was thought to be inappropriate.

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NOTED:

- The HLF had made it clear that they would like to see an arrangement with a commercial operator to demonstrate that the Palace was sustainable.
- A simple solution to this would be to find a developer who was prepared to provide the money to build a hotel. So far there had been more interest from potential hotel operators than developers with investment capital.
- Ian Huddleston added that it would be an evolutionary process. The initial project to take to market would need to be a simple proposition, and may comprise looking at a hotel with an operating agreement over events.
- Any Charity Commission-led consultation could take a year to determine.
- Once an answer had been received from the HLF on the 2nd round application it could give an incentive to a developer.
- Market testing was planned to begin in September 2014.
- There would be clarification by the Chief Executive as to the extent of the areas on offer.

RESOLVED that the recommended approach as at most likely to meeting the Trust's objectives and secure investment of the magnitude needed on terms acceptable to the Trust be endorsed.

APSC159 REPORT OF THE REGENERATION AND PROPERTY DIRECTOR

Kerri Farnsworth – Regeneration and Property Director - introduced the report as set out.

NOTED:

- The HLF project team was in now in place.
- A regeneration strategy workshop had been held on 7 April to present initial thoughts and principles.
- A framework activity plan had been put together to identify activities for the running of the Palace following the regeneration work. More information would be provided to the Committee in due course.
- The design team were currently working on concept designs, and a statutory public consultation would take place in the second half of September. The design proposals would be available for the next meeting.
- Purcell were finalising the 10 year fabric maintenance plan – this would be a priority ordered plan which would require capital funding in order to carry out the work.
- The work on the Campsbourne area would take another 2-3 months to work through.
- The owner of Little Dinosaurs has submitted a planning application to the Local Authority for three areas of work – infill of the back wall, triangle of AstroTurf to cover the muddy area and the construction of a climbing frame. Duncan Wilson pointed out that the Board had considered the position on both the proposed astroTurf and the filling in of the perimeter timber wall and had agreed the proposals which had appeared in the planning application, in May 2013. Although the Joint SAC-CC had considered the general approach in May 2013, its endorsement then had been conditioned by concerns about

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	<p>some aspects and these had been minuted. The location of the climbing frame had moved since the Committees had seen the original plans, and would need to be brought back before landlord's consent was decided on.</p> <p>It was noted that some members were unhappy about the fact that the final application had been put in without prior sight by the SAC and CC chairs, as had been agreed, and were still unhappy with aspects of the proposal, including the climbing frame, use of Astroturf and signage.</p> <p>RESOLVED to note the report.</p>
APSC160	NON-VOTING BOARD MEMBERS FEEDBACK
	None.
APSC161	ITEMS RAISED BY INTERESTED GROUPS
	None.
APSC162	ANY OTHER BUSINESS OR URGENT BUSINESS
	None.
APSC163	DATES OF FUTURE MEETINGS
	NOTED the dates of future meetings.

The meeting ended at hrs

Colin Marr

Chair

Signed by the Chair

Date

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**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 10 JUNE 2014**

Councillors Christophides (Chair), Berryman, Egan, Gallagher and Mann

Non-Voting Representatives: Bob Kidby, Colin Marr, Val Paley and Nigel Willmott

Also present:

Duncan Wilson – Chief Executive, Alexandra Palace
Nigel Watts – Finance & Resources Director, Alexandra Palace
Kevin Bartle – Assistant Director Finance (and CFO), LB Haringey
Felicity Foley – Clerk

MINUTE NO.	SUBJECT/DECISION
APBO353.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Councillor Hare and Richard Hooper.</p>
APBO354.	<p>URGENT BUSINESS</p> <p>There was one item of urgent business with regards to the appointment of Alexandra Palace Trading Company Limited (APTL) directors.</p> <p>Duncan Wilson – Chief Executive, Alexandra Palace – introduced the report as set out. Traditionally four members of the Alexandra Palace and Park Board were appointed as directors of the APTL. Of these four members, the Chair was usually appointed as the Chair of the APTL.</p> <p>The Chair called for nominations. Councillor Egan nominated Councillors Berryman and Mann. Councillor Gallagher seconded the nomination.</p> <p>RESOLVED that:</p> <ul style="list-style-type: none"> i) Councillors Berryman, Christophides and Mann be appointed as Directors of the Alexandra Palace Trading Company. ii) Councillor Hare be reappointed in his absence as a Director of the Alexandra Palace Trading Company, subject to his agreement.
APBO355.	<p>DECLARATIONS OF INTERESTS</p> <p>None.</p>
APBO356.	<p>QUESTIONS, DEPUTATIONS OR PETITIONS</p> <p>None.</p>
APBO357.	MINUTES

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	<p>RESOLVED that:</p> <ul style="list-style-type: none"> i) The unrestricted minutes of the Alexandra Palace and Park Board held on the 13 February 2014 were approved as a correct record. ii) The unrestricted minutes of the Alexandra Palace and Park Panel held on 27 March 2014 be approved as a correct record. iii) The minutes of the joint Statutory Advisory Committee and Consultative Committee held on 8 April 2014 be noted.
<p>APBO358.</p>	<p>REPORT OF THE CHIEF EXECUTIVE</p> <p>Duncan Wilson – Chief Executive, Alexandra Palace – introduced the report at set out.</p> <p>NOTED</p> <p><u>Regeneration project</u></p> <ul style="list-style-type: none"> • The current estimated total for the regeneration project was £24.933m. This was an increase on the original submission to the HLF, and allowed for an increase of building cost inflation to 11%. This had been discussed with the HLF, who had experienced this with a number of other project submissions. • The increase in the design fee was partly due to the procurement of the architects, and also allowed for an increase in the cost of investigative surveys. • A consultation exercise would need to be carried out as part of the planning application at the end of the year, but it was anticipated that this would begin sooner rather than later to ensure a full consultation. Details of who would be targeted were shown at appendix two of the report. There would be drawings and plans available, Area Forums and local organisations would be targeted, and consultation exercise carried out in the town centres. All information would be available on the Alexandra Palace website. <p><u>Fundraising / sponsorship</u></p> <ul style="list-style-type: none"> • Bob Kidby had agreed to help with identifying suitable people / companies to approach for fundraising or sponsorship. There would be a clear criteria set out. Bob Kidby added that most city companies had a charitable structure which could be tapped in to, however the offer from the Palace had to be attractive. • The proposed sponsorship policy was outlined in Appendix 2 of the report. <p><u>Trading and events</u></p> <ul style="list-style-type: none"> • There was a strong event calendar for September and October. • Accountancy exams had cancelled for future years, which had left a big gap in the income from events. Other events were being booked in order to fill the gap, but the market was competitive. • Further information on the fireworks would be available at the July meeting. <p><u>Learning, Community and Volunteering</u></p> <ul style="list-style-type: none"> • A major project had been undertaken in the Transmitter Hall to

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	<p>commemorate WW1. The programme had been mainly focused on schools.</p> <ul style="list-style-type: none"> Over 100 people had applied to be volunteers, although it had not been possible to use all applicants. <p>RESOLVED to</p> <p>i) Note the progress in a number of areas, in particular the budget and consultation plan for the HLF scheme.</p> <p>ii) Approve the new Sponsorship Policy.</p>
<p>APBO359.</p>	<p>REPORT OF THE DIRECTOR OF REGENERATION AND PROPERTY</p> <p>Duncan Wilson – Chief Executive, Alexandra Palace – introduced the report as set out.</p> <p>NOTED</p> <ul style="list-style-type: none"> A timetable of works was set out at paragraph 7.8 of the report. A in-depth survey had been carried out on the fabric of the Palace, and a 10 year plan had been produced. The full cost of the recommended conservation works programme to the building and its plant was £45m. The HLF project would cover up to £15m of this. <p><u>Dog control order</u></p> <ul style="list-style-type: none"> The Parks Manager had fed into the consultation carried out by Haringey Council, but the proposals had not been taken up. Since then, the Council had re-engaged with the Park and agreed that some of the proposals could be implemented subject to satisfactory enforcement arrangements. There would now be clearer signs for areas where dogs must be kept on a lead, and the number of dogs per person would be limited to 6. <p>RESOLVED to</p> <p>i) Note the updates on regeneration of Alexandra Palace, including HLF project and commercial development opportunities, plus the forward work programme for 2014.</p> <p>ii) Note the progress on fabric maintenance, facilities management service provision and commercial leases/licences.</p> <p>iii) Agree the variation to the existing Grounds Maintenance Contract held with John O'Connor to allow for the maintenance of beds in the Palm Court at a monthly cost of £625+ VAT; and authorise Officers to finalise discussions with the Contractor, and LB Haringey's Assistant Director of Corporate Governance to seal the finalised contract variation.</p> <p>iv) Note the progress on the Campsbourne Play Centre and authorise Officers to enter lease negotiations with the sitting tenant.</p>
<p>APBO360.</p>	<p>REPORT OF THE FINANCE AND RESOURCES DIRECTOR</p> <p>Nigel Watts – Finance and Resources Director, Alexandra Palace – introduced</p>

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	<p>the two reports as set out.</p> <p>NOTED</p> <ul style="list-style-type: none"> • The table at page 52 of the report showed the provisional consolidated results (Trust and Trading combined) for the year ended 31 March 2014. • The deficit after regeneration was £480k lower than budget, this was due to timing on the regeneration project. The deficit was greater than the previous financial year, but this had been expected due to the extra income from Holland Heineken House in the Olympic year 2012-13. <p>RESOLVED to</p> <p>i) Note the performance of the Trust for the year ended 31 March 2014. ii) Approve the Trust budget for 2014/15.</p>
APBO361.	<p>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</p> <p>There was no such business.</p>
APBO362.	<p>FUTURE MEETINGS</p> <p>Dates of future meetings:</p> <p>22 July 2014 28 October 2014 10 February 2015 28 April 2015</p>
APBO363.	<p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED to exclude the press and public for the meeting for item 12, as it was likely that it would contain exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 2 – information which is likely to reveal the identity of any individual and Paragraph 3 – information relating to the business or financial affairs of any particular person (including the authority holding that information).</p> <p>SUMMARY OF EXEMPT ITEMS</p> <p>APBO364 MINUTES</p> <p>The minutes were approved as a correct record.</p>

COUNCILLOR JOANNA CHRISTOPHIDES

Chair

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

On 8 July 2014

Report Title: Update on HLF scheme design, RIBA Stage 2 (Outline design)

Report of: Duncan Wilson, Chief Executive Alexandra Park and Palace

1. Purpose

1.1. To update the SAC and CC on progress with the design of the HLF project covering the refurbishment of the TV studios, the theatre and the East Court

2. Recommendations

2.1. That the SAC and CC endorse the recommended design approach as at most likely to meet stakeholder and public expectations, to realise the potential of the TV studios as a public attraction and the theatre as a performing/cultural space, within financial parameters

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Duncan Wilson, Chief Executive Alexandra Palace and Park

3. Executive Summary

3.1 This short summary paper is designed to be taken with a full presentation of the detail of the Feilden Clegg Bradley team's scheme for the HLF project, which will be made at the meeting

3.2 The designs go together with a business plan for how the new spaces will be used. The main points of this "business plan" are outlined in the paper below. They demonstrate that the new facilities can be run commercially and deliver community and public benefit.

3.3 The Committees' comments on the scheme are invited, to feed into the next stage of design development.

3.4. We will be engaging further with our stakeholder groups (eg AP Friends of Theatre, AP TV Group and Society) over the coming weeks now the outline design has been completed. We are also now launching a consultation with local and community groups and schools about the planned use of these proposed refurbished historic spaces, and how we can engage with them. There also will be a full public consultation when the planning application is lodged in the autumn.

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

N/A

5. Local Government (Access to Information) Act 1985

N/A

6. Background

Design and Consultation

- 6.1 The design is currently at the end of RIBA workstage 2 - concept design (previously known as RIBA Stage C). A full presentation on the current iteration of the design of the HLF project will be given at the meeting, but in summary:-

East Court: the East Court will be radically transformed into a warm & welcoming space, providing wifi-enabled areas for people to linger and relax in, areas for drinking/eating and areas for more dynamic movement. The space will be designed in such a way as to be adaptable to create 'moods' for different times of the day/evening, special events, and to host one-off events or relevant 'show-pieces' (eg. a period BBC OB truck). The space will also host a range of interpretation including displays on the history of the Palace and Park and its early developers/patrons, the history of popular entertainment and the future direction of global media technologies.

Theatre: will be an adaptable theatrical space which can host a range of programmed activities including live performance (music, dance, spoken word, comedy), banquets, film screenings, weddings, awards ceremonies, etc, in a wide variety of audience configurations (end-on, auditorium/stage only, in the round, traverse, seated tables, etc). To this end the most workable format will be a flat floor with re-raked balcony to allow better views into the auditorium. It will accommodate 21st Century technological capabilities, but will be restored in as 'as found' manner to retain its unique atmosphere. Pre-booked tours will also be available for those with a specialist interest at regular slots throughout the year.

BBC Wing: this will tell the history of popular entertainment at Alexandra Palace & beyond from Victorian theatre, through the development of public broadcasting and broadcasting technologies, up to the present day through a series of varied but interconnected spaces over 2 floors. The unique ticketed & timed experience will commence at a grand new staircase lead leading from the East Court, incorporating both historical features and a surprise 'reveal' of the television mast above the roof, through a glass panel. A structured narrative will lead visitors up to the Studios at the first floor for an immersive experience, telling the story in Studio A of the first television broadcast. An exhibition in the intermediate rooms between the two Studios will allow interaction with key artefacts and end in the opportunity for self-exploration via the touch of a button of a vast unique AP-related archive and the opportunity to create and view your own media content.

- 6.2 In terms of costs, the project is currently £736k (3%) above the total of £23.8m indicated in the Round 1 submission to HLF. £699k of this total is for construction inflation, which has increased by over 50% to 11.5% in the time between the submission of the Round 1 application and the time of writing - a factor affecting all construction projects in London & the SE at present. This has been raised with the HLF, who are in principle understanding of this as a construction industry issue.

6.3 The design team have identified additional areas of investment which are desirable to maximise the impact of the project but at present not achievable within current budgets. AP will seek to secure the funding to deliver these. The approach will vary from element to element but could include a combination of developing business cases for elements of commercial investment (eg in catering facilities); applications to other funding bodies or to trusts & foundations for enhanced interpretation and learning provision; and opportunities for bespoke areas of targeted and appropriate sponsorship.

The key areas this will be sought for are:-

- interpretation, namely to increase the scale, content and impact of the BBC wing visitor attraction and Theatre
- theatre technical fit-out, to increase the specification for element (such as AV, lighting and staging) from current baseline to a higher level
- food & beverage facilities, notably to provide a full finishing kitchen and an additional bar facility offer to facilitate a larger and more sophisticated F&B offer

6.4 The team have also agreed with the Trust a number of other areas of potential value engineering - ie. testing of design options against a set of cost/benefit parameters - to be addressed over the coming weeks, along with identified targets for actual cost savings. This includes structures and building services; specification/performance of finishes; and scope of items such as South Colonnade opening up and fenestration. It is essential to do this work in advance of developing the scheme and receiving tenders, in case necessary to balance the budget at a later stage.

6.5 Staff from AP and the design team have spoken to many stakeholders through the development of the design concepts, including statutory stakeholder such as English Heritage and planning/transport/fire/conservation authorities, and will continue this process with a broader range of audiences over the coming months, culminating in a formal 2-week consultation process for the planning consent in late-Sept/early-Oct. Residents groups and neighbourhood forums will be a part of that process, subject to their agreement on our inclusion within planned meeting agendas.

6.6 The business plan that underpins the long-term viability the HLF project has been developed in tandem with the design and tested using various scenarios and sensitivities. Benchmarking and best practice/lessons learned has been drawn from comparator projects elsewhere.

6.7 The HLF have undertaken a Stage 1 review and are content with progress to date. They were particularly pleased at the steps taken to mitigate the potential impact of costs and risks inherent within the current highly competitive construction contractor market.

7. Legal Implications

7.1 The Council's Assistant Director, Corporate Governance has been consulted in the preparation of this report, and has no comments.

8. Financial Implications

8.1 The Council's Chief Financial Officer notes the contents of this report and has no further issues to highlight.

Report Title: **Report of the Director of Property & Regeneration, Alexandra Park and Palace**

Report of: Kerri Farnsworth, Director of Property & Regeneration, Alexandra Park and Palace

1. Purpose

1.1 To advise members of the Statutory Advisory Committee and of the Consultative Committee on a number of areas relating to property and regeneration at Alexandra Palace and Park.

2. Recommendations

2.1 That the SAC and CC Board express views and advise the main Board on these matters as appropriate, in particular on the Park Development Activities set out in Section 9.

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Duncan Wilson, Chief Executive Alexandra Palace and Park

3. Executive Summary

- 3.1 HLF Project Progress
- 3.2 Fabric Conservation
- 3.3 Park Update
- 3.4 Update from Regeneration Working Group (RWG)

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. HLF Project Progress

Key Stakeholder Relationships

6.1 Following discussions, it has been agreed that AP's relationship with the BBC now needs to be formalised by way of a Memorandum of Understanding due to the extent of interrelationship between the HLF project and the BBC. This is being progressed currently with senior staff within the BBC.

- 6.2 Relationships with other key stakeholders such as the Science Museum Group (including National Media Museum) and the BFI remain positive. At this stage these relationships do not require formalisation, but this does not rule out the possibility and/or need to do so in the future.

Design and Consultation

- 6.3 A number of surveys and investigative works - essential to fill gaps in existing available data and knowledge - have been procured, completed and/or are underway. The outputs have been used and will continue to be used to guide design development and associated cost testing over the next few months.
- 6.4 The design is currently at the end of RIBA workstage 2 - concept design (previously known as RIBA Stage C). A full presentation on the current iteration of the design of the HLF project will be given at the meeting under a separate agenda item.

HLF Professional Team

- 6.5 The final two appointments to the professional team have now been made:-
- i) Tricolor has been appointed as the external experts to assist the AP Community & Learning team and Barker Langham with the delivery of the required Activity Plan.
 - ii) James White from the British Film Institute (BFI) has been appointed to lead the delivery of a Collections Management strategy and plan

The work programme for each of these appointments has been dove-tailed into the existing HLF project programme.

HLF Project Programme

The key milestones within the HLF programme are as follows:-

up to July 2014	development & testing of design (incl formal HLF Stage C review)
up to Sept 2014	consultation and preparation of Activity Plan stakeholder consultation on design <i>NB. where possible consultation on the design and the activity plan will be delivered together</i>
late-Sept 2014	2-week statutory public consultation (req'd for planning application)
Nov 2014	completion of RIBA Stage D design; formal Board sign-off; submission of Planning / Listed Building / Conservation Area applications
Dec 2014	submission of Round 2 HLF funding application
March 2015	decisions on Planning / Listed Building / Conservation Area applications
March/April 2015	HLF Stage 2 funding decision (<i>NB. decision on consents req'd before HLF decision can be made</i>)
spring 2015	technical design & tender package production (part 1) contractor OJEU procurement part 1 (pre-qualification)
spring – autumn 2015	technical design & tender package production (part 2) final contractor OJEU procurement & appointment
winter 2015	construction commences onsite

autumn 2017

construction complete

7. Fabric Conservation

Surveyor to the Fabric

- 7.1 The Surveyor to the Fabric, Purcell, has now completed the final version of the 10-year Fabric Maintenance Plan (FMP). A copy will be brought to the meeting for members to view, but it is not intended to circulate copies due to file size and production costs (the files are >10mB in total and printed document is 140 pages of colour-coded plans, drawings & narrative at A3 size).
- 7.2 The key headlines from the FMP have not changed since last reported to the last meeting of this Committee on 8 April 2014.
- 7.3 The sum total of investment advised over the 10-year lifespan of the FMP is £36m: note that this does not include professional fees and costs of 'known unknowns' (eg. asbestos removal), all of which could add a further 15-20% to costs. The FMP has identified work packages in order of priority over each financial year over the next 10 years.
- 7.4 The HLF project will deliver for approx. 30% of the required investment. Some Priority 1 projects have already been delivered (eg. Transmitter Hall refurbishment; repair of the VA/PA system) and many others are underway (North Wall; roof repairs; repair/restoration of lifts; replacement of fire detection & alarm system, etc). AP staff are also actively seeking the potential for drawing in other external investment to deliver priority investments in future years.

8. Utilities

Water Mains

- 8.1 Thames Water have now completed their works in the SE of the Park and have reinstated the ground.

9. Park Update

Dog Control Orders update

- 9.1 A dialogue has re-commenced with LBH Officers on Dog Control Orders (DCOs). It would be possible to amend the Borough's DCOs to reflect the specific recommendations made for Alexandra Park; however, the Council would only be willing to make these amendments if there was a form of enforcement in place.
- 9.2 The Council's Enforcement Officers do not currently have capacity to work at Alexandra Park except if the Trust is willing to fund overtime working for specific cases. As an alternative, The Trust is currently investigating whether the contracted site security staff working for the Palace can become *Authorised Persons* so they can administer Fixed Penalty Notices in the same way as a council Enforcement Officer can.
- 9.3 In addition, the Council have now supplied the designs for their standard dog control signage, which means that new signs can be produced to promote the existing DCOs within the Park.

Update on Campsbourne Section 106 project

- 9.4 The Campsbourne Section 106 - which is an environmental and access improvement scheme for the SE corner of the Park being led by LB Haringey - received full planning consent in May. Unfortunately contractor tenders for the scheme came back £20k above available budget, and so LBH officers are looking to value engineer the scheme to reduce the scope and hence costs to bring it in within the available budget envelope. LBH have assured that AP staff will be involved in this process.
- 9.5 As soon as a scope & price within available budget is achieved, the works can commence onsite. The current programme for the works is 12-14 weeks, so it is likely to be autumn at the earliest before the works will be completed.

Campsbourne Dinosaurs Playgroup

- 9.6 The Council has agreed to fund dilapidations up to the value of £75,000 to the building in the Campsbourne area of the Park used by Dinosaurs Playgroup'. The Playgroup were originally attached to Campsbourne School (primary) meaning the facility was managed via LB Haringey, but that relationship ended a few years ago. The Trust is currently preparing tender specifications in order to procure contractors for required the work packages. It is expected that the work will take place over the summer period.
- 9.7 The Trust has now agreed with LB Haringey that the Trust will procure & manage delivery of the works and will invoice LB Haringey as each work package is delivered. Discussions are now underway to provide Dinosaurs Playgroup a formal lease as a tenant of the Trust. Drawing up a new lease is expected to cost in the region of £5,000 + VAT and disbursements. A final recommendation on the detailed lease terms will be made to the APPCT Board for Section 36 (Charities Act) approval.

Planning Applications

- 9.8 *The Garden Centre:* The planning application by Capital Gardens Limited was granted permission on 17 April 2014. There were no onerous conditions. Details will be reported to a future meeting once the operator has confirmed the proposed project timeline.
- 9.9 *345 Pre-School:* The application for change of use and alterations to the garden discussed at previous meetings has been submitted and has now been granted permission. The after-school club is likely to start in September on Wednesday only, the weekend use still required the logistic arrangements to be confirmed internally by 345 pre-schools and the garden improvement work requires fundraising. Final arrangements will be made by AP staff in due course.
- 9.10 *Little Dinosaurs:* The application for changes to the garden and alteration to one section of the external wall was granted permission on 16 June 2014, with a number of minor conditions. The various elements will be implemented over a number of years. Initially the alterations to the wall of the building will be carried out before the coming winter. The details of the artificial grass and the new climbing frame location will be agreed before work commences on these items. A copy of a plan showing the new climbing frame locations is attached as Appendix 1.

WWI Park Poppy commemoration

- 9.11 After a slow start due to the weather, the WWI poppies are now starting to emerge. A further sowing was undertaken in late-April to both re-disturb the ground (which poppies like to stimulate germination) and extend the in-flower duration.

Park Development Projects

- 9.12 Two projects are being developed by AP staff for the Park.

Urban Orchard at AP

- 9.13 Discussions are underway with the Urban Orchard Project (formerly the London Orchard Project) to develop a community orchard in the Railway Field in the Grove. The Urban Orchard Project works in partnership with communities to plant, manage, restore and harvest orchards in urban areas to help citizens to rediscover the pleasure of eating home-grown fruit and nuts. It was originally established in 2009 as a London project, but now is active across Great Britain, and has restored and/or created over 50 orchards since that time, including in the Borough.
- 9.14 At present there is no confirmed proposal, but as and when one is agreed the details will be put in front of this Committee.

High-level Adventure Course / Go Ape

Background

- 9.15 AP has been in discussions with a company called Adventure Forest Ltd, who trade as 'Go Ape', who have been developing unique outdoor adventure activities involving high-level zip wires since 2002. They are the only international multi-site provider of such facilities & activities, with 29 active sites in the UK. Go Ape have an excellent track record in terms of user enjoyment, safety and environmental performance, with over 4 million users since they started.
- 9.16 The company set up and operate 'tree top adventures' - namely, courses made up of a series of high-level platforms and zip wires located high up within the tree canopy. They are designed so that anyone over 1.4m in height can take part. They have since developed their offer to include courses specially designed for under-10s/those of shorter stature, and other related activities such as electric Segway forest adventures.
- 9.17 Go Ape have facilities in many locations across England, Scotland and Wales. They originally focused on established forests in rural areas - having agreed a multi-site arrangement with the Forestry Commission in 2003 - but have increasingly been developing facilities in more urban locations, including at Trent Park in LB Enfield (which staff from AP have visited) and Tilgate Park in Crawley. They are currently in negotiations to develop a number of facilities in urban areas, including one in a large local authority park in South London, for which they are about to submit for full planning consent.
- 9.18 Go Ape offer their services to the general public on both a pre-booked and 'turn up & go' basis, although they strongly encourage pre-booking (which account for 85-90% of their business). They can also host group bookings, for example for school-groups, birthdays, anniversaries and corporate events such as team building, etc.

Go Ape will also work with groups with special needs to facilitate visits where possible - as illustrated by their oldest visitor to date, a 96-year old blind woman.

- 9.19 Operating seasons for their facilities vary with demand and local seasonal weather patterns, but generally are open from March to December. Courses do not operate in darkness, and so open after dawn and close by dusk. There is a high concentration of on-site staff at all of their facilities to ensure customer safety and enjoyment.

Go Ape Proposal for Alexandra Park

- 9.20 Having thoroughly researched several location options within the Park, Go Ape and AP staff have developed a preferred option to develop a facility in the NE of the Park, around the slope opposite the deer enclosure and in the wooded area behind the Lakeside Cafe. The proposal incorporates some large London Plane trees on the carriageway, which have a relatively open canopy and so are not well-known of hosting nesting birds. A few medium-sized branches may need to be removed as part of the installation, but care will be taken not to significantly alter the shape of the crown of these trees. The secondary woodland strip behind the Lakeside Café has become populated by self-sown ash and sycamore saplings and currently receives very little proactive management. The tree work required for the installation of the zip-wires will be targeted to remove these weed species and improve the quality of the woodland overall. An illustration of the appearance of the facility is given in Appendix 1.
- 9.21 Go Ape are conservatively estimating annual visitor numbers as 35,000-40,000, and estimate that up to 20 posts could be created at AP, should visitor numbers build up in the way anticipated over the next 5-10 years. Go Ape have prepared a full proposal along with supporting evidence & impact assessments, including visual amenity, user numbers, traffic and noise which are included at Appendix 1. In summary both Go Ape and AP staff are confident that the additional visitor movements created by the facility could be absorbed by existing public transport and car parking provision to/from and onsite, in conjunction with Go Ape's established system of monitoring & managing visitor transport modes via advance bookings. The Go Ape facility requires no machinery, and so the only additional noise generated is the sound of the participants as they use the zip-wires.
- 9.22 AP staff feel that the proposed facility, delivered by a well-known and reputable operator such as Go Ape, would provide an additional, unique and exciting attraction which would draw additional visitors to the Park and encourage a higher level of multi-purpose trips. Some of the activities Go Ape provide - for example Segways - are already available in the Park and are complementary to others eg. tree-climbing, specialist nature walks & trails, etc. Opportunities for promotional cross-selling of opportunities - for example a 'day out'-style ticket which could combine Go Ape with mini-golf, ice-skating, boating, etc - are high. The operator of the Lakeside Café is supportive of the proposal.
- 9.23 Go Ape have a successful track record of working in partnership with a number of statutory and non-departmental bodies (NDPBs) such as the Forestry Commission, Natural England and English Heritage, which demonstrates their commitment to delivering high-quality experiences with lowest possible impact upon both their host environments and the wider environment. They are also committed to sourcing as many goods & services locally, and hence maximising the local benefit of their business.

- 9.24 Go Ape have had informal discussions already with both English Heritage and with relevant officers from LB Haringey authority about the possibility of developing a facility within the Park at Alexandra Palace. This has guided their options analysis and the development of the proposal attached at Appendix 1. We will also consult the HLF case officer who dealt with the Park Improvement Project.
- 9.25 From the information provided and dialogue with key stakeholders (such as English Heritage) to date, AP staff feel confident that Go Ape have a full understanding of the requirements of AP, including giving due regard to the conservation and ecological sensitivity of the Park and Palace.
- 9.26 The endorsement of the SAC-CC to progress this proposal and for a planning application to be made is therefore sought.
- 9.27 Negotiation on commercial terms for the arrangement with Go Ape is underway and final details will put before the next APPCT Board on 22 July for approval alongside the proposal at Appendix 1.

10. Update by Deputy Chair of Regeneration Working Group (RWG)

- 10.1 There has been one formal meeting of the RWG since the last SAC-CC, in June. The Regeneration Strategy Workshop held in April was attended by some members of the RWG, including the Deputy Chair, Rick Wills (APTL Board member).
- 10.2 The majority of the June meeting was given over to 2 items: i) an update on the outcome of the recent elections and impact upon LB Haringey governance structures and APPCT Board membership; and ii) an update on the development of concept designs for the HLF project. The latter was warmly received, with support for formalising the key relationship with the BBC (which is being progressed).
- 10.3 Forward meetings of RWG will align with key dates in the Regeneration programme over 2014/15.

11. Legal Implications

- 11.1 The Council's Assistant Director Corporate Governance has been consulted in the preparation of this report, and has no comments.

12. Financial Implications

- 12.1 The Council's Chief Financial Officer notes the contents of this report and has no additional comments to make.

13. Use of Appendices

- 13.1 Information in support of the Go Ape proposal referred to in Section 9 of this report.

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Report Title: **Commercial and Development Director's update**

Report of: Emma Dagnes, Commercial and Development Director

1. Purpose

1.1 To advise members of the Statutory Advisory Committee and the Consultative Committee and seek views on recent APTL events and activity

2. Recommendations

2.1 That the Committee notes the contents of this report

2.2 That the Committee notes that planning for the 2014 fireworks event is underway and that a detailed proposal will be put before APPB on 22nd July

2.3 That the Committee notes and endorses the proposed temporary structure on the Beach

Report Authorised by: **Emma Dagnes, Commercial and Development Director**

Contact Officer: Emma Dagnes, Commercial and Development Director

3. Executive Summary

3.1 Event Sales Highlights

A review of exhibitions, shows and live music for the last 3 months, including a forward focus on upcoming events and an events schedule for reference.

3.2 Fireworks Update

Preliminary information regarding proposed date, opening times, display times, road closure schedule, capacity, and ticket prices for the 2014 event for review and approval.

3.3 Pop Up Beer Garden

The committee is asked to support the proposals for a temporary and moveable structure on the beach which requires planning permission from LBH. The structure has been designed by the Decorators and is sympathetic to Alexandra Palace's heritage and long term objectives. A summary of the designs can be found in Appendix 1.

4. EVENT SALES HIGHLIGHTS

4.1 Exhibitions and Shows April 2014 – June 2014

In April Alexandra Palace welcomed back a long standing popular event in the exhibition calendar: Big Stamp and Scrapbooking Show. This is one of the largest and most popular paper craft shows in the UK with over 60 retailers showcasing their products alongside a number of inspirational craft demonstrations and projects. The event ran smoothly with over 8,000 visitors over 2 days and a golf buggy was laid on from the Palm Court to the East Car Park to enable older visitors to safely get across the South Terrace. The Client was extremely happy with the event and we look forward to welcoming them back in September.

As mentioned in the last SACC report, Drive in Cinema took place between 31st March and 4th April in the Pavilion car park. All films finished before 10pm and there were only two complaints about the noise. This event received overwhelming positive feedback on social media and the Sales team are hoping to secure another week of film screenings later in the year.

Antiques returned in May and numbers were slightly down on previous shows with around 3,000 visitors. This was the last show run by the current organisers, Nelson who have sold the Alexandra Palace event to International Antiques and Collectors Fair (IACF). IACF also run trade shows so there is a possibility that we can look forward to expanding our business with them.

Also in May Alexandra Palace hosted Phex – the first time that this plumbing trade show has exhibited in London. The Client was pleased with stand sales and footfall across the 2 day event and it is likely that this will become a repeat booking for the Sales team.

The Great British Tattoo Show returned for a second year in late May and this time they bought the Lucha Wrestling with them. Footfall was significantly up on last year with 6,500 visitors across the weekend compared with 5,200 in 2013. Another quirky spectacle this year included a wedding ceremony in the Great Hall which was filmed as part of the TV show *Don't Tell the Bride* (to be aired later this year).

Les Mills and UCAS were the two big shows in June. Les Mills was a new fitness event designed to introduce the Les Mills exercise programme to their instructors and key fitness personal within the industry. This was a packed day with a number of classes taking in place in various rooms across the site. The Client was extremely pleased with the venue.

The UCAS exhibition was another first for Alexandra Palace with the event previously being held at Olympia. Numbers exceeded expectations and the Client made a point of commenting on the friendliness and professionalism of all the staff involved on the day. The Sales team are working hard to secure further business with UCAS and are prioritising building this relationship.

In addition to a strong 3 months of exhibitions and shows the Sales team also secured a number of smaller film shoots, most notably John Lewis 150th advert

and location shooting for the ITV drama Mr Selfridge. Pushing Alexandra Palace as a location to producers is one of the main objectives this financial year for both the Sales and Marketing teams and we were selected as Film London's Location of the Month in April.

4.2 Live Music

In April Alexandra Palace hosted British rock band You Me at Six with over 9,000 people attending and many queuing along the South Terrace from early in the morning. The demographic was as expected; young adults 16-24 with a 60:40 female to male split.

Alexandra Palace has recently announced upcoming gigs by Alt-J and 1975 which are expected to sell out and the Sales team are also preparing a very busy programme for the autumn.

4.3 Future Events

Going forward there is much to look forward to starting with Haringey Boxing this weekend. This is followed by the established Cyprus Wine Festival and the new Big Bang Science Fair. Moving into the summer we welcome back Summer in the City, Antiques and Big Stamp before moving into the live music months starting with Alt-J and the 1975. Taking Alexandra Palace into October is the firm favourite Knitting and Stitching show which is increasing its residency to 5 days this year.

Date	Event
Haringey Boxing	Thursday 19th - Sunday 22nd June
Cyprus Wine Festival	Friday 27th - Saturday 29th June
Hornsey Carnival	Saturday 5th July
The Big Bang Fair	Monday 7th - Tuesday 8th July
Camden Light Orchestra Event	Monday 7th July
Queensbury Boxing	Saturday 12th July
Funfair	Sunday 20th July - Tuesday 9th September
Summer in the City	Thursday 7th August - Sunday 10th August
Crouch End Festival	Saturday 13th September
Antiques	Saturday 13th September- Sunday 14th September
Big Stamp	Thursday 18th - Sunday 21st September
Open House History Tours	Saturday 20th - Sunday 21st September
alt-J Live Music Concert	Wednesday 24th - Thursday 25th September

1975 Live Music Concert	Tuesday 30th September - Wednesday 1st October
Knitting & Stitching Show	Monday 6th - Sunday 12th October

5 FIREWORKS UPDATE

Preliminary planning for the 2014 Fireworks event is now well underway. A Safety Advisory Group meeting is scheduled for Monday 23rd June with all the major agencies and local authority bodies. Top line information will be discussed outlining the date, opening times, display times, road closure, capacity, and ticket prices as detailed below. The German Bier festival will also be returning but the Events team are working on making this a ticketed event with a maximum capacity of 5,500.

Top Line Fireworks information

Date	1 st November 2014
Opening time	15:00
Display time	19:30
Capacity	35,000
Ticket price	held at 2013 prices

6. POP UP BEER GARDEN – for SACCC consultation as part of planning permission application

In Farrell's 2012 spatial Masterplan six 'big ideas' were put forward for the transformation of the site. This included 'Improving first impressions' and with that objective in mind the APTL commissioned a pop up structure to create an interactive beer garden in the space outside the Bar and Kitchen. The brief specified that designs had to be inspired by the heritage of the Alexandra Palace Italian Garden which was built in 1873 within the walls of the Palace but lost in the 1980s fire and therefore reflect the building's history but in a unique and modern way. Furthermore the space had to be inviting, showcasing the exceptional views, and also flexible and movable to accommodate build up and break down for events using the Panorama Room.

The successful tender was put forward by The Decorators who have created a series of three-dimensional movable structures of varying sizes. These units work as both planters and seating areas functioning as viewing platforms and sensorial experiences providing smells of botanical species of different sizes and textures. The units can be arranged into a number of configurations bringing variation to the space and are also compact enough, at 62m², to be stored indoors.

The structure has been carefully designed to be sympathetic and relevant to the overarching objectives of Alexandra Palace's regeneration work. It also compliments and enhances the existing beer garden and has been specifically designed as a seasonal, non-permanent feature. However, as the pop up is intended to be in place for more than 28 days the APTL is required to apply for planning permission. Please see Appendix 1 for final designs and images of plants to be used.

7. LEGAL AND FINANCE IMPLICATIONS

- 7.1** The Council's Chief Financial Officer notes the contents of this report. There is nothing specific to highlight however, the positive feedback from clients and the healthy number of events already hosted or planned is welcomed and should support both day to day activity at the Trust but also the wider regeneration activities.
- 7.2** The Council's Assistant Director, Corporate Governance has been consulted in the preparation of this report, and has no comments.

8. APPENDIX

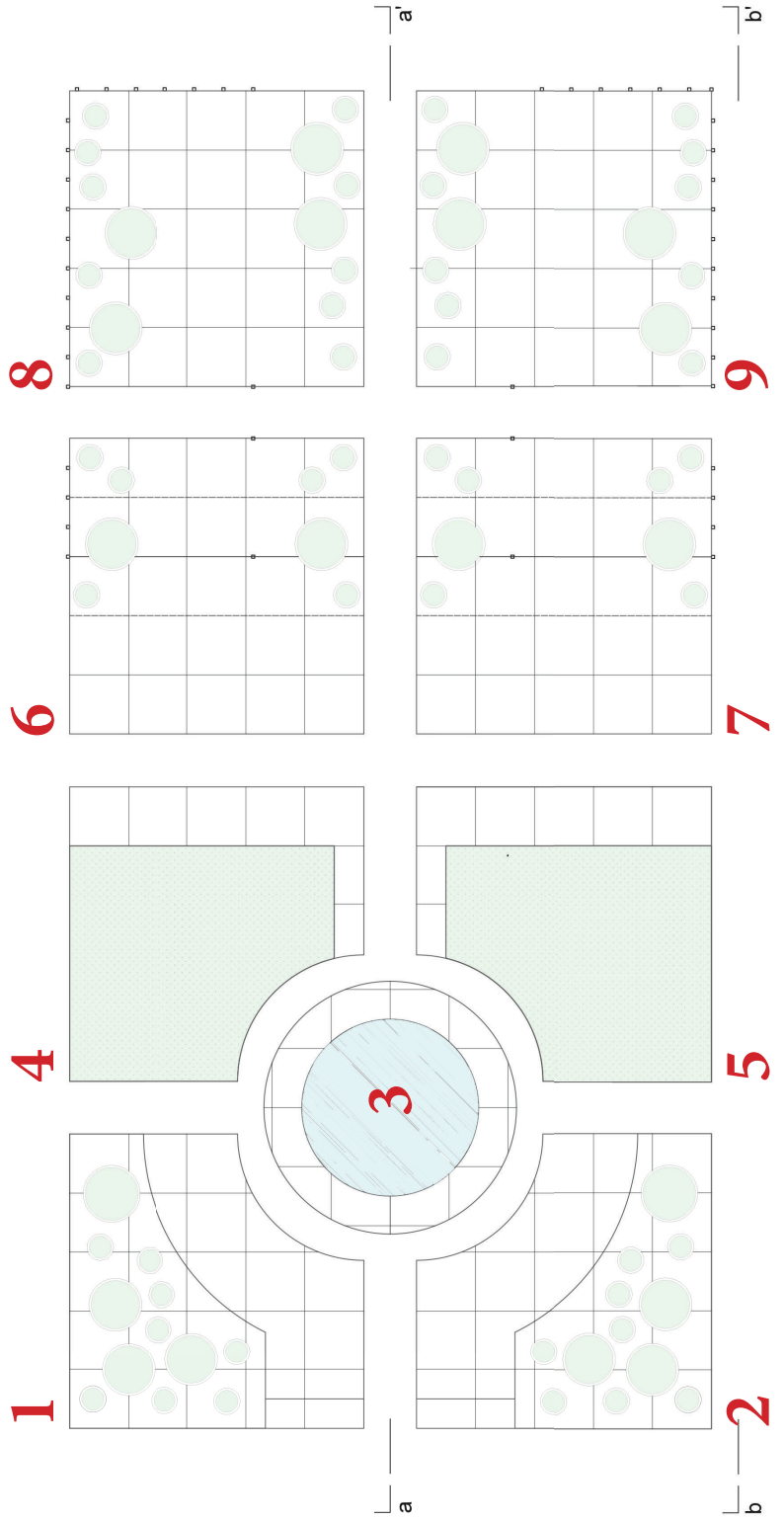
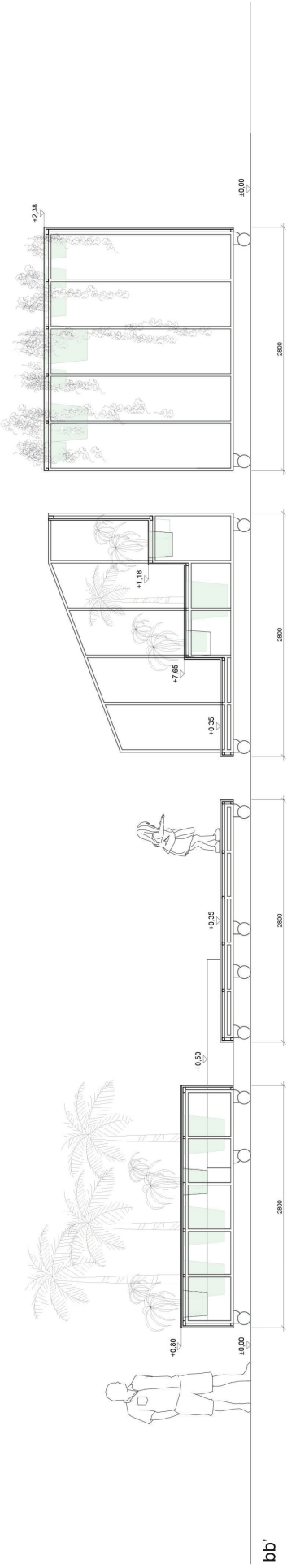
- 8.1** Pop up Beach designs provided by The Decorators

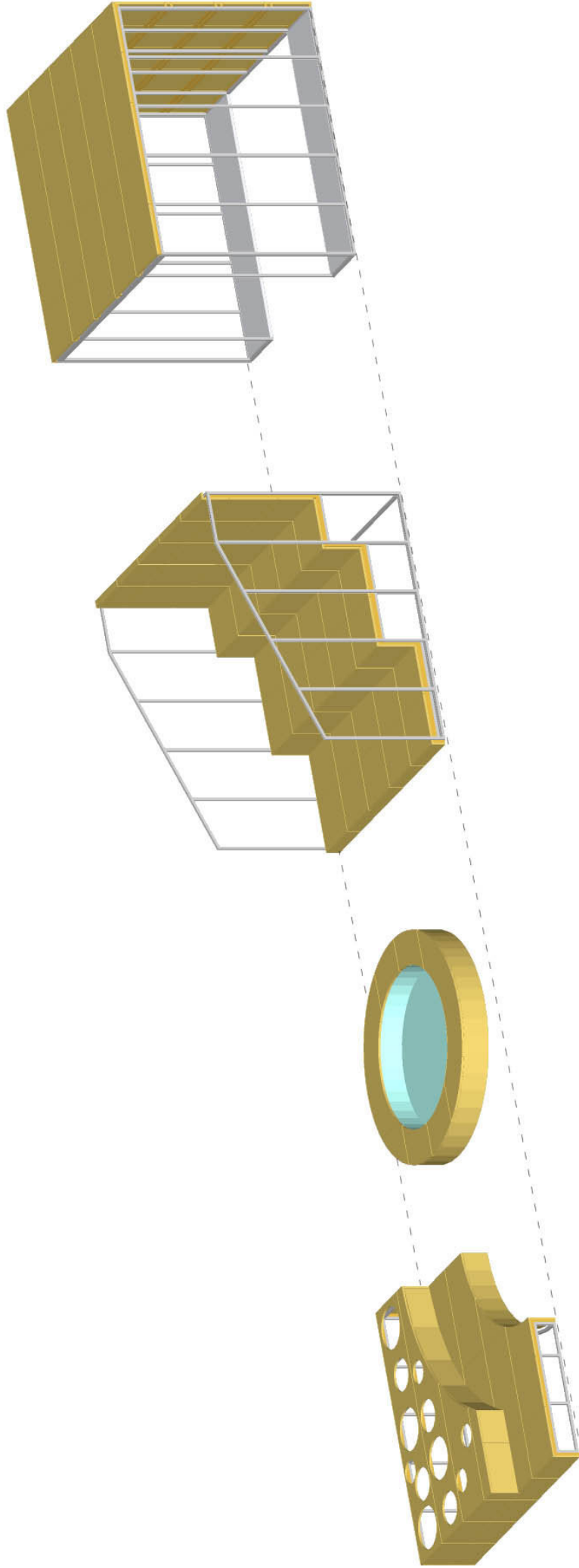
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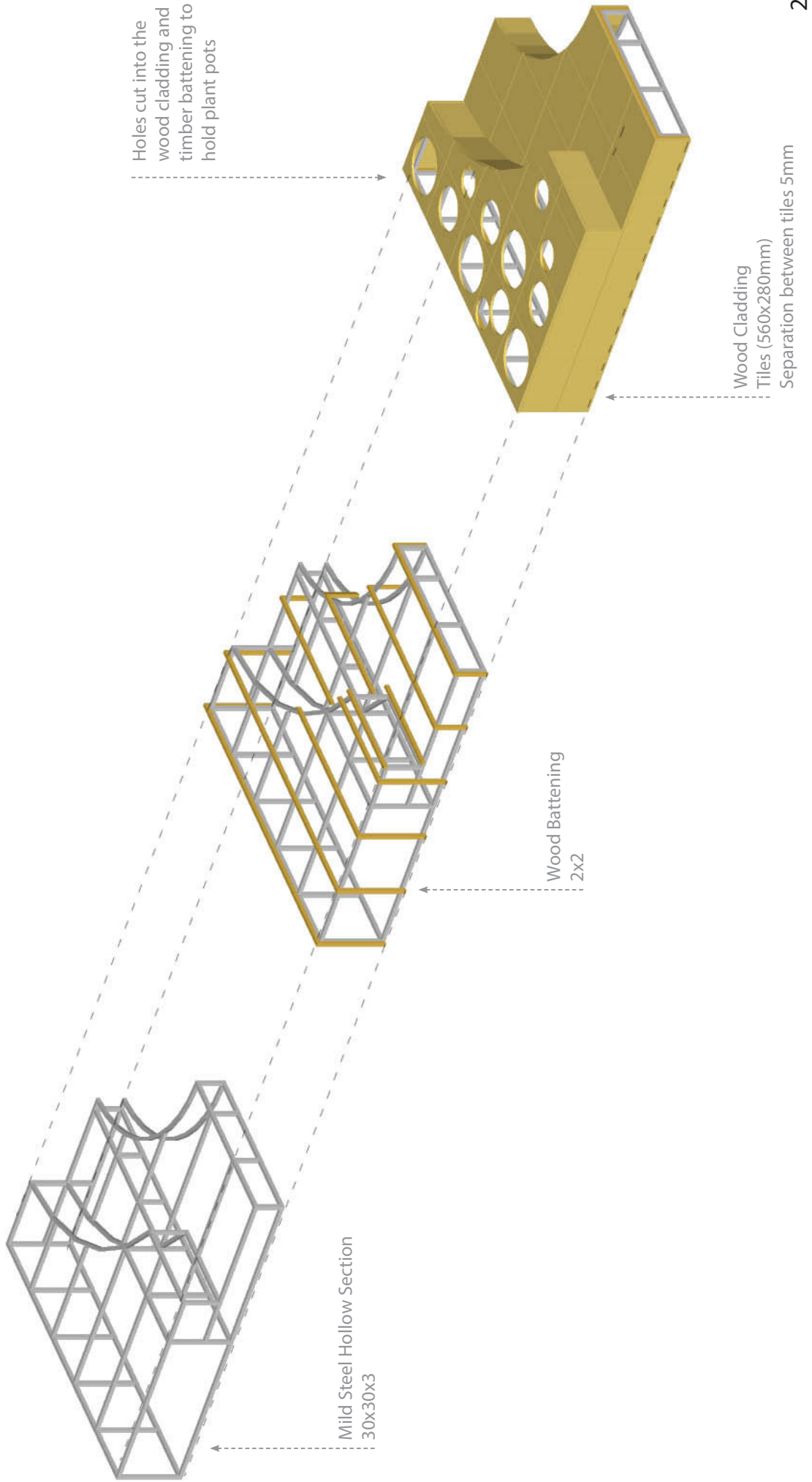
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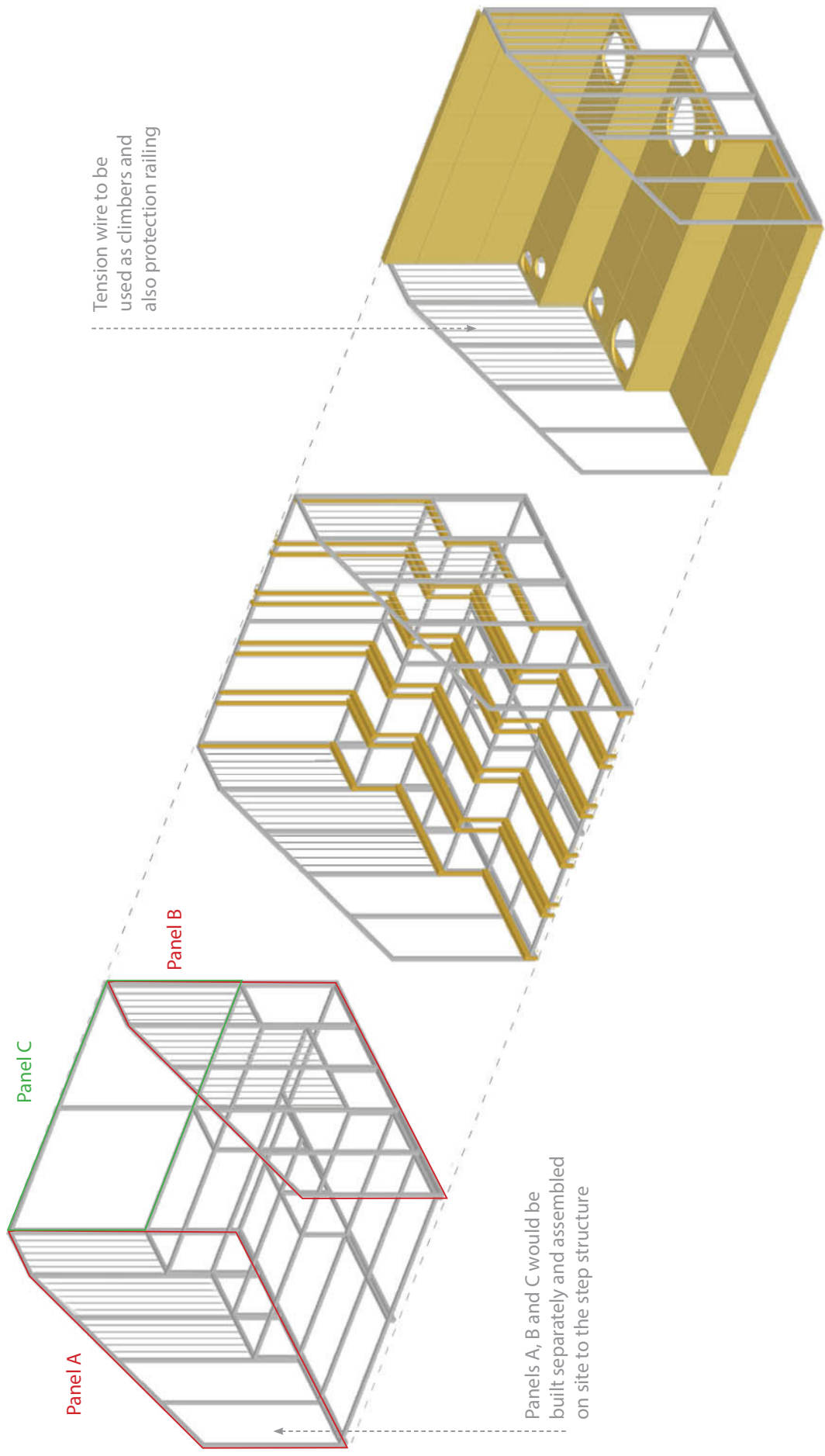
Alexandra Palace Italian Garden
The Decorators - 12 June 2014

General Plan and Elevation









Tension wire to be used as climbers and also protection railing

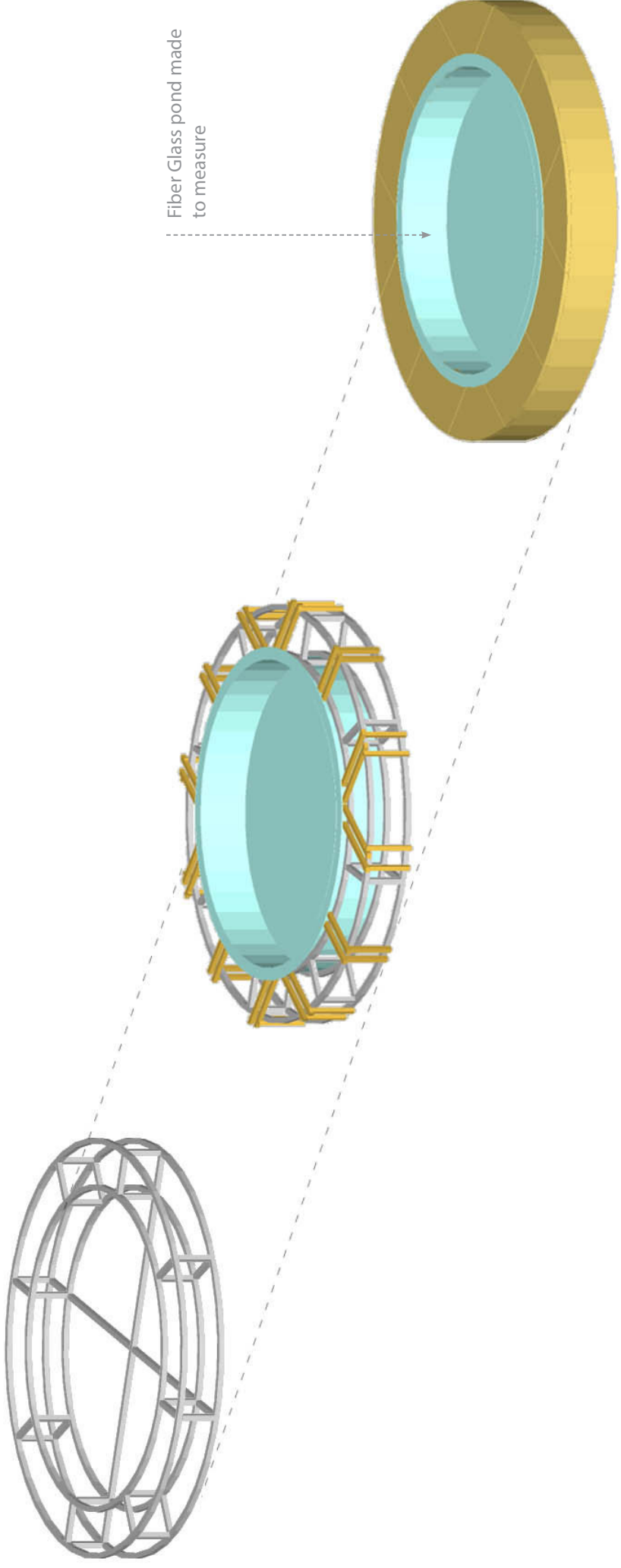
Panel C

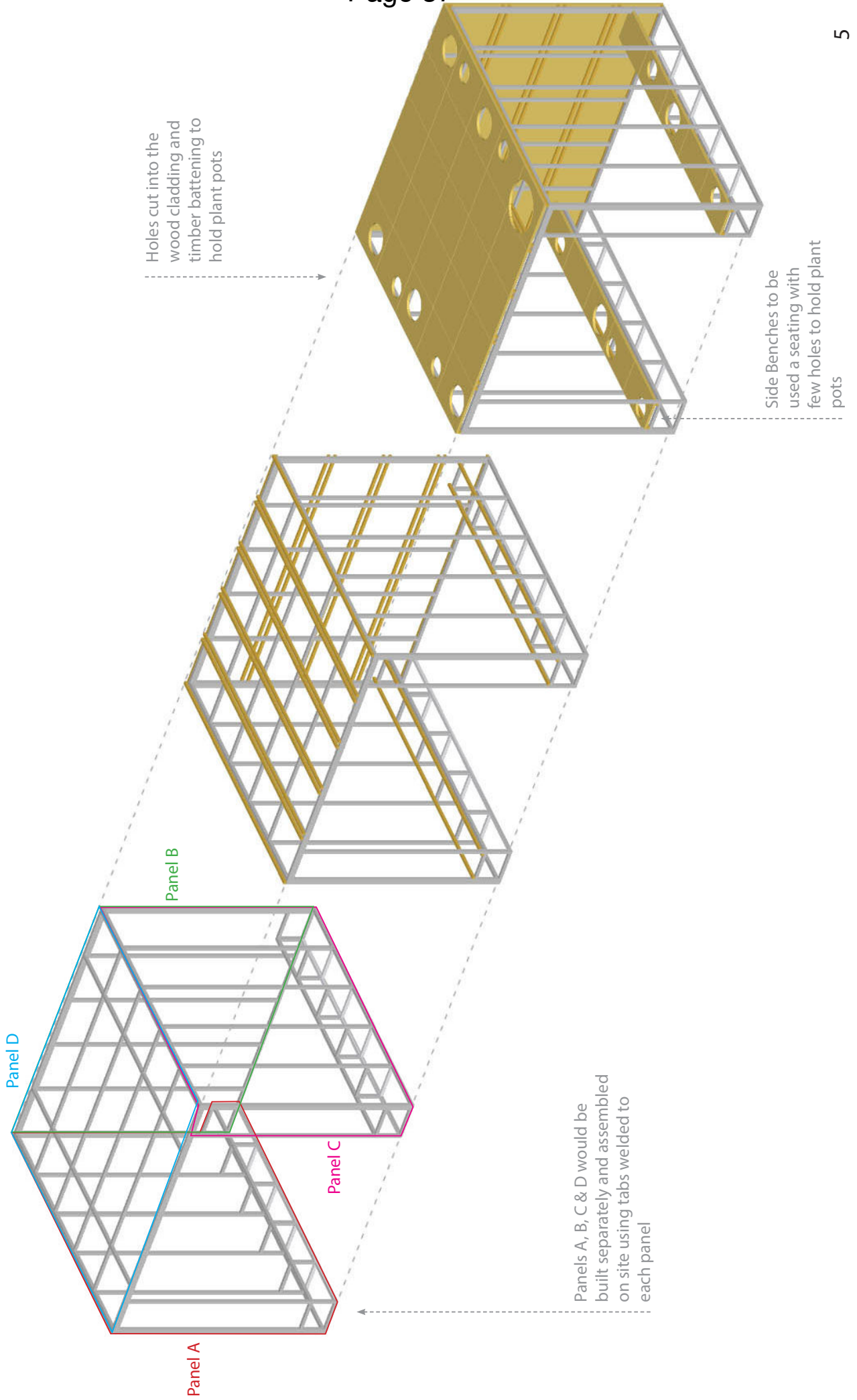
Panel B

Panel A

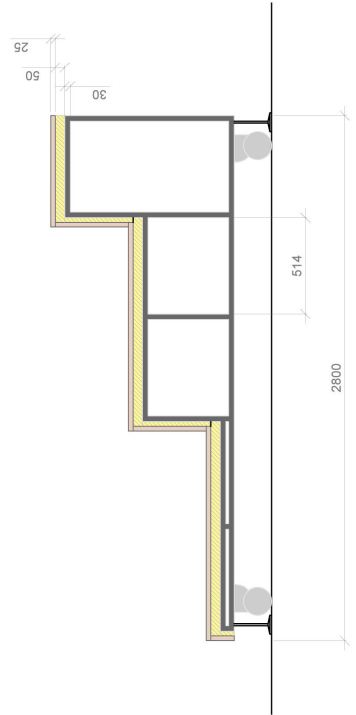
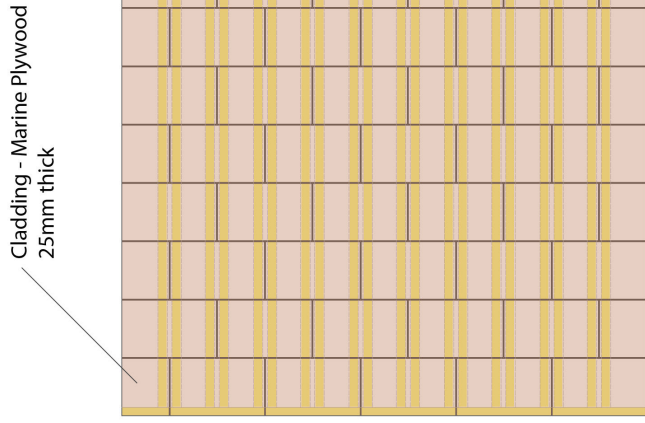
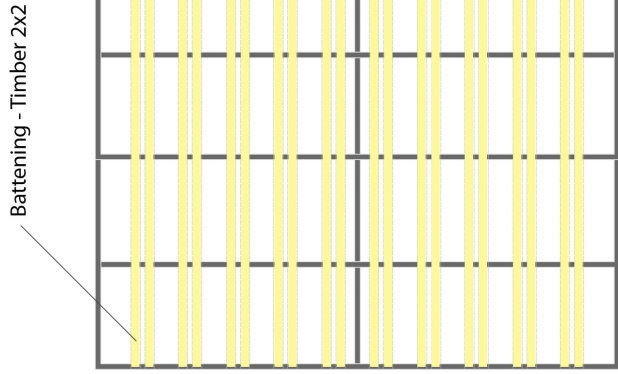
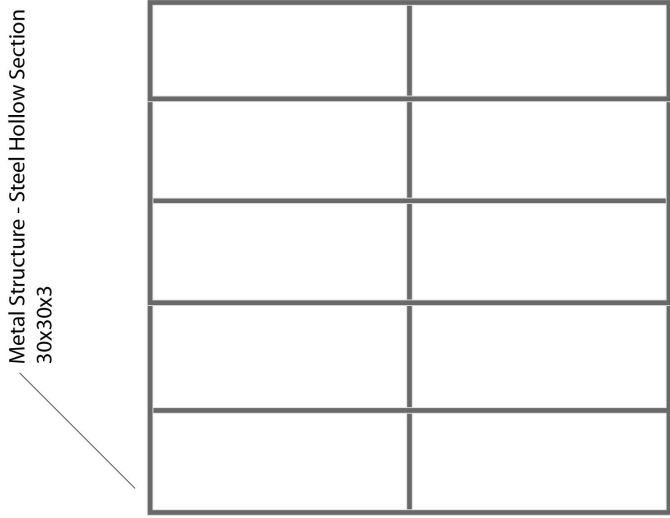
Panels A, B and C would be built separately and assembled on site to the step structure

Fiber Glass pond made to measure

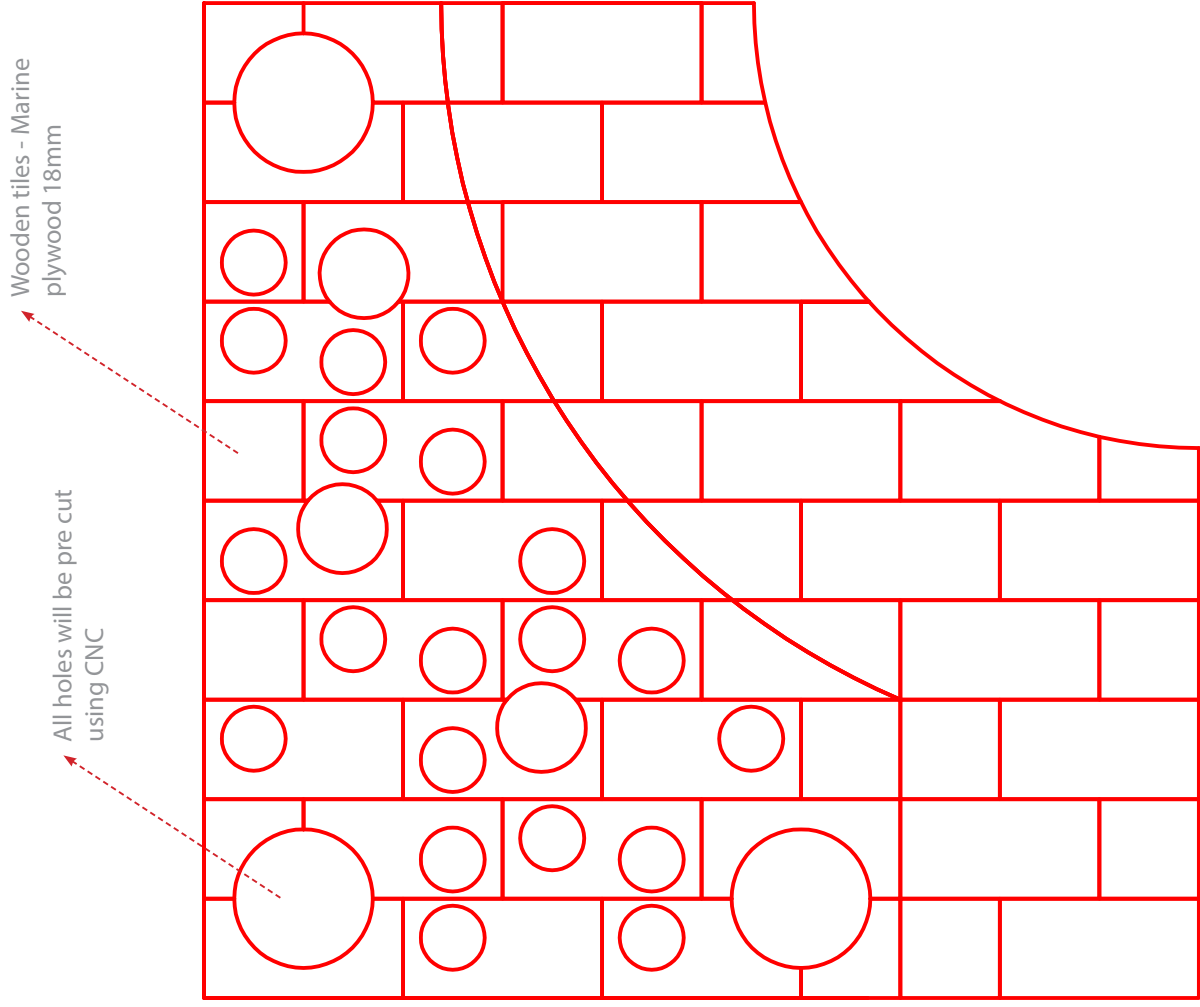




Construction Method Wood battening and Plywood Cladding
Layout Unit 6 & 7

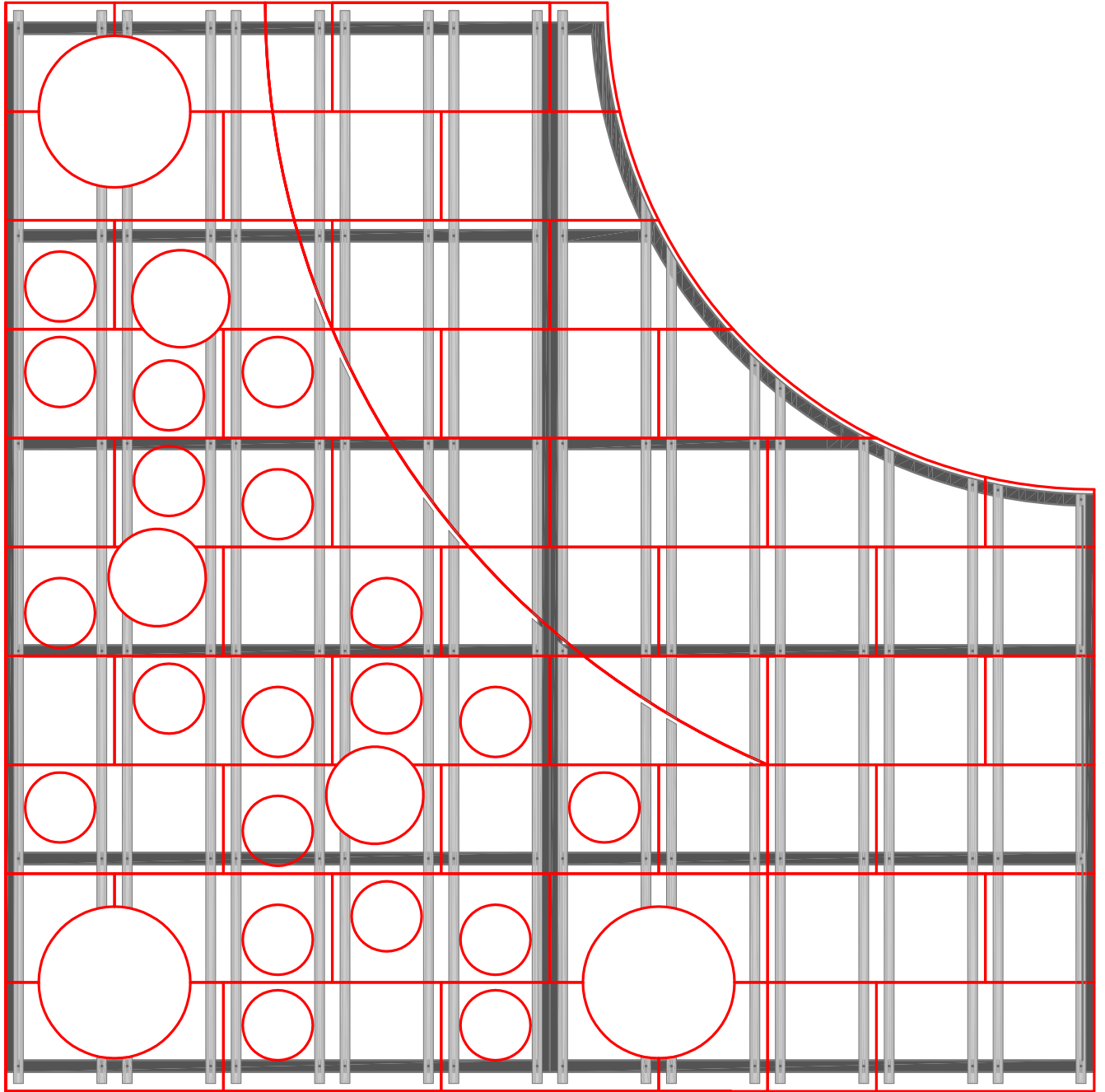


Construction Method - Wood battening and Plywood Cladding
Unit 1 & 2



METAL STRUCTURE S AND TIMBER BATTENING

CLADDING - Wooden Tiles (18mm thickness)



Plant Pots - To be fit on the different plywood holes



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Report Title: **Report of the Head of Learning and Community Programmes, Alexandra Park and Palace**

Report of: Melissa Tetley, Head of Learning and Community Programmes Alexandra Park and Palace

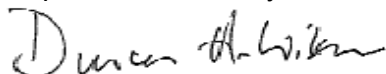
1. Purpose

1.1 To update the Committees on learning and community programmes

2. Recommendations

2.1 That the SAC/CC notes recent progress with the Trust's learning and community programmes

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Melissa Tetley, Head of Learning and Community Programmes Alexandra Palace and Park 020 8365 4321

3. Executive Summary

3.1 The Learning and Community team has taken significant steps since inception to raise the profile of the learning programme and community engagement programme. Interest in the programmes offered and joining the volunteer programme remains high and new volunteering opportunities are continually being developed.

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

N/A

5 Local Government (Access to Information) Act 1985

N/A

6. Background

6.1 Learning and Community Update

6.2 History Tours 12th -13th April

Alexandra Park and Palace Charitable Trust (APPCT) welcomed 480 people on History Tours of the Palace on Saturday 12th and Sunday 13th April. Over 300 evaluation forms were completed, 99% of those attending enjoyed their visit with only 10% saying the History Tours were their first visit to the Park or Palace.

This financial year the Palace has welcomed 1,100 people on 5 days of tours.

2 days of History Tours have been announced for the 12th & 19th July, tickets went on sale to the people on the waiting list on Friday, 13th June and on general sale on Monday, 16 June, all 480 places were sold within 48 hours. Whilst interest in the History Tours remains high postcode data collected from evaluation forms indicates that further work is needed to raise the profile of the tours in other wards within the Borough.

6.3 Lifelong Learners

For groups ranging from 20 – 30 people Alexandra Palace offers a 45 minute talk exploring 150 years of Park and Palace history (including archive photos and footage from the BBC) in the Transmitter Hall followed by a 1 hour tour of the building. The tour route changes depending on events booked in the diary.

This financial year the palace has welcomed 4 groups with 129 people in total

6.4 Schools

Interest in our core learning programme of 3 key stage 2 workshops remains high, since March 2013 we have engaged with 440 pupils from 11 local schools. To raise awareness of our learning programme and promote our workshops information about our workshops was included in the Haringey Schools bulletin sent out in June.

To encourage schools using the ice rink as an end of year activity we have created a discounted price for skating for groups who taking part in the learning programme. 2 schools have already booked this package and a number of other schools are looking into available dates.

The new primary national curriculum will be implemented from September, to assist with the development of new workshops APPCT is creating a volunteer opportunity to investigate how the changes will affect school visits and brainstorm ideas for new workshops linking the history of the Palace to the new History, Citizenship and English syllabus. We are looking for this work to be completed by July to ensure time to pilot and promote the new workshops for schools at the start of the academic year.

A number of projects are being developed to pilot with local secondary schools including a Victorian STEM (Science, Technology, Engineering and Maths) workshop, BBC workshop alongside our 2014 learning programme.

6.5 Alexandra Palace: War on the Home Front

All refurbishment work to the Transmitter Hall has now been completed, furniture has been purchased for use by school groups and an interactive white board has been installed.

The exhibition research is now complete and work has started writing the interpretation panels and accompanying souvenir brochure. Dr Johnson's House in Gough square has offered us two display cases free of charge for the temporary exhibition. The Curator and I are working on a plan to move the cases in August once their temporary exhibition has finished. An MA Museum Studies student from UCL started her placement in early June, amongst other things she will be assisting with the documentation to be sent to the private collectors who are loaning objects and supporting the Learning Officer to deliver the project.

Work has commenced exploring the possibility of borrowing two George Kenner paintings from Bruce Castle for the first six months of the exhibition (September 2014 – March 2015) followed by one painting from the Imperial War Museum for the second half (March – September 2015).

The exhibition will open with a private view on Monday, 15th September which marks 100 years since the Belgian refugees arrived at the palace. Alongside the exhibition there will be a programme of events for adults, families, schools and community groups to engage the widest possible audience with our story.

6.6 Events

The Learning and Community team are continually looking for new opportunities to promote the history of the Park and Palace to new and existing clients across the organisation. During meetings with new clients the Trading Company now promote a bespoke learning package to enhance contract bookings.

A school workshop was offered to a local secondary school with a theatre company rehearsing Macbeth before a season in New York. Working closely with the Sales team a school workshop was organised for 20 Year 10 (14-15 year olds) drama students from Heartlands High in the Theatre. The group had a 20 minute Q&A with Sir Kenneth Branagh, Rob Ashford and other cast members. The pupils were given the opportunity to ask the cast questions about careers in acting, and their own personal experiences in the acting profession. This was followed by vocal warm up exercises led by the cast and the ladies playing the 3 witches who talked about their connection on stage and how they had been preparing for the part. As a finale to the workshop the group were taken back to the Panorama Room to watch the first sword fight scene in Macbeth. The teachers and pupils were fascinated by the choreographed fight scene and the intensity of the acting, with feedback from the pupils and teachers expressing how brilliant and inspiring it was to see a well-known cast perform.

The Learning Officer is also working with a Music Teacher at Alexandra Palace School to offer a Year 10 BTEC ([Business and Technology Education Council](#)) visit in September to learn about the live music industry. Working closely with the Sales and Events teams the group have been offered a tour during a concert build up with a Q&A session with the Health & Safety Advisor, Event Manager and the Head of Marketing who will give short presentations about their roles and answer any questions that may arise. The group will return the following day for the concert, accompanied by the Learning Officer where they will see how the venue has been transformed.

A stall has been offered at the Big Bang Exhibition in July to promote our learning programmes to schools, alongside the Centenary workshop available from September 2014. A verbal update from the Learning Officer will be provided at the meeting.

6.7 Volunteering Update

Currently the Palace has 40 active volunteers supporting the Learning and Community Team in a variety of roles these include WW1 Researchers, History Tours Volunteers, History of the Palace Researchers, Volunteer Co-ordinator and Learning Administrator Volunteers. Since September 2013 volunteers have donated an estimated 1035 hours, and as a thank you for their contribution in conjunction with National Volunteer Recognition Week a joint social event was organised for volunteers and AP staff. The event gave volunteers the opportunity to network with staff across the organisation and to share their experiences volunteering at the Palace. The social event also enabled our volunteers to get together as a team and for the Palace to officially recognise and thank them for their support to date.

6.8 Community Update

For the second year running as part of a community engagement programme on 4th June Alexandra Palace hosted Haringey Metropolitan Police's Volunteer Recognition Event in conjunction with National Volunteer Week. VIP's from across the Borough alongside members of the force and volunteers arrived for a series of presentations and awards to recognise the contribution volunteers make to Haringey Metropolitan Police. Awards were presented to 5 long standing volunteers who have been volunteering for the Police for over 10 years. Our in house caterers provided a hot buffet and the highlight of the evening was a bespoke talk and tour of the Theatre. Feedback received was incredibly positive with compliments ranging from the presentations the CE gave explaining the HLF programme and its context within Haringey to the exemplary standard of the catering provided. The bespoke talk and tour of the Theatre was the highlight of the evening with 60 people signing up to view the Theatre after dinner.

Due to the success of the event with support from our in house catering and House management team enquiries are now underway to explore the possibility of hosting the event for a third year in June 2015.

7 Legal Implications

- 7.1 The Council's Assistant Director, Corporate Governance has been consulted in the preparation of this report, and has no comments.

8 Financial Implications

- 8.1 The Council's Chief Financial Officer notes the contents of the report and has no issues to highlight.

9 Use of Appendices

- 9.1 N/A

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

8th April 2014

Report Title: **Report on market testing options for hotel and events business, Alexandra Palace**

Report of: Duncan Wilson, Chief Executive Alexandra Park and Palace

1. Purpose

1.1. To outline the proposed approach to issuing an invitation to tender for the hotel opportunity and an associated interest in the events business, and seek SAC/CC views prior to a Board decision on how to frame an approach to the market later in 2014

2. Recommendations

2.1. That the SAC and CC endorse the recommended approach as at most likely to meet the Trust's objectives and secure investment of the magnitude needed on terms acceptable to the Trust

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Duncan Wilson, Chief Executive Alexandra Palace and Park

3. Executive Summary

- 3.1 To deliver the programme set out in the masterplan and to underpin the future of the Palace and Park the Trust needs to raise a significant quantity of investment. Realistically this needs to come from not just the Borough and the Lottery, but also from the private sector, especially if a hotel is to be built at the Palace
- 3.2 The hotel would sustain round the clock activity at the Palace, and allow us to grow the events business eg for conferences and exhibitions
- 3.3 However the feedback from the "soft" market testing in 2013 was that whilst there were several potential operators at varying price/quality points, to find a developer willing to put up the capital we would need to give some reassurances about the strength and vitality of the events business
- 3.4 Those reassurances might take a number of different forms, from a model where an developer took over all or part of the events business in return for investment in the facilities, to a more straightforward "operating agreement" whereby the present system of an independent Trading Company wholly owned by the Trust continued, but the hotel developer and operator had some measure of control over the events diary
- 3.5 This "operating agreement" would leave the Trust to raise the capital to repair and replace the events infrastructure itself, from internally generated funds and (potentially) prudential borrowing via the Borough. This organic growth model would take longer than a major commercial investment programme, but might be more realistic
- 3.6 We therefore suggest that the hotel development and operating agreement over events is our core option in approaching the market, but that at this early stage we do not rule out other possible models of commercial engagement, and see what potential developers and operators propose.
- 3.7 Whatever proposals emerged from this process would of course be fully consulted on before decision was made by the Board. The length and form of the consultation process would depend on the statutory position – ie whether the proposals were within the scope of the 1985 Act or the 2004 Charity Commission order.

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

N/A

5. Local Government (Access to Information) Act 1985

N/A

Background

- 6.1 Commercial investment in the Palace is an important part of our regeneration strategy. Finance from LBH, the Lottery and other charitable donations will not be enough to address significant underinvestment in the facilities of the Palace to bring them up to a modern standard, to put the historic fabric in good repair and to take advantage of new opportunities to sustain the business such as building a high quality hotel. It is the latter opportunity – the risk capital for building and operating a hotel - which best fits the private sector investment model.
- 6.2 The information from the “soft” market testing conducted last year is that there is strong interest from four and three star hotel operators but interest from developers willing to invest substantial capital in the building is more limited. The feedback is that it is unlikely that developers would put up the substantial investment which would be needed to build a hotel without greater certainty about the future of the events business, which would underpin demand for hotel bedrooms. That certainty might take a number of forms – an operating agreement is the one suggested above but it seems advisable to keep an open mind on this as we approach the market.
- 6.3 Given the level of investment required the Trust might not receive significant additional returns for a number of years. But the added vitality the presence of a high quality hotel and its customer base could give would significantly increase our chances of making the place more sustainable, taken together with the extra life that the HLF bid would bring.
- 6.4 We should also not rule out an investor being willing to put up capital to invest in the events business, in return for a share in the profits. However we would need to be clear that our overall objectives to achieve financial self-sufficiency in the Palace and continue to provide a place of public recreation were not adversely affected by any share of the income from trading which we had to surrender.
- 6.5 Whatever emerges from the market testing process must be practically operable. We know of one other major live events site where the hotel and the events business are separately owned and operated, where the different parties have resorted to litigation. We must avoid that.
- 6.6 Finally we are not planning to approach the market in any case before greater clarity has been achieved on a number of issues including the status of the debt owed to the Borough in our accounts. That may mean after the summer break, in practice

12. Legal Implications

- 12.1 The Council’s Assistant Director Corporate Governance has been consulted in the preparation of this report, and has no comments.

13. Financial Implications

- 13.1 The Council’s Chief Financial Officer notes the contents of this report and has no further comments to add.