

NOTICE OF MEETING

Joint meeting of the 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
Assistant Director – Corporate Governance
and Monitoring Officer
5th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ

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19 January 2015

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, 20TH JANUARY, 2015** commencing at **19:30 hrs** in **THE LONDESBOROUGH ROOM, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22 7AY** to consider the business set out in the Agenda detailed below.

Yours sincerely

Natalie Layton
Clerk to the Committee

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES AND MATTERS ARISING (PAGES 1 - 16)

- i. To approve the minutes of the informal Joint Statutory Advisory and Consultative Committees held on 27 October 2014.
- ii. To note the minutes of the Advisory Committee held on 27 October 2014.
- iii. To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 28 October and 9 December 2014

4. REPORT OF THE CHIEF EXECUTIVE (PAGES 17 - 24)

To receive the report of the Chief Executive, Alexandra Park and Palace, Duncan Wilson, including:

- 4.1 HLF Project – overall update
- 4.2 Events Report
- 4.3 Learning and Community Report
- 4.4 Sponsorship and Fundraising update

5. REPORT OF THE REGENERATION AND PROPERTY DIRECTOR (PAGES 25 - 36)

To receive the report of the Director of Property and Regeneration, Alexandra Park and Palace.

- 5.1 HLF Project – detailed milestones
- 5.2 Park Report
- 5.3 Palace – Fabric Report
- 5.4 Go Ape – final course plans for advice

6. ANY OTHER BUSINESS OR URGENT BUSINESS

Items raised by interested groups

7. DATES OF FUTURE MEETINGS

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	

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 Wright
Council-wide Member	:	Councillor Griffith

Consultative Committee Nominated Members:

Alexandra Palace Allotments Association	Ms J. Bourne-Taylor
Alexandra Palace Organ Appeal	Mr H. Macpherson
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
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
St Mary's CE Primary School	Ms F. Hargrove
Vitrine Ltd - The Lakeside Café	Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

Appointed Members:

Councillor Berryman
Councillor Blake
Councillor Christophides
Councillor Gallagher
Councillor Hare
Councillor Mann

Also to:

Chief Executive

Trust's Solicitor

Director of Corporate Resources

Head of Legal Services

NOTES OF THE JOINT MEETING OF THE ALEXANDRA PARK & PALACE STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE

MONDAY, 27 OCTOBER 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. 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	

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	Ms J. Bourne-Taylor
Alexandra Palace Organ Appeal	*Mr H. Macpherson
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
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
Heartlands High School	Mr D. Cole
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
St Mary's CE Primary School	Mrs F. Hargrove
Vitrine Ltd - The Lakeside Café	*Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

Consultative Committee Appointed Members:

Councillor Berryman
 Councillor B. Blake
 Councillor Christophides
 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
MONDAY, 27 OCTOBER 2014**

Also attending

Duncan Wilson – Chief Executive, Alexandra Palace
 Kerri Farnsworth – Director of Property and Regeneration, Alexandra Palace
 Andy Theobald – Fielden Clegg Bradley
 Peter Higgins – Design consultant
 Felicity Foley – Clerk, LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APSC26.	<p>APOLOGIES FOR ABSENCE</p> <p>As the Chair of the Joint Statutory Advisory Committee and Consultative Committee had given his apologies for the meeting, the clerk sought nominations for Chair of the meeting.</p> <p>Councillor Gallagher nominated Councillor Jogee. Councillor Barbara Blake seconded the nomination.</p> <p>Jacob O’Callaghan nominated David Liebeck. Caroline Hayter seconded the nomination.</p> <p>David Liebeck agreed to Councillor Jogee taking the Chair for the meeting.</p> <p style="text-align: center;"><u>Councillor Jogee in the Chair</u></p> <p>Apologies for absence were received from Jane Hutchinson, Caroline Hayter, Colin Marr, Gordon Hutchinson and Councillors Patterson and Marshall.</p> <p>Caroline Hayter substituted for Jane Hutchinson, and Sarah Holding substituted for Caroline Hayter. Jacob O’Callaghan substituted for Colin Marr.</p>
APSC27.	<p>DECLARATIONS OF INTEREST</p> <p>None.</p>
APSC28.	<p>URGENT BUSINESS</p> <p>It being a special meeting of the Committee, under Part Four, Section B, Paragraph 17 of the Council’s Constitution, no other business shall be considered at the meeting.</p>
APSC29.	<p>CHIEF EXECUTIVE'S REPORT</p> <p>Duncan Wilson introduced the report as set out and handed over to Andy Theobald and Peter Higgins to present the HLF design proposals. The following comments were made in response to the presentation:</p>

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BBC Studios

- The build up of the story from the entrance to the Studios was a great idea, and the audio visual techniques helped to do this. It was hoped that there would be a good collection of objects to complement the digital storytelling.
- A big concern was the depth of interpretation.
- How would the displays transmit to visitors the difficulties that people were struggling with at the time?
- Would at least one section of the bricked in arches be retained?
- There was a concern that it was difficult to envisage what exactly was proposed, and what would be taken away in order to achieve the final result.
- This was the last chance to 'get the studios right'. This was an opportunity to show the Baird Intermediate Film Techniques in Studio B.
- There were two conflicting aspects to the vision of the project – the fact that Alexandra Palace was a Victorian building, and the fact that Alexandra Palace was crucial to television history. The BBC and the Studios should be the highest priority.

Peter Higgins responded to the comments made. He pointed out that if the Studios were recreated with 'fakes' of the equipment that had been used, it would not be particularly inspiring to visitors. It was more useful for visitors to know how the studios and equipments worked, what chemicals were used, the mechanics of the machinery – rather than creating replicas of the original equipment. Studio A would start the story, and Studio B would show what current technology was, and what could happen in the future. The story of the studios would be described very clearly in an animation.

Duncan Wilson informed the Committee that the former Chair of the Statutory Advisory Committee, Denis Heathcote, had written a letter to the HLF which supported the removal of the bricked up arches/windows. The SAC had also commended the proposals at Stage 1 of the HLF bid.

Theatre / fabric of the building

- Friends of the Theatre were delighted with the plans for the theatre. One question that had been raised was whether it would be necessary for the floor to be flattened, as it was a huge part of the character of the space.
- Concerns were raised that this was the last chance for the Committees to consider the application. Duncan Wilson explained that proposals had been discussed in outline at a number of previous committee meetings.

Duncan Wilson explained that the business plan for the theatre indicated that flattening the floor would be necessary in order to give the space a sustainable future, as it would provide for a range of both cultural and commercial uses for the

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theatre. It would not spoil the look of the theatre – in fact the existing floor boards would be re-laid for the “new” levelled floor.

Duncan Wilson also added that the Chair of the Consultative Committee and the Joint Statutory Advisory Committee and Consultative Committee, Gordon Hutchinson, had sent an email with regards to the design. Although he had not seen the final designs, he had a good idea of what the plans would be, and was impressed at how the heritage had been safeguarded. The designers had been realistic about the modifications, and he was pleased that thought had been given to opening up the East Court. The Friends of Alexandra Park were also in support, and as Chair, he was in full support of the restoration project.

The Chair, Councillor Jogee, put to the Committees that the Planning and Listed Building Consent applications be endorsed to the Board, taking into account the issues raised during the meeting.

Councillor Hare requested that an amendment be made to the resolution to state that advice would be sought from experts with regards to the implications of removing the blocking from arches of the South East colonnade.

It was decided that the joint meeting would adjourn in order for the individual committees to make separate decisions.

Consultative Committee

Rachael Macdonald, Vice-Chair, put to the Consultative Committee that the plans be endorsed with the caveat that consultation be arranged with someone in the industrial archaeological field to find out the implications of the alterations proposed to the blocked-out arches.

Some members raised concerns over any potential costs in delaying the application further.

Members were asked to vote with regard to amending the recommendation to include further consultation: 13 members voted against, and 3 members voted for the amendment.

RESOLVED that the Consultative Committee endorse the planning and Listed Building Consent applications in respect of the Heritage Lottery scheme for the restoration and refurbishment of the East court, BBC television studios and theatre at Alexandra Palace.

Statutory Advisory Committee

**MINUTES OF THE JOINT MEETING OF THE ALEXANDRA PARK & PALACE
STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK
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MONDAY, 27 OCTOBER 2014**

	<p>Following a discussion of the Statutory Advisory Committee it was</p> <p>RESOLVED that</p> <p>This committee endorses the proposal but recommends that the Board seeks advice from an industrial archaeologist or similar expert in relation to the retention of the bricked in windows/arches.</p>
APSC30.	<p>DATES OF FUTURE MEETINGS</p> <p>NOTED the dates of future meetings:</p> <p>20 January 2015 14 April 2015</p>

The meeting ended at 22.15 hrs

Councillor Adam Jogee
Chair

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**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
MONDAY, 27 OCTOBER 2014**

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

*Mrs J. Hutchinson	:	Alexandra Residents' Association
Mr K. Ranson	:	Bounds Green and District Residents' Association
Mr D. Neill	:	Muswell Hill and Fortis Green Association
Mr K. Stansfield	:	Palace Gates Residents' Association
*Ms L. Richardson	:	Palace View Residents' Association
Mr. D. Frith	:	The Rookfield Association
Mr. D. Liebeck	:	Warner Estate Residents' Association

APPOINTED MEMBERS

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

Also in attendance:

Mr Duncan Wilson – Chief Executive – Alexandra Palace
Miss Felicity Parker – Clerk to the Committee

**MINUTE
NO.**

SUBJECT/DECISION

APSC01.	APOLOGIES FOR ABSENCE Apologies for absence were received from Jane Hutchinson and Councillors Patterson and Marshall.
APSC02.	DECLARATIONS OF INTEREST None.
APSC03.	URGENT BUSINESS It being a special meeting of the Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.
APSC04.	CHIEF EXECUTIVE'S REPORT The Committee noted the discussion held during the Joint SAC/CC meeting.

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
MONDAY, 27 OCTOBER 2014**

	<p>Following a separate discussion of the Statutory Advisory Committee it was</p> <p>RESOLVED that</p> <p>This committee endorses the proposal but recommends that the Board seeks advice from an industrial archaeologist or similar expert in relation to the retention of the bricked in windows/arches.</p>
<p>APSC05.</p>	<p>DATES OF FUTURE MEETINGS</p> <p>NOTED.</p>

David Liebeck
Chair

Signed by the Chair

Date

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 28 OCTOBER 2014**

Councillors Marr (Non-voting), Willmott (Non-voting), Hooper (Non-voting), Berryman, Christophides (Chair), Gallagher, Hare, Mann (Vice-Chair), Liebeck and B Blake

Non-Voting Representatives: Richard Hooper, Colin Marr and Nigel Willmott

Observer: David Liebeck

Also present:

Duncan Wilson – Chief Executive, Alexandra Palace

Kerri Farnsworth – Director of Property and Regeneration

Andy Theobald – Fielden Clegg Bradley

Peter Higgins – Design consultant

Felicity Foley – Clerk, LB Haringey

MINUTE NO.	SUBJECT/DECISION
APBO382.	APOLOGIES FOR ABSENCE Apologies for absence were received from Bob Kidby and Gordon Hutchinson.
APBO383.	URGENT BUSINESS There was no such business.
APBO384.	DECLARATIONS OF INTERESTS None.
APBO385.	QUESTIONS, DEPUTATIONS OR PETITIONS None.
APBO386.	GOVERNANCE Members who had not yet signed their Code of Conduct forms were reminded to do so.
APBO387.	MINUTES The minutes of the Alexandra Palace and Park Board held on 22 July 2014 were approved as a correct record of the meeting. <i>Note – the minutes of the Statutory Advisory Committee and the Joint Statutory Advisory Committee and Consultative Committees held on 7 October 2014 were not available for noting.</i>
APBO388.	HLF SCHEME PLANNING APPLICATION - NOVEMBER SUBMISSION

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 28 OCTOBER 2014**

Duncan Wilson introduced Andy Theobald and Peter Higgins, who provided an overview of the HLF design proposals.

The Chair drew the Committee's attention to the decisions of the Statutory Advisory Committee, and the Consultative Committee, made on 27 October 2014 as follows:

Consultative Committee

RESOLVED that the Consultative Committee endorse the planning and Listed Building Consent applications in respect of the Heritage Lottery scheme for the restoration and refurbishment of the East court, BBC television studios and theatre at Alexandra Palace.

Statutory Advisory Committee

RESOLVED that

This Committee endorses the proposal but recommends that the Board seeks advice from an industrial archaeologist or similar expert in relation to the retention of the bricked in windows/arches.

The Board discussed the HLF design proposals. NOTED:

- There could be a potential trap in making too much of the programming side of the BBC studios, and moving towards the 21st Century. The emphasis should be on the success story of 1936, and the technology of the Studios. Other members disagreed with this point, and pointed out that programming was an important aspect of television, and that the programming element was what made Alexandra Palace unique. It was also pointed out that the exhibition should not be designed by Committee, but by the experts who had been hired for the purpose.
- The theatre floor was required to be flattened in order to make the theatre suitable for a multiple range of uses. Feedback from major cultural providers was that there was a demand for theatre 'in the round', and the flattened floor would provide for this.
- With reference to the recommendation made by the Statutory Advisory Committee it was felt that the logical thing to do would be to submit the planning application without first seeking the advice of an industrial archaeologist, as part of the planning process would involve English Heritage being asked to make a recommendation based on the plans. This then would not create any delays in the timeline for submitting the planning application. The Board agreed with this approach.
- The tours of the Studios would be made up of groups of 40. The tickets would be for set times, and would go ahead regardless of whether all 40 had been booked.

RESOLVED that the Alexandra Palace and Park Board would endorse the HLF planning application.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 28 OCTOBER 2014**

<p>APBO389.</p>	<p>REGENERATION AND PROPERTY REPORT</p> <p>Kerri Farnsworth introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> • The BBC were still to provide feedback on the draft Memorandum of Understanding. It was hoped that this would be received by December. • Over 2000 people had visited the HLF public exhibition, and 433 had completed the small questionnaires. Initial analysis showed strong support for the concepts suggested. Further analysis still needed to be carried out on the responses. • HLF Round 2 – the planning decision should be available by the 1st week in March 2015. If the decision was positive, then the stage 2 bid would be considered by the HLF Board on 24 March. If this deadline was not met, then there would be a delay until May 2015, which would result in increased costs, mainly due to inflation. • Elements of the Fabric Maintenance Plan would be submitted as part of the HLF bid in December. • Purcell had been appointed to update the Conservation Management Plan. <p>RESOLVED to</p> <p>i) Note the progress with the regeneration programme, in particular the HLF project planning submission and HLF Round 2 submission.</p> <p>ii) Note the updates regarding Fabric Maintenance and the Park.</p>
<p>APBO390.</p>	<p>COMMERCIAL DIRECTOR'S REPORT</p> <p>Duncan Wilson introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> • The events schedule had been very busy. The biggest test this year would be the fireworks on 1st November, which was expected to sell out. The beer festival tickets had already sold out. • Redbull had made an approach to hold the Red Bull Soapbox in the Park again in July 2015. The Board were asked to agree this in principle. <p>RESOLVED to</p> <p>i) Note the contents of the report.</p> <p>ii) Approve in principle the return of the Redbull Soapbox Race to be held in the park in June/July 2015 (subject to negotiation).</p>
<p>APBO391.</p>	<p>LEARNING AND COMMUNITY REPORT</p> <p>Duncan Wilson introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> • There had been a relatively slow start to the WW1 exhibition, but there were now a lot of bookings and the exhibition was opening regularly. • The volunteer scheme was still running well. • An activity plan was currently being worked on.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 28 OCTOBER 2014**

	RESOLVED to note the report.
APBO392.	ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT There was no such business.
APBO393.	FUTURE MEETINGS NOTED the dates of future meetings as follows: 10 February 2015 28 April 2015
APBO394.	EXCLUSION OF THE PUBLIC AND PRESS RESOLVED to exclude the press and public from the meeting due to items 14-18 containing exempt information as defined in Section 100a of the Local Government Act 1972; Para 1 – information relating to any individual, Para 2 – Information which is likely to reveal the identity of an individual, Para 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information), and Para 5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
APBO395.	CHIEF EXECUTIVE REPORT AND RESTRICTED ITEMS RESOLVED to agree the recommendations in the report.
APBO396.	APPCT FINANCIAL RESULTS RESOLVED to note the performance of the Trust for the five months ended 31 August 2014.
APBO397.	APTL MANAGEMENT ACCOUNTS RESOLVED to note the accounts for APTL for the five months ended 31 August 2014.
APBO398.	APTL RISK REGISTER RESOLVED to note the Risk Register.
APBO399.	ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT None.

COUNCILLOR JOANNA CHRISTOPHIDES

Chair

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 9 DECEMBER 2014**

Councillors Christophides (Chair), Berryman, B.Blake, Hare, Mann (Vice-Chair)

Non-Voting Representatives: Gordon Hutchinson, Colin Marr and Nigel Willmott

Observer: David Liebeck

Also present:

Duncan Wilson – Chief Executive, Alexandra Palace

Kevin Bartle – Assistant Director of Finance, LB Haringey

Lucy Fenner – Head of Client Sales

Melissa Tettey – Head of Learning and Community Programmes

Natalie Layton – Clerk, LB Haringey

**MINUTE
NO.**

SUBJECT/DECISION

APBO01.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllr. Tim Gallagher and Richard Hooper.</p>
APBO02.	<p>DECLARATIONS OF INTERESTS</p> <p>NONE.</p>
APBO03.	<p>GO APE - COURSE PLANS</p> <p>Received the report of the Director of Regeneration and Property, Alexandra Palace, included in the agenda pack (pages 1-7). Duncan Wilson, Chief Executive, Alexandra Palace, introduced the report detailing the latest developments for the proposed Go Ape Course, as laid out.</p> <p>Noted in response to questions and concerns raised:</p> <p>a. The hut within the deer enclosure was an unused donkey hut and was not within the proposed Go Ape course. The proposed adjustment to the fencing of the deer enclosure would enable the deer to move away if they were disturbed by the course. Deer had been known to adjust well where other courses had been installed.</p> <p>b. Mr Hutchinson confirmed that the course proposals had met the main objections of the Friends of the Park and that Option 1 (page 5) without the additional zip wires was preferred; the general consensus of the Board was to fully support Option 1 and would consider Option 2 but Option 3 was not preferred for reasons including:</p> <ul style="list-style-type: none"> • It would be better to contain the course on the north side of the plan; • The additional zip wires and towers would cut through foliage and be more visible from other areas.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 9 DECEMBER 2014**

- c. Mr Wilson emphasised that Go Ape was a successful operator in the UK and whose preferred option would be Option 3 (page 7). Mr Wilson was prepared to steer agreement of the lease towards Options 1 and 2 but expressed concern about the risk of losing the opportunity for investment if the Board refused to consider Option 3.
- d. The next stage, after the course and financial arrangements had been approved by the Board, would be for revised plans to be presented to the Statutory Advisory Committee in January 2015 and, subject to their advice, for a lease to be drafted and subsequently signed.

RESOLVED

- i. **That the Board note the latest developments in the discussions and approve changes to the course as basis for planning application and lease with Go Ape subject to consideration of any advice from the Joint Advisory and Consultative Committee in January 2015.**
- ii. **That the Board delegate the final decision for approving the lease to the Chair of the Board, subject to a satisfactory valuation under Section 119 of the Charities Act 2011.**
- iii. **That the Board authorise the Chair to instruct, through Officers, the Head of Haringey Council's Legal Services to seal the final lease document assuming planning consent will have been approved.**

APBO04.	<p>EXCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED to exclude the press and public for the meeting for items 5-9 , as they were likely to 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>
APBO05.	<p>GO APE - BUDGET SUMMARY AND LEASE TERMS</p> <p>RESOLVED to agree the recommendations.</p>
APBO06.	<p>HERITAGE LOTTERY FUND PROJECT ACTIVITY PLAN</p> <p>RESOLVED to agree the recommendations.</p>
APBO07.	<p>HERITAGE LOTTERY FUND PROJECT - BARKER LANGHAM BUSINESS PLAN</p> <p>RESOLVED to agree the recommendations.</p>
APBO08.	<p>HLF PROJECT - APPROVAL FOR CHAIR TO SIGN COVERING LETTER TO THE HERITAGE LOTTERY FUND (HLF) PROJECT BID</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD
TUESDAY, 9 DECEMBER 2014**

	RESOLVED to agree the recommendations.
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The meeting ended at 21:50hrs

COUNCILLOR JOANNA CHRISTOPHIDES

Chair

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Agenda item:

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

On 20th January 2015

Report Title: **Report of the Chief Executive, Alexandra Park and Palace**

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

1. Purpose

1.1. To update the Committees on the overall position in relation to the HLF project, the latest position on events at the Palace and in the Park, the learning and community programme report, and progress with sponsorship and fundraising

2. Recommendations

2.1 That the SAC and CC notes the above reports

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



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

3. Executive Summary

3.1 As reported by the Director of Regeneration and Property, the planning consent process for our HLF project is now underway and by the time of the SAC/CC meeting our bid will have been submitted in full. On balance we have received strong support from partner organisations and local community representative groups, although we must acknowledge that support for some aspects of the scheme is not universal. We now await the outcome of both the planning and the HLF processes.

3.2 In the meantime the events business continues to run successfully, with one of our busiest years ever.

3.3 Similarly the APP learning programme, including the temporary exhibition Alexandra Palace: War on the Home Front, has continued to make good progress. The Head of Learning and Community's update on the learning, volunteer and community programmes, and the HLF Activity Plan which will give them new impetus if our HLF bid is successful, is given below.

3.4 Finally a short update on fundraising and sponsorship activity is attached

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 – HLF project letters of support

6. Letters of support for our HLF bid have been received from all the bodies listed at 19.1 Appendix 1, including the Chairs of both the SAC and CC on behalf of the Relevant Committees. I am sure the Committees will agree that it is an impressive list, and represents a lot of hard work by the APP team.
7. Details about the processes now being followed and the timetable for decision making are given in the Director of Regeneration and Property's report.

Background – events

8. A schedule of confirmed public events for the first quarter of 2015 is attached at 19.2 Appendix 2 for information. January and March are both set to be busy months at the Palace, although February is relatively quiet.
9. The Circus and funfair are both set to return to the Park around Easter time, subject to contract. The Circus performances will be from 2 April to 12 April with the earlier latest finish time of 8.50pm (previously 9.30pm), which we have negotiated in response to complaints from a neighbour.

Background – Learning and Community

10. War on the Home Front (Exhibition and Learning Programme)

Alexandra Palace's Heritage Lottery Funded (HLF) temporary exhibition telling the story of the Park and Palace as a Belgian refugee and camp for interned enemy aliens has been well received since its launch in September with over 690 people visiting the exhibition to date. The majority of visitors have expressed surprise at discovering the significant role the Palace played during the Great War.

Tickets for the exhibition are now available via Eventbrite (<http://www.eventbrite.co.uk/e/war-on-the-home-front-exhibition-tickets-14162956785?aff=es2&rank=9>). Following the Private View a number of changes have been made including the layout of the room to increase engagement with the story, and additional content and a table of replica objects which has been incorporated to bring the story to life. Feedback following the changes has been positive with an increase in visitor dwell time currently estimated to be between 30-45 minutes.

As soon as the changes had been made, visitors began initiating conversations with the Volunteer Exhibition Assistants to share personal memories of similar events, connections to Alexandra Palace and in a few cases stories of relatives who were interned at the Palace. Any visitors with family stories of how the Park and Palace were used have been encouraged to email the Learning & Community team, all new information received is being kept on file and will be used to form part of our ongoing research and incorporated into resources for schools and community groups.

Alongside the exhibition the Learning and Community team are running a bespoke programme of events including a series of lectures. The first in the series was by Christophe Declercq (Centre of Translation Studies at University College London) on the 17th December in the Transmitter Hall. Christophe spoke about what it would have been like for the refugees celebrating Christmas in a new country without family or friends. He also explored the reactions of local people who reacted positively to the arrival of the Refugees and in a remarkable act of generosity donated a lavishly decorated tree, food for a Christmas meal and presents for all the children. A further update will be provided at the meeting.

To support the War on the Home Front exhibition a programme of drop-in family activities has also been developed. The family activities were promoted through the learning programmes School network, the Haringey's school bulletin and in an e-shot to all Ice Rink pantomime ticket holders for Sunday, 21st December. Families taking part in the activities will have the opportunity to view archive photos to imagine what Christmas might have been like for the thousands of refugees at the Palace. As part of the festivities families will also have the opportunity to make a Christmas decoration to take home and hang on their own trees. An update will be provided at the meeting.

In partnership with the Explore Co-ordinator at Heartlands High School, 3 new learning programmes were developed to link in with local schools studying the First World War. Over 160 pupils have already visited the Palace and through our schools network we will continue to promote the workshops to local schools. A teacher's event is currently being developed for early 2015 with the purpose of raising awareness of the learning programme and the opportunities onsite to compliment the national curriculum.

11. Core Learning Programme

Interest in the core learning programmes remains high, in the first eight months of the financial year the number of pupils visiting the Palace has doubled from last year to over 800. All local schools that are not currently engaging with the learning programme have been contacted to arrange meetings with Heads or individual, this has already resulted in 3 additional bookings by new schools.

To accommodate schools with a year group over 35 (capacity of the Transmitter Hall) the Learning team has developed themed art and craft activities. On 8th December a local school brought a group of 90 Year 3 pupils (aged 7) to learn about the Palace in Victorian times. The pupils were divided into 3 groups for a treasure hunt in the Theatre, a workshop in the Transmitter Hall and a self-led sketching activity in the Palm Court. After ½ an hour each group rotated until all groups had completed each activity.

This was the first time such a large group had taken part in the learning programme, feedback from staff was really positive and planning is now taking place for another visit of 90 pupils from the same school in January 2015.

12. History Tours 24th and 25th January 2015

A waiting list of people unable to visit during Open House in September was created and has been added to the waiting list for the January History Tours. An e-shot advising people of the January tour dates was sent to those on the waiting list on Saturday, 6th December with tickets going on general sale on Monday, 10th December. Within 24 hours over 150 tickets had been sold, we are expecting all tours to be fully booked by the 10th January 2015.

A team of 17 volunteers have been recruited to deliver the tours and we will be working closely with the Events team to ensure that both the History Tours and Excursions, taking place in the Great Hall are a success.

13. Trading Company cross-over

Feedback on the BTEC Music visit from staff and pupils at Alexandra Park School was really positive. The next steps are to explore the possibility on incorporating the Music programme on a yearly basis within our existing learning programme

To promote the lifelong learning opportunities at Alexandra Palace the Learning Team will be having a stall at the Excursions Travel Fair (Saturday, 25th January). Visits from U3A (University of the third age), PROBUS (retired business professionals) and specialist interest groups have proved popular with 8 groups of over 200 people between April 14 and January 15 already booked. Having a presence at the show will raise awareness of the visits to the Palace to groups from around the UK and will hopefully result in increased visitors as part of the learning programme.

14. Volunteering Update

With a busy programme of activities and events for December the volunteers will be supporting the Learning and Community team with the War on the Home Front evening talk and drop in family activities over the Christmas period.

The Learning Volunteers have been instrumental in the continued success and growth of the learning programme. With additional resources the Learning Officer is now able to offer workshops to a larger number of pupils and bookings for 2015 are being taken on a regular basis.

With a steady stream of visitors to the War on the Home Front exhibition additional volunteers are needed to support the existing exhibitions team. The Exhibition Assistant role has been advertised locally in Borough libraries, volunteer broker centres and community venues as we are keen to attract volunteers from within the local community.

As we approach the end of 2014 volunteers have donated over 2000 hours in volunteered time. APPCT has successfully integrated staff and volunteers within the organisation with volunteers regularly present at social events. Volunteer retention rate remains steady at 85% with the most common reason for leaving being permanent employment.

15. Community Update

Following on from the community engagement work in the Activity Plan consultation strong relationships have been established with the following organisations;

- Exposure
- Age UK
- Haringey Play
- Kaleidoscope
- Border Crossings
- Wave
- Haringey Shed
- Total Boxer
- Haringey Disability Forum
- Youth Entertainment Sound System
- Black Minority Ethnic Television and Media
- Tottenham Hotspurs Foundation
- A Fairer Chance
- Jacksons Lane

The team will be looking to develop the existing Learning and Community programme in consultation with local community groups and organisations. Plans are under way to ensure these groups remain aware of the existing programme of events across the site, either by using more traditional forms of marketing for those with limited IT resources, or by attending regular meetings at community venues.

16. Activity Plan

The Activity Plan content was presented to the Board on 9th December, highlighting the purpose of having a strong programme of activities for schools, communities and local residents. Particular attention was drawn to the list of potential project partners with Board Members expressing approval at the support of local and national organisations and welcomed the approach highlighted within the Activity Plan.

17. Legal Implications

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

18. Financial Implications

The Council's Chief Financial Officer has been consulted on the contents of the report and has no additional comments to add.

19. Use of Appendices

19.1 Appendix 1 : list of organisations who provided letters of support for AP bid to HLF

1. A Fairer Chance
2. Age UK
3. Alexandra Palace Organ Appeal
4. Alexandra Palace Television Group
5. Alexandra Palace Television Society
6. Alexandra Park and Palace Statutory Advisory Committee
7. Alexandra Park and Palace Consultative Committee
8. Alexandra Park Club
9. ArtAngel
10. BBC – Director General Tony Hall
11. Border Crossings
12. Bruce Castle Museum and Archives
13. Campsbourne School
14. Crouch End Festival Chorus
15. CUFOS
16. Edmonton Hundred Historical Society
17. Exposure
18. Greater London Authority – Head of Culture
19. Friends of Alexandra Palace Park
20. Friends of Alexandra Palace Theatre
21. Haringey Council – Leader
22. Haringey Disability First Consortium
23. Haringey Shed
24. Haringey Play Association
25. Haringey Sports Development
26. Heartlands High School
27. Heritage Broadcasting Limited
28. Highgate Society
29. Highgate Wood School
30. Hornsey Historical Society
31. Jacksons Lane
32. Just Add Spice
33. Kaleidoscope
34. Lynne Featherstone MP
35. Malcolm Baird
36. Middlesex University
37. Muswell Hill Fortis Green Residents' Association
38. National Media Museum
39. Sir Kenneth Branagh
40. St Ann's and Haringay Area Forum
41. St Mary's C of E School
42. The British Vintage Wireless Television Museum
43. Total Boxer
44. Tottenham Hotspur Foundation
45. We're All Valued Equally (WAVE)
46. Youth Entertainment Sound System
47. Wood Green Area Forum

19.2 **Appendix 2: Schedule of confirmed APTL public events Q1 2015**

Event	Type	Dates
World PDC Darts	Live sport	18 Dec 14 / 4 Jan 15
World Snooker	Live sport	11/18 Jan
Model Engineering	Exhibition	15/18 Jan
Ping Pong championships	Live sport	22/26 Jan
Wave	Learning and community	23 Jan
Excursions	Exhibition	23/24 Jan
History tours	Learning and community	24 Jan
Southern Homes Show	Exhibition	29 Jan/1 Feb
RYA	Exhibition	25 Feb/1 March
Royal College of Music orchestra	Live music	5 March
Antiques show	Exhibition	7/8 March
Clean Bandit	Live music	13 March
Queensbury Boxing	Live Sport	14 March
UCAS exhibition	Exhibition	15/18 March
Edible Garden Show	Exhibition	19/22 March
Mechanix	Exhibition	23/25 March
London Festival of Modelling	Exhibition	26/29 March
Big Stamp	Exhibition	9/10 April

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

on 20th January 2015

Report Title: **Report of Regeneration and Property Director**

Report of: **Kerri Farnsworth, Alexandra Park & Palace Charitable Trust**

1. Purpose

1.1 To update the Committee on a number of areas relating to property and regeneration at Alexandra Palace and Park.

2. Recommendations

2.1 That the committee notes the APPCT Board approval of the Go Ape proposal, and endorses the recommendation that Version 2 of the course layout is accepted as the final design and that the existing underused cabin in the deer enclosure is adapted for use as Go Ape's reception cabin.

2.2 That the committee notes the contents of the rest of the report.

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



Contact Officer: **Kerri Farnsworth, Alexandra Palace & Park,
Alexandra Palace Way, Wood Green N22 7AY Tel No. 0208 365 4316**

3. Executive Summary

3.1 An update on progress of the HLF project.

3.2 Final design proposals for Go Ape and confirmation of most recent APPCT Board views.

3.3 An update on Park-related matters, including the new orchard planted in December 2014 and progress on the new Park Vision exercise.

3.4 An update on Fabric and Facilities Maintenance-related matters, including progress on an internal energy efficiency drive.

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 Update

HLF Planning and Listed Building applications

6.1 The application for the Planning and Listed Building consent for the HLF project was submitted in mid-November, on programme. The documents submitted (totalling over 20 plus over 100 plans & drawings) were all statutory requirements, except for the Equalities Impact Assessment (EqIA) which was an additional supplementary document requested by LB Haringey Planning.

6.2 At the close of the formal consultation period on 19 Dec 2014 a total of 16 letters of support, 4 neutral responses (where a response has been received but the sender has not indicated if they are in support or object), 4 statutory responses (4 in support, 1 holding response) and 7 letters of objection had been received, as set out below:-

Statutory responses

- Thames Water (support)
- English Heritage (support)
- Natural England (support)
- Theatres Trust (support)
- Alexandra Park & Palace Conservation Area Advisory Committee (holding response)

Supportive

- 16 private individuals
- Alexandra Park Club (Cricket, Football and Youth Football clubs)
- Friends of the Theatre

Objections

- 10 private individuals

Neutral

- 4 private individuals (2 apparently in support, 1 apparent objection & 1 unclear)

6.3 However the Committee should note that LB Haringey Planning have confirmed that they will accept further responses up to the date of the scheduled Planning Committee, which has been set by LB Haringey Planning team for 9 Feb 2015. At the time of completing this report the following additional responses had been received:-

Statutory responses

- London Fire Brigade (support)
- Alexandra Park & Palace Conservation Area Advisory Committee (objection)

Letters of objection

- 3 private individuals
- Councillor Clive Carter (NB. signed as a 'Trustee of Alexandra Palace & Park Charitable Trust')

6.4 The geographical distribution of respondents is set out in the table below:-

	Post code	No. of responses
IN SUPPORT (total = 14 + 5 statutory = 19)		
	N22	7
	N8	2
	N13	2
	N19	1
	N17	1
	N6	1
	not given	2
OBJECTIONS (total = 14 + 1 statutory)		
	N10	5
	N8	2
	NW11	1
	NW3	1
	NW2	1
	SE19	1
	SL6	1
	not given	2
NEUTRAL (total = 4)		
	N22 (n/k)	1
	N8 (obj)	1
	IG8 (supp)	1
	not given (supp)	1

HLF Round 2 submission

- 6.5 All but one of the documents required for the HLF Round 2 funding application (a total of over 25 documents, plus letters of support) were submitted on Monday 22 December, as agreed by HLF. The outstanding document was the Business Plan for the project which, following a very late request for further information by the HLF, was agreed with the HLF to be submitted by 16 Jan 2015.

Pre-HLF Round 2 decision activities

- 6.6 A number of activities will proceed in advance of the HLF Round 2 decision being known, which will be funded from existing Trust revenue allocations. These include a final tranche of surveys & investigations. As well as further informing the design team, these will help to inform the preparation of tenders for a package of Enabling Works and the tender brief for the Main Contractor, thus reducing risk and cost exposure on both.
- 6.7 The Enabling Works package referenced above will comprise a soft strip and removal & stabilisation of asbestos. This Works package will be funded by the HLF Round 2 grant should it be approved as expected, and will provide a sterile

construction site for the Main Contractor, which will further reduce risk, programme duration and associated costs.

- 6.8 The procurement route for the Main Contractor has been subject of extensive soft market testing, and now agreed with HLF to be a Traditional 2-stage tender. This approach facilitates early Contractor involvement during Stage 4 of design to advise on buildability and programme considerations, and hence – if managed carefully - better cost and delivery certainty. The first stage of this procurement process, the Pre-Qualification Process (PQQ) can proceed ahead of the HLF Round 2 funding decision as if worded correctly there is no exposure to abortive cost claims should for whatever reason the funding decision be delayed or the funding application not approved.
- 6.9 The second Invitation To Tender (ITT) stage would not commence until the HLF Round 2 funding was secured.

HLF Project Programme

- 6.10 The key milestones for the HLF project going forward will be:-

Jan-March 2015	completion of final site investigations & surveys preparation of Enabling Works tender documents 1 st stage (PQQ) of Main Contractor OJEU procurement
February 2015	decision on Planning & Listed Building applications
March 2015	HLF Stage 2 funding decision
April/May 2015	formal HLF Permission to start
May 2015	start 2nd stage (ITT) Main Contractor OJEU procurement start RIBA Stage 4 design
May-July 2015	procure Enabling Works contractor
Aug 2015-Feb 2016	Enabling Works package delivery
November 2015	RIBA Stage 4 design complete commence Stage 2 (ITT) Main Contractor procurement
spring 2016	recruit new HLF staff (Activity Plan and Digital Archivist) finalise Main Contractor Stage 2 appointment commence RIBA Stage 5 commence works onsite
spring & summer 2017	recruit new HLF staff (East Wing-specific)
autumn 2017	construction completed and client handover new facility commissioned
winter 2017	complete formal evaluation reports

7. Park

Campsbourne Play Centre refurbishment

- 7.1 Renovation works have now been completed, and the occupier is extremely pleased with the outcome. The final project cost was £75k, as per the budget agreed with LB Haringey's Assistant Director for Corporate Property & Major Projects
- 7.2 We are still awaiting Dinosaurs Playgroup to confirm their new management structure, so that the new lease can be put in place. We are advised by the Playgroup that this will be finalised in January 2015.

Campsbourne Section 106 project

- 7.3 The project is now 95% complete, with only the works to the track to the rail depot to be completed. This has been delayed by a water leak which Thames Water have failed to resolve, despite being chased by both LB Haringey and Trust staff.

Urban Orchard project

- 7.4 On 3 December the Trust teamed up with the Urban Orchard Project to plant two orchards with a variety of plum, apple and pear trees in the Grove. The project, funded by the Trust and supported by the Friends of Alexandra Park and John O'Conner Grounds Maintenance, brought together Park volunteers, staff from Alexandra Palace and pupils from neighbouring primary and secondary schools to plant the 26 fruit trees. The objectives of the Urban Orchard Project aim to plant, manage, restore and harvest orchards in urban areas in the UK to improve wellbeing, promote healthy eating, and to enhance the local environment and biodiversity.
- 7.5 Alexandra Park has always featured landscaped gardens but has not been used to grow fruit previously, except perhaps during the wartime allotments. As there is no historic orchard to re-create we have chosen a wide range of varieties to create an exciting mix of interesting trees and fruit.
- 7.6 The ongoing maintenance of the Orchards will provide a focus for community activity with Volunteers being sought to undertake the vital watering, pruning and aftercare of these new trees. The two orchards will also support the biodiversity in the Park and provide a safe environment which will attract honey bees supporting them to not only pollinate and reproduce in the local area.

New Park Vision

- 7.7 Work is underway to consider the future Vision of the Park alongside the ongoing work to regenerate the Palace, funded by existing budget allocations. Landscape designers Exterior Architecture have been appointed to create an illustration of the key areas where efforts will be focused in future. Themes currently being considered are connectivity, woodland management, play and facilities.
- 7.8 A series of stakeholder engagement sessions is planned for spring 2015, and members of the Committee will be invited to contribute.

Dog Control Orders

- 7.9 An external company, Parkguard, have been appointed to work for 20 hours in the Park to advise dog walkers on 'good neighbour' dog walking practices. They have already met with and advised the informal AP Dog Walkers group.
- 7.10 New legislation (the Anti-Social Behaviour Crime & Disorder Act) will be brought in in 3 years' time, which will incorporate legislation relating to dogs and hence supersede Dog Control Orders. Trust staff have already requested in writing to LB Haringey that we are fully involved in the consultation that will be required to implement this new legislation in the borough.

8. Go Ape

- 8.1 At the SAC-CC meeting on 8 July 2014 it was resolved to agree in principle to the proposal to have a high-level ropes adventure course in Alexandra Park operated by Go Ape. The Chair of the SAC-CC and Chair of the Friends of the Park was delegated to discuss the design proposals further with Trust staff and Go Ape onsite, and with the Friends of the Park committee.
- 8.2 As a result of this discussion three amended versions of the course have now been proposed by Go Ape in Appendix 1. These now do not incorporate the London plane trees, but include a new loop over what is currently the deer enclosure: this new loop will be facilitated by moving the current western enclosure boundary back and extending the eastern boundary, which has been discussed and agreed in principle by the specialist herd manager and vet for the deer.
- 8.3 In summary the three course layout options are:
- i) in this layout the entire course is located on the northern side of the carriageway;
 - ii) this course layout includes a zip-wire which leads up area adjacent to the boating lake entrance;
 - iii) this course layout includes the zip-wire as above plus and an additional zip-wire across the carriageway onto the slope below the Pavilion car park.
- 8.4 Option i) is preferred by the Friends of the Park. Option ii) is acceptable to the Friends of the Park and is the version recommended by Trust staff as it provides a zip-wire which is felt to be an important feature in attracting users. Option iii) is Go Ape's preference, as with their experience they feel it provides the most enticing & potentially popular course for potential users; however Go Ape have said they would be prepared to work with any of the above options.
- 8.5 In addition Go Ape will require a reception and administration cabin. The proposal is to adapt the existing wooden stables in the deer enclosure, which is now only used for a small amount of storage, to try to negate the need for an increase in the number of structures on site. Go ape will fund all renovations and pay an annual rental for the use of the building.

This would all be subject to HLF approval, as the structure was originally funded as part of the HLF Park project.

- 8.6 The recommendation is that the SAC and CC endorse the Go Ape course layout outlined as Option ii) at Appendix 1 as providing as providing the right balance

between sensitive response to the landscape of the Park and a challenging and exciting facility; and that the SAC and CC endorse the re-use of the former donkey stables as Go Ape's reception cabin.

- 8.7 The APPCT Board at its meeting on 9 December 2014 approved the commercial proposal with Go Ape and endorsed the entering into of formal contractual commitment, subject to the final design approved by the SAC-CC.

9. Facilities and Fabric update

Energy Efficiency Drive – outcomes to date

- 9.1 Over the last 12 months the Director of Property & Regeneration and the Estates & Facilities Manager have been working hard to drive down the Palace's considerable energy costs, which at the time of both staff commencing their posts (spring 2013) was running at the equivalent of £840k pa.
- 9.2 The initiative had several approaches, including capital investment in 'invest to save' items with a short (2-3 years) payback period; extending and scrutinising energy use monitoring; implementing new regimes & policies; working with utility providers; and encouraging behavioural change amongst staff, contractors, etc.
- 9.3 Examples of individual interventions include:-
- switching off boilers for the summer period, reducing gas usage from £20k/mth to £4k/mth over the summer period
 - installation of a new BMS (Building Management System) which allows boiler use to be individually controlled
 - installing variable speed drives on heating pumps to optimise power consumption
 - an internal campaign using staff briefings, posters and stickers to ensure equipment, lights, etc, are switched off when not in use and not left in stand-by mode (including Great Hall lights)
 - installing smart metering in over 30 locations so we can identify high areas of consumption and adjust settings or charge individual events etc.
 - appointing new maintenance contractors (eg. external lighting) who are replacing old fittings with new, more energy efficient fittings (eg. LED, solar) were possible on a rolling basis, and working with us to identify future efficiencies
- 9.4 Combined with external envelope repairs taking place under the Fabric Maintenance Plan, which is making the building more weather-tight, we are now starting to see the benefit of the initiative, with this financial year's energy expenditure outturn anticipated to be in the region of £780k. This is in the context of available capital resources being very limited; energy prices rising on average 10% per utility per annum; and a steady increase in the number of events taking place in the Palace, leading to an approx. 20% increase in 'event days' and therefore greater associated energy use.
- 9.5 In addition staff are continuing to roll out a number of other initiatives and investments for the remainder of the financial year (to April) , including:-

- replacement of 1 of the 4 main boilers with a new energy efficient model, with a further 1 to be acquired in the financial year 2015/16.
- procurement of a new LED amenity lighting system for the Great Hall, which will reduce electricity usage by over 70% per hour and considerably reduce maintenance costs on remaining existing lighting systems (which are extremely maintenance resource-intensive). The new lighting system will then be installed in the 2015/16 financial year.
- installation of passive detectors in various areas to ensure lights switch off when the area is not in use eg. WCs, corridors, kitchens, etc
- installation of optimisers in fridges and freezers to reduce cooling demands
- conducting audits, spot checks and 'mystery shopper'-type activities to ensure good practice by staff, clients, etc

Fabric Conservation

- 9.6 A further set of Priority 1 packages from the Fabric Maintenance Plan (FMP) have now been delivered, with tender documents and specifications being pulled together for a further work package in spring 2015.

10. Legal Implications

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

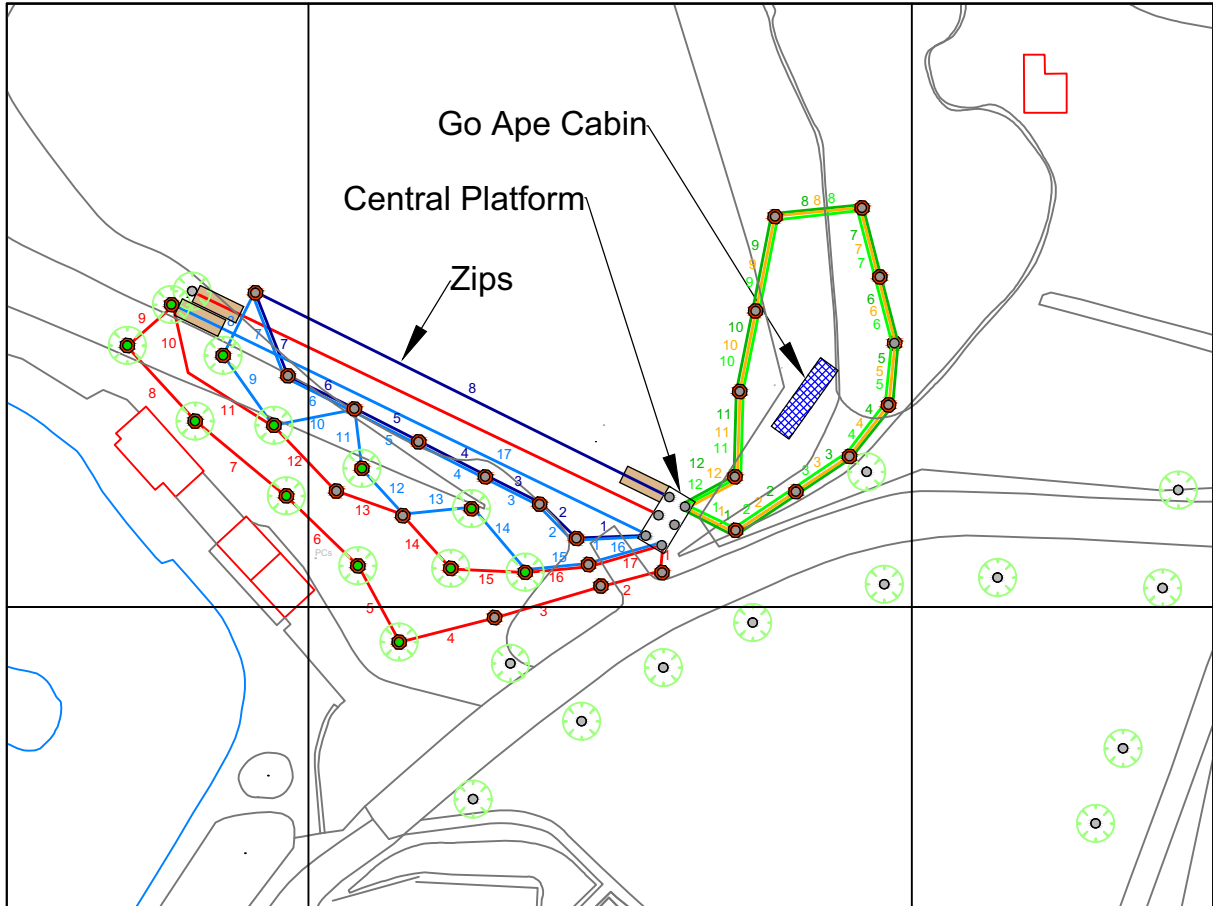
11. Financial Implications

- 11.1 The LBH Chief Financial Officer has been consulted in the preparation of this report, and has no comments.

12. Use of Appendices/Tables/Photographs

Appendix 1 – Go Ape Course Layout options (1, 2 and 3)

Ordnance Survey  OS Mastermap[®]
















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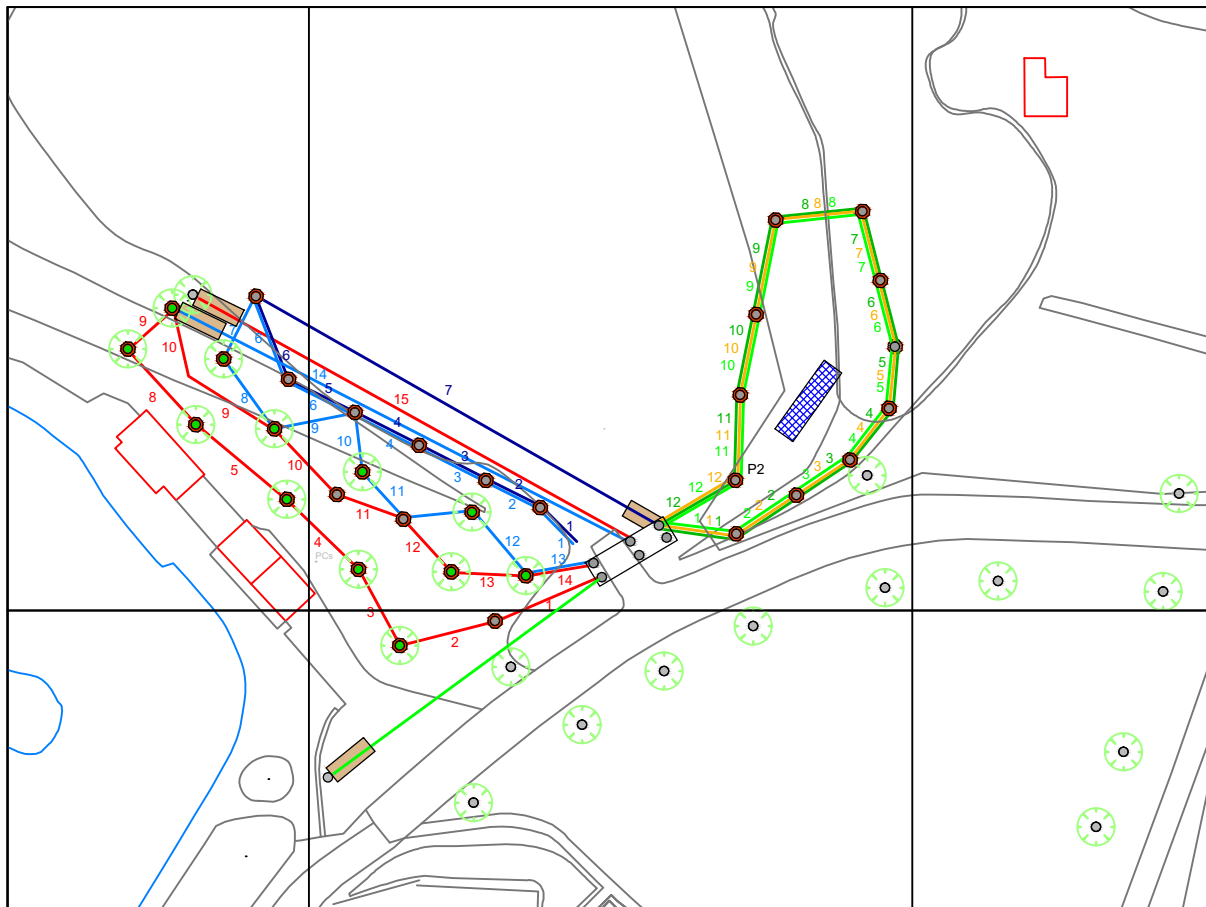
Order Number: 364454-14915- 200514

Print Date: 16th December 2014

**Go Ape - Alexandra Palace
Block Plan without T4
1:1250**

- | | | | |
|---|---|--|----------------------------|
|  | Tree without platform |  | Loop 1 - Children's course |
|  | Tree with platform |  | Loop 2 - Children's course |
|  | Pole with platform |  | Loop 3 - Junior course |
|  | Central platform |  | Loop 4 - Grand course |
|  | Activity Number |  | Loop 5 - Grand course |
|  | Zip Landing Zones |  | Loop 6 - Grand course |
|  | Location of Existing building to be converted to Go Ape Cabin | | |

Ordnance Survey  OS Mastermap[®]
















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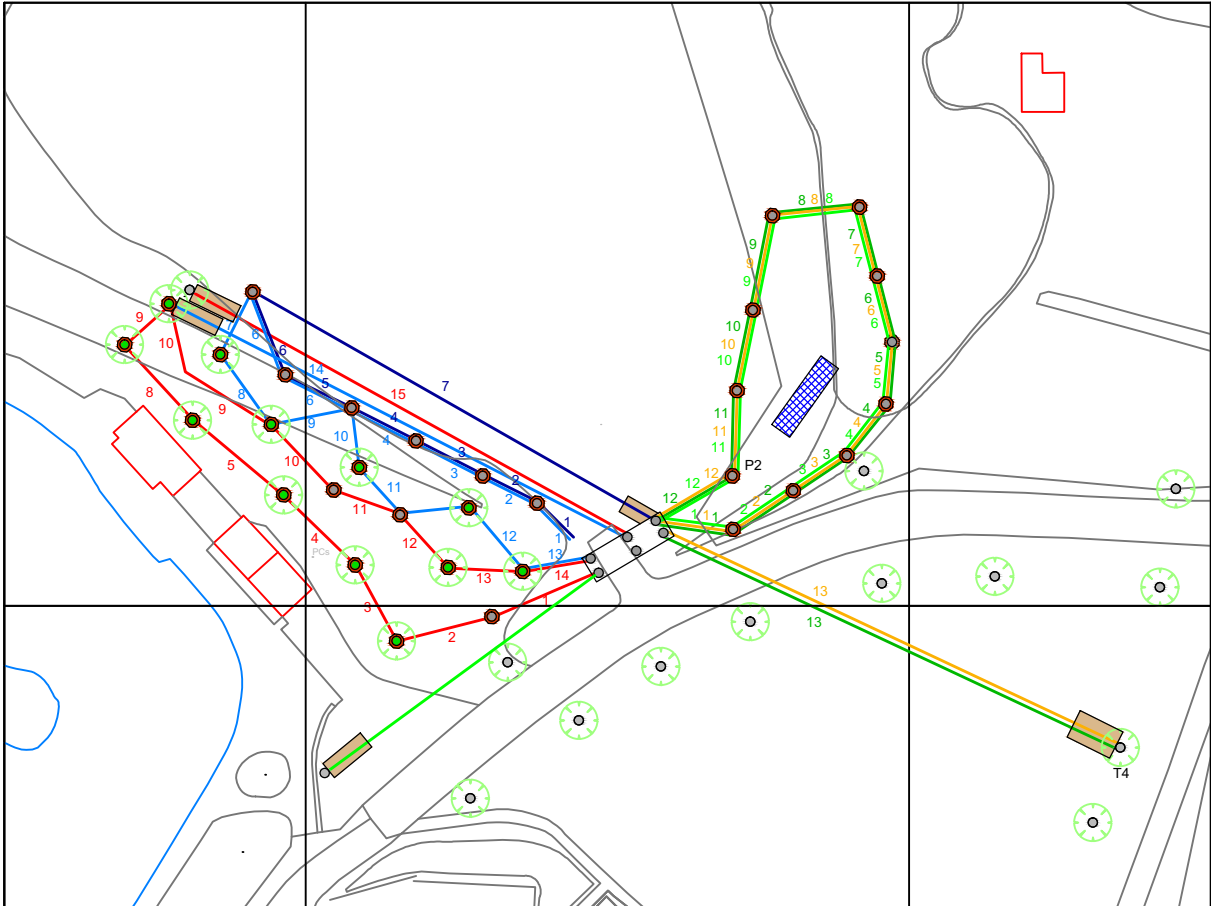
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Order Number: 364454-14915- 200514

Print Date: 16th December 2014

**Go Ape - Alexandra Palace
Block Plan without T4
1:1250**

- | | | | |
|---|---|--|----------------------------|
|  | Tree without platform |  | Loop 1 - Children's course |
|  | Tree with platform |  | Loop 2 - Children's course |
|  | Pole with platform |  | Loop 3 - Junior course |
|  | Central platform |  | Loop 4 - Grand course |
|  | Activity Number |  | Loop 5 - Grand course |
|  | Zip Landing Zones |  | Loop 6 - Grand course |
|  | Location of Existing building to be converted to Go Ape Cabin | | |
















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Order Number: 364454-14915- 200514

Print Date: 4th January 2015

**Go Ape - Alexandra Palace
Block Plan V3 with T4
1:1250**

- | | | | |
|---|---|--|----------------------------|
|  | Tree without platform |  | Loop 1 - Children's course |
|  | Tree with platform |  | Loop 2 - Children's course |
|  | Pole with platform |  | Loop 3 - Junior course |
|  | Central platform |  | Loop 4 - Grand course |
|  | Activity Number |  | Loop 5 - Grand course |
|  | Zip Landing Zones |  | Loop 6 - Grand course |
|  | Location of Existing building to be converted to Go Ape Cabin | | |

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