



## NOTICE OF MEETING

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# Alexandra Palace and Park Board

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TUESDAY, 10TH FEBRUARY, 2015 at 19:30 HRS - THE LONDESBOROUGH ROOM,  
ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22.

**Councillors:**

Councillor Christophides (Chair), Councillor Mann (Vice-Chair), Councillor Berryman,  
Councillor B. Blake, Councillor Gallagher and Councillor Hare

**Non-voting representatives:**

Gordon Hutchinson, Colin Marr and Nigel Willmott  
(Alexandra Palace and Park Consultative Committee).

**Advisory Non-voting Board Members**

Mr R Kidby and Mr R Hooper

**Observer:**

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

**AGENDA**

- 1. APOLOGIES FOR ABSENCE**
- 2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with at items 12 & 21 below)

### **3. DECLARATIONS OF INTERESTS**

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. QUESTIONS, DEPUTATIONS OR PETITIONS**

To consider any questions, deputations or petitions received in accordance with Part 4, Section B29 of the Council's Constitution.

### **5. MINUTES (PAGES 1 - 28)**

- i. To confirm the unrestricted minutes of the Alexandra Palace and Park Board held on 28 October 2014 and 9 December 2014 as accurate records of the proceedings (Pages 1 - 7).
- ii. To receive the minutes of the Alexandra Park and Palace Advisory Committee meetings held on 27 October 2014 and 2- January 2015 and to consider any recommendations from that Committee (Pages 9 - 13).
- iii. To receive and consider the minutes of the informal joint Alexandra Palace and Park Consultative Committee, and Alexandra Park and Palace Advisory Committee meetings held on 27 October 2015 and 20 January 2015 (Pages 15 - 28).

### **6. FORTHCOMING EVENTS (PAGES 29 - 34)**

To note the report of the Commercial and Development Director.

### **7. LEARNING AND COMMUNITY REPORT (PAGES 35 - 40)**

To note the report of the Head of Learning and Community Programmes.

**8. REGENERATION AND PROPERTY REPORT (PAGES 41 - 54)**

To note the report of the Regeneration and Property Director, including an update on the Heritage Lottery Fund Scheme.

**9. ALEXANDRA PALACE AND PARK CHARITABLE TRUST FINANCIAL RESULTS (PAGES 55 - 58)**

To note the Alexandra Palace Trading Limited (APTL) management accounts for the period ended 30 November 2014.

**10. 2015/16 ALEXANDRA PALACE AND PARK CHARITABLE TRUST BUDGET FOR APPROVAL (PAGES 59 - 64)**

To receive and approve the Charitable Trust Budget.

**11. LONDON BOROUGH OF HARINGEY DEBT CLARIFICATION (PAGES 65 - 66)**

To approve proposed wording for clarification of the terms of the debt from Alexandra Palace and Park Charitable Trust to Haringey Council.

**12. ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

**13. FUTURE MEETINGS**

To note the date of the next meeting: 28 April 2015.

**14. EXCLUSION OF THE PUBLIC AND PRESS**

Items 15 - 21 are likely to be subject of a motion to exclude the press and public from the meeting as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Para 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.

**15. RISK REGISTER (PAGES 67 - 70)**

To receive and note the latest version of the Risk Register.

**16. ALEXANDRA PALACE TRADING COMPANY (APTL) RESULTS TO DATE (PAGES 71 - 74)**

To note the management accounts for the period ended 30 November 2015.

**17. PROPOSED APPCT INDEMNITIES TO APTL (PAGES 75 - 78)**

To agree the recommendations in the report.

**18. GO APE PROPOSAL IN PARK LEASE AGREEMENT (PAGES 79 - 82)**

To approve the terms of the lease agreement for the Go Ape proposal and to consider any advice from the Alexandra Park and Palace Statutory Advisory Committee.

**19. NON-EXECUTIVE DIRECTOR TO APTL (PAGES 83 - 84)**

To agree the recommendation in the report.

**20. EXEMPT MINUTES (PAGES 85 - 96)**

To confirm the exempt minutes of the Alexandra Palace and Park Board held on 28 October 2014 and 9 December 2014 as an accurate record of the proceedings.

**21. ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

Bernie Ryan  
Assistant Director – Corporate Governance and  
Monitoring Officer  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

Natalie Layton  
Committees Coordinator  
Tel: 020-8489 2919  
Fax: 020-8881 5218  
Email: [Natalie.layton@haringey.gov.uk](mailto:Natalie.layton@haringey.gov.uk)

Monday 2 February 2015

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

Councillors Berryman, Christophides (Chair), Gallagher, Hare, Mann (Vice-Chair) 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**

<b>APBO382.</b>	<b>APOLOGIES FOR ABSENCE</b>  Apologies for absence were received from Bob Kidby and Gordon Hutchinson.
<b>APBO383.</b>	<b>URGENT BUSINESS</b>  There was no such business.
<b>APBO384.</b>	<b>DECLARATIONS OF INTERESTS</b>  None.
<b>APBO385.</b>	<b>QUESTIONS, DEPUTATIONS OR PETITIONS</b>  None.
<b>APBO386.</b>	<b>GOVERNANCE</b>  Members who had not yet signed their Code of Conduct forms were reminded to do so.
<b>APBO387.</b>	<b>MINUTES</b>  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 but their advice was reported to the Board.</i>
<b>APBO388.</b>	<b>HLF SCHEME PLANNING APPLICATION - NOVEMBER SUBMISSION</b>  Duncan Wilson introduced Andy Theobald and Peter Higgins, who provided an

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

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 21<sup>st</sup> 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.**

**APBO389.**

**REGENERATION AND PROPERTY REPORT**

Kerri Farnsworth introduced the report as set out.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
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	<p>NOTED:</p> <ul style="list-style-type: none"> <li>• The BBC were still to provide feedback on the draft Memorandum of Understanding. It was hoped that this would be received by December.</li> <li>• 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.</li> <li>• HLF Round 2 – the planning decision should be available by the 1<sup>st</sup> 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.</li> <li>• Elements of the Fabric Maintenance Plan would be submitted as part of the HLF bid in December.</li> <li>• Purcell had been appointed to update the Conservation Management Plan.</li> </ul> <p><b>RESOLVED to</b></p> <p>i) <b>Note the progress with the regeneration programme, in particular the HLF project planning submission and HLF Round 2 submission.</b></p> <p>ii) <b>Note the updates regarding Fabric Maintenance and the Park.</b></p>
<p><b>APBO390.</b></p>	<p><b>COMMERCIAL DIRECTOR'S REPORT</b></p> <p>Duncan Wilson introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> <li>• The events schedule had been very busy. The biggest test this year would be the fireworks on 1<sup>st</sup> November, which was expected to sell out. The beer festival tickets had already sold out.</li> <li>• 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.</li> </ul> <p><b>RESOLVED to</b></p> <p>i) <b>Note the contents of the report.</b></p> <p>ii) <b>Approve in principle the return of the Redbull Soapbox Race to be held in the park in June/July 2015 (subject to negotiation).</b></p>
<p><b>APBO391.</b></p>	<p><b>LEARNING AND COMMUNITY REPORT</b></p> <p>Duncan Wilson introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The volunteer scheme was still running well.</li> <li>• An activity plan was currently being worked on.</li> </ul> <p><b>RESOLVED to note the report.</b></p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
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<b>APBO392.</b>	<b>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b> There was no such business.
<b>APBO393.</b>	<b>FUTURE MEETINGS</b>  NOTED the dates of future meetings as follows:  10 February 2015 28 April 2015
<b>APBO394.</b>	<b>EXCLUSION OF THE PUBLIC AND PRESS</b>  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.
<b>APBO395.</b>	<b>CHIEF EXECUTIVE REPORT AND RESTRICTED ITEMS</b>  RESOLVED to agree the recommendations in the report.
<b>APBO396.</b>	<b>APPCT FINANCIAL RESULTS</b>  RESOLVED to note the performance of the Trust for the five months ended 31 August 2014.
<b>APBO397.</b>	<b>APTL MANAGEMENT ACCOUNTS</b>  RESOLVED to note the accounts for APTL for the five months ended 31 August 2014.
<b>APBO398.</b>	<b>APTL RISK REGISTER</b>  RESOLVED to note the Risk Register.
<b>APBO399.</b>	<b>ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b>  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**

<b>APBO01.</b>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Cllr. Tim Gallagher and Richard Hooper.</p>
<b>APBO02.</b>	<p><b>DECLARATIONS OF INTERESTS</b></p> <p>NONE.</p>
<b>APBO03.</b>	<p><b>GO APE - COURSE PLANS</b></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"> <li>• It would be better to contain the course on the north side of the plan;</li> <li>• The additional zip wires and towers would cut through foliage and be more visible from other areas.</li> </ul>

**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><b>EXCLUSION OF THE PUBLIC AND PRESS</b></p> <p><b>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).</b></p>
APBO05.	<p><b>GO APE - BUDGET SUMMARY AND LEASE TERMS</b></p> <p><b>RESOLVED to agree the recommendations.</b></p>
APBO06.	<p><b>HERITAGE LOTTERY FUND PROJECT ACTIVITY PLAN</b></p> <p><b>RESOLVED to agree the recommendations.</b></p>
APBO07.	<p><b>HERITAGE LOTTERY FUND PROJECT - BARKER LANGHAM BUSINESS PLAN</b></p> <p><b>RESOLVED to agree the recommendations.</b></p>
APBO08.	<p><b>HLF PROJECT - APPROVAL FOR CHAIR TO SIGN COVERING LETTER TO THE HERITAGE LOTTERY FUND (HLF) PROJECT BID</b></p>

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

	<b>RESOLVED</b> to agree the recommendations.
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The meeting ended at 20:50hrs

COUNCILLOR JOANNA CHRISTOPHIDES

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**

<b>APSC01.</b>	<b>APOLOGIES FOR ABSENCE</b>  Apologies for absence were received from Jane Hutchinson and Councillors Patterson and Marshall.
<b>APSC02.</b>	<b>DECLARATIONS OF INTEREST</b>  None.
<b>APSC03.</b>	<b>URGENT BUSINESS</b>  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.
<b>APSC04.</b>	<b>CHIEF EXECUTIVE'S REPORT</b>  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**

	Following a separate discussion of the Statutory Advisory Committee it was  <b>RESOLVED that</b>  <b>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.</b>
<b>APSC05.</b>	<b>DATES OF FUTURE MEETINGS</b>  NOTED.

David Liebeck  
Chair

Signed by the Chair .....

Date .....

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 20 JANUARY 2015**

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 Griffith	:	Council Wide appointment
Councillor Wright	:	Council Wide appointment

Also in attendance:

Mr Duncan Wilson – Chief Executive – Alexandra Palace  
Ms Kerri Farnsworth – Director Regeneration and Property – Alexandra Palace  
Mrs Natalie Layton – Clerk to the Committee

Public Gallery:

**MINUTE  
NO.**

**SUBJECT/DECISION**

<b>APSC01.</b>	<b>APOLOGIES FOR ABSENCE</b>  An apology for absence was received from Liz Richardson and an apology for lateness was received from Jane Hutchinson.
<b>APSC02.</b>	<b>DECLARATIONS OF INTEREST</b>  None received.
<b>APSC03.</b>	<b>MINUTES AND MATTERS ARISING</b>  a. <u>Informal Joint Statutory Advisory and Consultative Committee (SAC-CC) – 27 October 2014</u>  Noted that  i. A significant contribution from a member of the public, Professor

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 20 JANUARY 2015**

	<p>Stephen Games, had been omitted from the minutes.</p> <p>ii. The Committee felt that Page 3, bullet no 2 “a big concern was the depth of interpretation” did not accurately reflect the depth of conversation.</p> <p><b>Resolved that the minutes would be amended and approved at the next meeting.</b></p> <p style="text-align: right;"><b>Action: Clerk</b></p> <p>b. <u>Advisory Committee (SAC) - 27 October 2014</u></p> <p>The minutes of the Statutory Advisory Committee, held on 27 October 2014 were noted.</p> <p>c. <u>Alexandra Park and Palace and Park Board</u></p> <p>The minutes of the Alexandra Park and Palace Board meetings held on 28 October 2014 and 9 December 2014 were noted subject to the amendments below.</p> <p>i. The list of attendees be amended to remove Nigel Willmott and David Liebeck from the Councillors list.</p> <p>ii. APBO387 be amended to include “...but their advice [the SAC and Joint SAC-CC] was reported to the Board”.</p>
<p><b>APSC04.</b></p>	<p><b>REPORT OF THE CHIEF EXECUTIVE</b></p> <p>The Committee noted the discussion held during the Joint Advisory and Consultative Committees meeting.</p> <p><b>Resolved to note the report.</b></p>
<p><b>APSC05.</b></p>	<p><b>REPORT OF THE REGENERATION AND PROPERTY DIRECTOR</b></p> <p>The Committee noted the discussion held during the Joint Advisory and Consultative Committees meeting.</p> <p><b>Resolved to</b></p> <p>(i) <b>note the report and the Alexandra Palace and Park Charitable Trust Board approval of the Go Ape proposal, and;</b></p> <p>(ii) <b>endorse 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.</b></p>
<p><b>APSC06.</b></p>	<p><b>ANY OTHER BUSINESS</b></p> <p>None received.</p>



**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.  
TUESDAY, 20 JANUARY 2015**

<b>APSC07.</b>	<b>DATES OF FUTURE MEETINGS</b>  Noted the date of the next meeting: 14 April 2015.
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The meeting ended at 20:45 hrs

David Liebeck

Chair

Signed by the Chair .....

Date .....

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**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**

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**

<p><b>APSC26.</b></p>	<p><b>APOLOGIES FOR ABSENCE</b></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>
<p><b>APSC27.</b></p>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>None.</p>
<p><b>APSC28.</b></p>	<p><b>URGENT BUSINESS</b></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>
<p><b>APSC29.</b></p>	<p><b>CHIEF EXECUTIVE'S REPORT</b></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 that any structural changes in the studios would have to be supported by strong 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.
- Stephen Games, a designer, broadcaster, critic and local resident spoke as a member of the public on the proposals. He was critical of various aspects, including the digital representation of the narrative of the early history of television, contrasting it with the experience of actually watching television before the Second World War. He did not like the theatre as a multi-functional space either.

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

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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 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

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	<p>the amendment.</p> <p><b>RESOLVED</b> 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.</p> <p><b><u>Statutory Advisory Committee</u></b></p> <p>Following a discussion of the Statutory Advisory Committee it was</p> <p><b>RESOLVED</b> that</p> <p><b>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.</b></p>
<b>APSC30.</b>	<b>DATES OF FUTURE MEETINGS</b>  NOTED the dates of future meetings:  20 January 2015 14 April 2015

Gordon Hutchinson

Chair

Signed by the Chair .....

Date .....

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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 Griffith
Council-wide Member	:	Councillor Wright

**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

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**Also attending**

Duncan Wilson – Chief Executive, Alexandra Palace  
 Kerri Farnsworth – Director of Property and Regeneration, Alexandra Palace  
 Isobel Aptaker – Education Officer, Alexandra Palace  
 Natalie Layton - Clerk  
 And 2 members of the public

**MINUTE  
NO.****SUBJECT/DECISION**

<b>APSC31.</b>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Denise Feeney, Liz Richardson, Jenny Bourne-Taylor, Caroline Hayter, Richard Hudson and Councillor Denise Marshall. An apology for lateness was received from David Liebeck.</p>
<b>APSC32.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>None received.</p>
<b>APSC33.</b>	<p><b>MINUTES AND MATTERS ARISING</b></p> <p>a. <u>Informal Joint Statutory Advisory and Consultative Committee (SAC-CC) – 27 October 2014</u></p> <p>Noted that</p> <ul style="list-style-type: none"> <li>i. A significant contribution from a member of the public, Mr Stephen Games, had been omitted from the minutes.</li> <li>ii. The Committee felt that Page 3, bullet no 2 “a big concern was the depth of interpretation” did not accurately reflect the depth of conversation.</li> <li>iii. The minutes would be amended and approved at the next meeting.</li> </ul> <p style="text-align: right;"><b>Action: Clerk</b></p> <p>b. <u>Advisory Committee (SAC) - 27 October 2014</u></p> <p>The minutes of the Statutory Advisory Committee, held on 27 October 2014 were noted.</p> <p>c. <u>Alexandra Park and Palace and Park Board</u></p> <p>The minutes of the Alexandra Park and Palace Board meetings held on 28 October 2014 and 9 December 2014 were noted subject to the amendments below.</p> <ul style="list-style-type: none"> <li>i. The list of attendees be amended to remove Nigel Willmott and David</li> </ul>

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	<p>Liebeck from the Councillors list.</p> <p>ii. APBO387 be amended to include "...but their advice [the SAC and Joint SAC-CC] was reported to the Board".</p>
<p><b>APSC34.</b></p>	<p><b>REPORT OF THE CHIEF EXECUTIVE</b></p> <p><b>Received</b> the report of the Chief Executive, Duncan Wilson updating the Committees on the overall position in relation to the Heritage Lottery Fund (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. Areas of the report were introduced by Duncan Wilson and Isobel Aptaker, Education Officer, Alexandra Palace.</p> <p><b>Noted that</b></p> <p>a. <u>Heritage Lottery Fund (HLF) Project</u> (paragraph 6)</p> <p>The London Borough of Haringey would be holding a Development Forum on 28 January 2015, 7-9pm, at the Quaker Meeting House on Church Crescent, N10 3NE to discuss the Heritage Lottery Fund project planning application, prior to it being considered by the Planning Committee on 16 February.</p> <p>In response to a question about the timing of the letters of support listed in Appendix 1, it was explained that the letters were of support for the HLF project as a whole, rather than in response to the planning application. The letters had been submitted at the request of the Palace prior to the HLF bid being submitted and prior to the submission of the planning application.</p> <p>b. <u>Exhibition and Learning Programme</u> (paragraph 10)</p> <p>i. 1000 visitors had seen the War on the Homefront Exhibition since its launch in September 2014.</p> <p>ii. 64 people had attended the talk on 17 December about the Belgium Refugees' Christmas at Alexandra Palace.</p> <p>iii. Ms Aptaker expressed thanks to David Cole (Heartland High) and Fran Hargrove Head of St Mary's N8) for their work in promoting the Learning Programme and recognised the good work of the volunteers in delivering the programme.</p> <p>iv. Meetings with more schools were taking place and new bookings were being made. In response to a Committee Member questioning how schools were informed of the learning programme, it was explained that the issue had been taken to headteacher forums; emails and leaflets were sent to schools and meetings with headteachers were attempted where schools were not engaging.</p>

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	<p>iv. Committee Members congratulated the Palace on the exceptional growth and professional delivery of the learning programme. The Headteacher of St Mary's Church of England Primary School, Mrs Hargrove added that programmes were well organised and easy for schools to arrange and children got a lot out of the visits. In response to a question Ms Aptaker explained that, whilst Haringey Schools were primarily targeted, schools in neighbouring boroughs were also being approached.</p> <p>c. <u>Volunteering Update</u> (paragraph 14)</p> <p>Further to questioning it was explained that a meeting with a new group of potential Learning Volunteers would take place the following week.</p> <p>d. <u>Sponsorship/ Fundraising Update</u></p> <p>It was reported that the Palace had been successful in a bid for funding towards the HLF project and had been awarded £50,000 from the JP Getty Trust. In response to a question: the Fundraising Manager, Lucy Ward, was working towards submitting further applications for funding.</p> <p><b>Resolved that the Committee notes the report.</b></p>
<b>APSC35.</b>	<p><b>REPORT OF THE REGENERATION AND PROPERTY DIRECTOR</b></p> <p><b>Received</b> the report of the Regeneration and Property Director, Kerri Farnsworth, updating on areas relating to property and regeneration at Alexandra Palace and Park.</p> <p><b>Noted</b> that</p> <p>a. <u>Heritage Lottery Funding (HLF) Project</u></p> <p>i. The Planning and Listed Building consent application for the HLF project would be considered by the Planning Committee on 16 February 2015. This was a new date further to the originally proposed date of 9 February (paragraph 6.3).</p> <p>ii. In response to questions from the Committee:</p> <ul style="list-style-type: none"> <li>• Comments on the application were still being submitted on the Haringey Planning Website.</li> <li>• Responses to the application were recorded as supporting or objecting to the application or as being neutral (page 27 of the agenda pack). The Planning Committee's options would be to agree or reject the application.</li> </ul> <p>iii. Colin Marr, Alexandra Park and Palace Conservation Area Advisory Committee, highlighted that some aspects of the application were not</p>

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universally supported, particularly in relation to the opening of the arches. Mr Marr suggested that the application be amended to keep two of the arches blocked in order to retain some external evidence of the 1936 BBC alterations. In response, the Chief Executive, Duncan Wilson, recognised that there were differences in opinions on the project and explained that the proposals had been considered by the SAC/CC previously and there was a good case for unblocking all 15 arches. Furthermore, the planning application could not be amended; it would have to be withdrawn and the process restarted with a new application. Another Member of the Committee emphasised that there had been overwhelming support for the application from both the Advisory and Consultative Committees during the previous meetings.

- iv. The HLF Committee would consider the funding application on 24 March 2015 and a decision would be made subject to the Planning and Listed Building application being granted. A Committee Member questioned how the bid was related to the planning application and it was explained that HLF would not commit to funding a project unless all the required consents had been obtained. Alexandra Palace would then receive a 'permission to start' letter up to two months later.
- v. In response to questioning about fluctuating fuel costs during the project it was explained that the project included the cost of construction inflation, which was regularly updated and taken into account.

b. New Park Vision (paragraphs 7.7 & 7.8)

Colin Marr agreed to make available the relevant section of the APP Conservation Area Character Appraisal, although this may not be in digital form.

**Action: Colin Marr**

In response to questioning it was noted that the use of an outdoor gym could be considered as part of the vision. Some groups used the Park for commercial fitness sessions and were encouraged to sign-up to a licence.

c. Go Ape

- i. The Committee was informed that construction of the Go Ape course in Battersea Park had started further to Planning Consent being granted.
- ii. The Chair invited questions from Committee Members in relation to the information in section 8 of the report on the Go Ape proposals. In response to a question about timings for construction of Go Ape in Alexandra Park it was stated that, depending on the necessary

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planning permission, the course construction would begin in late spring and would open late in the summer or, if delayed, in Spring 2016.

- iii. A number of Committee Members expressed the view that they did not have a clear idea of the visual impact of the course. The Committee was reminded that illustrations had been provided at the last meeting and the Chair had been delegated to take forward discussions about the visual aspect of the proposal. The CC Chair and some Committee Members had visited the Trent Park Go Ape site.
- iv. In response to concern raised about how the deer enclosure would be affected it was explained that the course would not hang over the deer enclosure, the perimeter of which would be moved slightly to accommodate the proposals. The Deer Herd Manager had been consulted on the plans.

**Resolved that the Committee notes the report and the Alexandra Palace and Park Charitable Trust Board's 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.**

d. Other Matters

i. Thames Water Fencing

Concerns were raised about a short section of high barbed wire fence that had been erected on the Park border by Thames Water. The Trust's solicitor had written to Thames Water expressing that the Trust should have been given advance warning of the plan to install the fence and appropriate approvals obtained. After some time, a response from solicitors acting on behalf of Thames Water had been received explaining that the fence had been erected to stop trespassers accessing the reservoir from a bird viewing platform in the park. Haringey's Planning Department had been informed as there had been planning breaches as the Park is a Conservation Area. The fence had been moved from the Palace's property onto Thames Water land but the unsightly fence remained and further response from Thames Water was awaited.

ii. Honey Bees

A Member asked whether consideration had been given to installing honey bee hives on the Palace roofs. In response it was noted that the Palace roofs were not safely accessible and that conversations had taken place about the possibility of hives in the Park yard but there were concerns about potential vandalism. The Chair advised

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	<p>the Committee that there were sufficient hives in the Alexandra Palace Allotments.</p> <p>iii. <u>Orchard</u></p> <p>In response to an enquiry it was explained that the second orchard was sited on the old railway line in the small field of The Grove.</p> <p>iv. <u>All Weather Football Pitch</u></p> <p>A Member asked whether an all-weather football pitch was a possibility for the Park. The Committee was informed that the Cricket Club had examined the possibility of installing an all-weather pitch which had highlighted a number of challenges including the impact of flood-lights in a conservation area. The Club had been unsuccessful in its bid for funding. There were already three, non-all-weather, football pitches in the Park.</p> <p>v. <u>Planning Applications</u></p> <p>A planning application at 4 Anderton Court near the Alexandra Park Road entrance to the Park was raised and it was confirmed that the Park Manager had submitted a number of concerns and a number of concerns. The Trust had not been informed of this application and of other applications affecting the Park. The Trust had raised this with Haringey's Planning Department who had undertaken to notify the Palace of any relevant live applications in future.</p> <p>Colin Marr agreed to send details of a local sub-station planning application to Kerri Farnsworth.</p> <p style="text-align: right;"><b>Action: Colin Marr</b></p> <p>vi. <u>Solar Panels</u></p> <p>Further to a Committee Member raising the subject it was reported that consideration had been given to the possibility of solar panels on the Palace but it had not been considered to be the right investment in terms of value for money. Challenges to the installation of solar panels included roof size and strength, the visual intrusion the panels might have on the aspect of the Park, capital investment costs, reduced feed-in tariffs which meant lower revenue gains and fewer companies investing.</p>
APSC36.	<p><b>ANY OTHER BUSINESS OR URGENT BUSINESS</b></p> <p><u>Constitution of the Joint Advisory and Consultative Committee</u></p> <p>A Committee Member asked that previous confusion over chairing the Joint committee be avoided, and suggested that the Joint Committee's status be recognised by formalising its constitution to include the statutory elements within</p>

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	<p>the Statutory Advisory Committee terms of reference. Duncan Wilson reminded the Committee that an Act of Parliament would be required to change the Statutory Advisory Committee's Constitution.</p> <p><b>Resolved that arrangements be made to include election of a Vice Chair in the terms of reference for the Joint Consultative Committee.</b></p>
<b>APSC37.</b>	<b>DATES OF FUTURE MEETINGS</b>  Noted that the next meeting would be held on 14 April 2015.

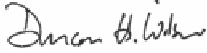
The meeting ended at 20:45 hrs

Gordon Hutchinson  
Chair

Signed by the Chair .....

Date .....



<b>Alexandra Park and Palace</b>
Report Title: <b>Report of Commercial &amp; Development Director</b>
Report of: <b>Lucy Fenner, Acting Commercial Director</b>
<b>1. To update the Board on the recent developments and activities, in particular:-</b> <ul style="list-style-type: none"><li>• Commercial activity update</li><li>• The events schedule (Appendix 11.1)</li></ul>
<b>2. Recommendations</b> 2.1. That the Board notes the contents of the report and gives its views where appropriate.
Report Authorised by: <b>Duncan Wilson, Chief Executive, APPCT &amp; APTL</b> 
<b>Contact Officer: Lucy Fenner, Acting Commercial Director, Alexandra Palace Trading Ltd, Alexandra Palace Way, Wood Green N22 7AY Tel No. 0208 365 4343</b>
<b>3. Executive Summary</b> 3.1. This report highlights the activity taking place across the commercial areas of the trading company including the Ice Rink, Events Halls and Catering including Bar & Kitchen. 3.2. The report outlines the up and coming events schedule (Appendix 11.1)
<b>4. Reasons for any change in policy or for new policy development (if applicable)</b> 4.1. N/A
<b>5. Local Government (Access to Information) Act 1985</b> 5.1. N/A

**6. EVENT SALES HIGHLIGHTS      October 2014 – January 2015**

- 6.1** The third quarter started with 6 nights of concerts in 7 days attended by 55,000 music fans. All the concerts were a huge success and included: ALT j, Libertines and 1975. The feedback from all the promoters and public was fantastic. The events team worked hard overnight to turn the venue around in time for a local hospital dinner, Finchley reform Synagogue and the 1<sup>st</sup> build day of Knitting and Stitching.
- 6.2** Knitting and Stitching, now organised by Upper street events, continued to grow and expand across the site. This year the show opened for five days and attracted a footfall of over 40,000. In order to maximise space the events team arranged for a marquee to be erected outside the Bar & Kitchen - an initiative that we will likely bring back next year assuming we proceed with the regeneration works.
- 6.3** In October Fat Freddy's Drop sold out followed by Jake Bugg two days later.
- 6.4** In November Amma returned for the fifth year and welcomed 6,000 visitors across the 5 day tenancy.
- 6.5** Also in November the Fireworks Festival returned and this time Alexandra Palace took on more of the operational responsibility. The events team, led by the Head of Operations, worked extremely hard to address all of the issues raised in 2013 and months of pre-planning and hard work ensured that all elements ran smoothly on the night. The event was attended by over 30,000 visitors and although we received a handful of complaints, there were no significant issues with beer festival access, disabled viewing, site orientation or facilities.
- 6.6** Live music continued throughout November with two sold out nights of Jamie T, Gaslight Anthem, Bonobo and Metronomy. Bonobo was supported by a 15 piece orchestra and it was the last gig of the incredible 'The North Borders' album tour; in celebration over 400 balloons was released into the crowd.
- 6.7** International Antiques and Collectors Fair (IACF) attracted a high footfall and saw an increase in trade stands by 26%. IACF continue to drive change seeking to improve the content at each show and are working hard to attract a wider audience from outside of London throughout 2015.
- 6.8** The Darts sessions began on 18<sup>th</sup> December and all 50,000 tickets sold out. The event was sponsored by William Hill who made a substantial investment into the branding of Alexandra Palace, in particular renaming the Bar & Kitchen the *William Hill Pub* for the duration of the event. Negotiations are underway to move this event into the Great Hall in 2015.
- APTL is pleased to report that sales were up 7% on last year's event.

**7. FUTURE EVENTS**

- 7.1** Given the popularity and profitability of the Bier Festival in November 2014, APTL has launched a Spring Fest in April 2015 to tie in with the bank holiday weekend. Further craft ale festivals are planned throughout the summer and a Summer Event Working Group has been established to ensure all opportunities across the site are maximised, including celebrating 25 years' of the ice rink.

- 7.2** January begins with the Ping Pong Championships now moving into its third year at the Palace. 64 participants from all around the world will take part and an audience of 1500 is expected at each of the 4 sessions. The event will be broadcast live on Sky Sports on Saturday 24<sup>th</sup> and Sunday 25<sup>th</sup> January.
- 7.3** Also in January the Southern Home Shows returns for its second year following a positive uptake of exhibitors in 2014. Last year's high attendance figures meant that this year the show will move from the West Hall into the Great Hall.
- 7.4** RYA Suzuki dinghy shows is one of Alexandra Palace larger exhibitions taking over all areas including the Palm Court. Footfall to the event increases year and year and we expect this established show to continue to grow in 2015.
- 7.5** In conjunction with the Alexandra Palace organ appeal the Royal College of Music's Philharmonic Orchestra will perform one of the best loved works in the classical repertoire, Holst's The Planets. This orchestral suite favorite will be accompanied by the Grand Willis Organ in the Great Hall
- 7.6** Clean Bandit is one of Britain's 2014 breakthrough acts and their UK tour will end at Alexandra Palace on March 15<sup>th</sup>. The concert is expected to sell out all 10,000 available tickets.
- 7.7** For its second year at the Palace the Edible Garden Show will add a new element to its exhibition: Good Life Live. Good Life Live goes beyond the garden to include outdoor living, small holdings, travel, and home comforts.
- 7.8** Also in March Queensbury boxing returns to host their third tournament with an audience of 1,500 expected across 14 bouts.
- 7.9** UCAS will host its established convention for the first time at the Palace in the Great Hall. The event gives students the chance to investigate all of the post-18 options available to them including, apprenticeships, further education, volunteer work, employment, or higher education.
- 7.10** To end the fourth quarter Ben Howard will play 3 nights in the Great Hall. All nights have already sold out attracting over 30,000 music fans.

## **8. CATERING**

**8.1** Bar spend has been up over the last 3 months mainly due to the number of live music shows. Bar spend at live music events ranges from £5-£15 per head.

### **8.2 Bar & Kitchen**

Overall the B&K continues to perform better than budget. New initiatives such as sending flyers to dart ticket holders to encourage early arrival is helping to encourage more sales on site prior to events.

**8.3 Ice Rink Café**

The Ice Rink Café benefited from a sold-out Christmas pantomime. Menus are currently being reviewed in order to promote sales in the last quarter.

**8.4 Park Catering (Ice Cream, Outdoor Event Catering, Coffee Offer)**

The Park Catering team did not trade between October–February and will pick up trading in the spring.

**9. ICE RINK**

**9.1** The Ice Rink continues to perform ahead of trading forecasts and is currently planning a Valentine's Day event with the support of the Marketing team

**9.2** The annual pantomime, the Snow Queen on Ice sold out each session in advance.

**10. APPENDIX**

**10.1** Event Schedule

**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 to make.

**12. FINANCIAL IMPLICATIONS**

**12.1** The Council's Chief Financial Officer notes the content of this report and has no further comments to make.

**APPENDIX 11.1** Event Schedule: January - April

<b>Event</b>	<b>Public Event</b>	<b>Date</b>
World Snooker	Live Sport	11th - 18th
Model Engineering	Exhibition	15th - 18th January
Ping Pong Championships	Live Sport	22nd-26th January
Wave	Learning & Community	23rd January
Excursions	Exhibition	23rd - 24th January
History Tours	Learning & Community	24th January
Southern Homes Show	Exhibition	29th January - 1st February
RYA	Exhibition	25th February - 1st March
Royal College of Music	Live Music	5th March
Antiques	Exhibition	7th - 8th March
Clean Bandit	Live Music	13th March
Queensbury Boxing	Live Sport	14th March
UCAS Exhibition	Exhibition	15th - 18th March
Edible Garden Show	Exhibition	19th - 22nd March
Mechanix	Exhibition	23rd - 25th March
London Festival of Modelling	Exhibition	26th -29th March
Spring Fest	Live event	3rd April
Big Stamp	Exhibition	9th - 10th April
Ben Howard	Live Music	16-18 <sup>th</sup> April

*Farmers Market and Tree Climbing on in the Park throughout the summer weekends*

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**Alexandra Park and Palace Board**

**on 10 February 2015**

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

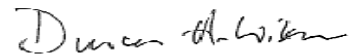
**1. Purpose**

1.1 To update the Board on learning and community programmes

**2. Recommendations**

2.1 That the Board notes recent progress with the Trust's learning and community  
programmes

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



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

**3. Executive Summary**

3.1 An overview of the Learning programme including the temporary exhibition Alexandra  
Palace; War on the Home Front, progress update on the learning programme in 2014

3.2 An update on the volunteer programme

3.3 An update on the community programme

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

4.1 N/A

**5. Local Government (Access to Information) Act 1985**

5.1 N/A

## 6. Background Learning and Community Update

### 6.1 War on the Home Front (Exhibition and Learning Programme)

Alexandra Palace's Heritage Lottery Funded (HLF) temporary exhibition tells the little known story of the Park and Palace as a Belgian refugee and camp for interned enemy aliens. The exhibition has been well received since its launch in September with over 900 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.

Initially tickets for the exhibition were available online through the Palace's ticketing partner See Tickets; however following discussions with visitors and the HLF, tickets 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 War on the Home Front story. In response to comments about the size of the exhibition we have provided additional content and a table of replica objects 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 specialist talks and workshops. The first in the series was a talk by Christophe Declercq (Centre of Translation Studies at University College London) which took place on 17<sup>th</sup> December in the Transmitter Hall. 41 people attend the evening talk with positive feedback from all attendees. Participants learned about Belgian refugees who fled to England during the First World War and what it would have been like for the refugees celebrating Christmas in a new country without family or friends. The talk also explored the reactions of local people who reacted positively to the arrival of the Refugees and their remarkable acts of generosity, donated a lavishly decorated tree, food for a Christmas meal and presents for all the children. Evaluation forms indicated that participants found the talks both informative and thought provoking.

The next in the series of evening talks will be by Dr Maggie Butt (Deputy Dean at Middlesex University and author of *Ally Pally Prison Camp*) taking place on 4<sup>th</sup> February in the Transmitter Hall. Tickets went on sale at the beginning of January, at the time of writing this report (20<sup>th</sup> January) 30 tickets have been sold. Maggie will be speaking about the little-known story of the Park and Palace as a camp for enemy aliens. The talk will combine the prisoners' own words from letters and memoirs with evocative photographs and copies of the watercolours painted by internee George Kenner.

To support the War on the Home Front exhibition a programme of drop-in family activities have also been developed. The family activities were promoted through the learning programmes School network, Haringey Schools and in an e-shot to all Ice Rink pantomime ticket holders booked to see Sunday, 21<sup>st</sup> December performance thereby widening the interest in the Palace's story. 64 people took part in the family activities,



participants had the opportunity to view archive photos to help them imagine what Christmas might have been like for the thousands of refugees at the Palace. As part of the festivities families also took part in Christmas decoration workshops and took home their decorations to hang on their trees. A selection of art work and photographs from the family activities is on display in the Transmitter Hall.

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.

## 6.2 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 increased significantly and currently stands at over 1010 pupils. All local schools that are not currently engaging with the learning programme have been contacted to arrange meetings with Heads or subject teacher, this has already resulted in 4 additional bookings by new schools.

To accommodate schools with a year group over 35 (capacity of the Transmitter Hall) the Learning team have developed self-led activities for groups not taking part in the workshop. On 8<sup>th</sup> 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.

## 6.3 History Tours 24<sup>th</sup> and 25<sup>th</sup> January 2015

An e-shot advising people of the January tour dates was sent to those on the waiting list (created during Open House) on Saturday, 6<sup>th</sup> December with tickets going on general sale on Monday, 10<sup>th</sup> December. Within 24 hours over 150 tickets had been sold, on the 6<sup>th</sup> January a further e-shot was sent to the whole Alexandra Palace mailing list and within 5 hours all remaining tickets had been sold. 5 walk in places are available on each tour to encourage visitors attending the Excursions exhibition to join the History Tours as part of their visit to Alexandra Palace.

Feedback from visitors indicates that they would like to purchase a keepsake of the Palace after their tours. In response to visitor feedback crockery used by the Palace's catering team in the 1980's featuring the old Palace logos (of which we have a large surplus) will be available to purchase in the Transmitter Hall at the end of the tour. This was piloted for Open House and proved very popular. A team of 17 volunteers have been recruited to deliver the tours and we will be working closely with the Events team ensure the both the History Tours and Excursions, taking place in the Great Hall and Ping Pong in the West Hall are a success.

#### 6.4 Trading Company cross-over

Feedback on the BTEC Music visit from staff and pupils at Alexandra Park School was very positive. The next steps are to explore the possibility of 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 running a stall at the Excursions Travel Fair (Saturday, 25<sup>th</sup> January). Visits from U3A (University of the third age), PROBUS (retired business professionals) and specialist interest groups have proved popular with 10 groups of over 250 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.

#### 6.5 Volunteering Update

December 2014 marked a busy programme of activities and events for the volunteers who supported 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 the end of 2014 volunteers had donated over 2000 hours in volunteered time. APPCT has successfully integrated staff and volunteers within the organisation with volunteers regularly present social events. Volunteer retention rate remain steady at 85% with the most common reason for leaving being permanent employment.

#### 6.6 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 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.

**Trustees are invited to note progress and activity on our Learning and Community programmes**

## **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 has been consulted in the preparation of this report and has no additional comments to make.

## **9. Use of Appendices**

- 9.1 N/A

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**Alexandra Park and Palace Board**

**on 10 February 2015**

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

Report of: Duncan Wilson on behalf of Kerri Farnsworth, Director of Property & Regeneration, Alexandra Park and Palace

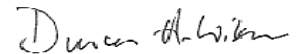
**1. Purpose**

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

**2. Recommendations**

2.1 That the Board notes the updates on Regeneration, Facilities Maintenance, Property, Fabric Repair and Park-related matters.

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



Contact Officer: Duncan Wilson Alexandra Palace and Park, Tel: 0208 365 4335

**3. Executive Summary**

3.1 An update on the HLF project, notably the Planning & Listed Building applications and the Round 2 submission.

3.2 An update on Property, Fabric and Facilities Maintenance-related matters, including positive progress on an energy efficiency drive.

3.3 An update on Park-related matters, including a new orchard planted in December 2014.

**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. Regeneration Update

### HLF Planning and Listed Building applications

6.1 As updated verbally at the Board meeting on 9 December 2014, the applications for the Planning and Listed Building consent for the HLF project were submitted on programme in November 2014. 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 31 responses 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)

#### *In support*

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

#### *In objection*

- 10 private individuals

#### *Neutral (where a response is received but does not confirm if in support or in objection)*

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

6.3 The Committee should note that LB Haringey Planning agreed to accept further responses up to the date of the scheduled Planning Committee on 16 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)

#### *In objection*

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

#### *In support*

- Friends of the Park
- Friends of Alexandra Park
- CEX of The Roundhouse
- 2 private individuals

Members should note that LB Haringey have confirmed that one letter of support was submitted in error twice on the official response website, Planning Portal, but had already been numbered and uploaded on the list of responses to the planning

application before they had realised this. This Board paper has taken account of this.

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

	Post code	No. of responses
<b>IN SUPPORT (total = 22 + 6 statutory = 28)</b>		
	N22	9
	N8	2
	N13	2
	N10	1
	N19	1
	N17	1
	N6	1
	Tottenham	1
	N4	1
	SG5	1
	not given	2
<b>OBJECTIONS (total = 15 + 1 statutory)</b>		
	N10	5
	N8	2
	NW11	1
	NW3	1
	NW2	1
	SE19	1
	SL6	1
	TF8	1
	not given	2
<b>NEUTRAL (total = 4)</b>		
	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 47 letters of support) were submitted on 22 December, as agreed by HLF. The outstanding document was the Business Plan for the project, which following a late request for further information by the HLF was submitted to the HLF by the agreed deadline of 16 Jan 2015.
- 6.6 In February 2014 LB Haringey advised that Years 1 and 2 of the match funding required for the HLF Round 2 submission had been approved, and that Year 3 would be approved in February 2015. However it has recently been indicated by LB Haringey that only Year 1 of the match funding is secured and that a review is underway of Years 2 and 3. If reduced this would impact negatively on the HLF Round 2 funding application.

Pre-HLF Round 2 decision activities

- 6.7 A final tranche of surveys & investigations will proceed in advance of the HLF Round 2 decision being known, which will be funded from existing Trust revenue allocations. As well as further informing the design team, these will help to inform the preparation of tenders for a package of Enabling Works (to be funded by the main HLF funds, if the Round 2 submission is approved) and the tender brief for the Main Contractor, thus reducing risk and cost exposure on both.
- 6.8 The Enabling Works package referenced above will include a soft strip and removal & stabilisation of asbestos. This will provide a sterile construction site for the Main Contractor, which will further reduce risk, programme duration and associated costs.
- 6.9 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 (PQQ and ITT). 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 HLF funding decision be delayed or the funding application not approved.
- 6.10 The second stage of Main Contractor procurement, the Invitation To Tender (ITT), would not commence until the HLF Round 2 funding was secured.

HLF Project Programme

- 6.11 Assuming we are successful with planning and HLF applications, the key milestones for the HLF project going forward would be:-

Jan-March 2015	completion of final site investigations & surveys preparation of Enabling Works tender documents 1 <sup>st</sup> stage (PQQ) of Main Contractor OJEU procurement
February 2015	decision on Planning & Listed Building applications
March 2015	HLF Stage 2 funding application decision
April/May 2015	formal HLF Permission to start
May 2015	commence 2nd stage (ITT) Main Contractor OJEU procurement commence 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 project 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

Key HLF Stakeholder Relationships

- 6.12 The Director-General of the BBC gave a supportive comment for the HLF Planning and Listed Building applications and the Round 2 HLF submission, along with a letter of comfort. A formal contractual agreement will be unlikely to be forthcoming until a decision is made on the Round 2 HLF submission in March 2015.
- 6.13 BBC Worldwide have been unable to progress discussions further on the retail facility within the East Court due being in their peak trading period, however discussions will re-commence shortly. This aspect of the scheme is not however critical, and could be added later.
- 6.14 Memoranda of Understanding (MOUs) and partnership/collaboration agreements have now been put in place with 6 partners, which were included within the Round 2 HLF submission. Discussions are ongoing with other key stakeholders such as the Science Museum Group (including National Media Museum) and the BFI.

HLF reporting

- 6.15 A sixth quarterly progress report for the period to end-Dec was submitted on programme to HLF and has been accepted as a good record of progress.

**7. Property, Facilities Management and Fabric Conservation Update**

Landlord & Tenant matters

- 7.1 Contractual rent reviews are also underway with three tenants, which should be result in a modest increase in income.

Facilities Maintenance

- 7.2 Good progress has been made on the transition from a third-party combined Facilities Maintenance and Security Services delivery arrangement to services being brought in-house. Staff have worked hard with the current service provider, Bilfinger (formerly Europa), to package up their current 35 service contracts into 14 services packages; 4 of the most business-critical and poorest-performing packages have already been re-procured directly by the Trust, with average cost savings of 15% achieved along with better service level agreements.
- 7.3 Work on procuring the remaining 10 service packages will continue over the coming months to make sure all are in place by the end of the Bilfinger contract on 1 November.
- 7.4 Staff are also endeavouring to work with colleagues at LB Haringey to commence the 2-stage procurement of a Security Services provider, which due to the value of the contract and Haringey's Contract Procedure Rules, needs to be a lengthy OJEU procurement delivered by LB Haringey. This contract will also need to be in place and operational by 1 November.
- 7.5 A new Contracts Administrator role has been created to assist with all of the above, with the appointed candidate commencing at the start of March.

Palace Building Energy Efficiency Drive – outcomes to date

- 7.6 Over the last 12 months the Director of Property & Regeneration and the Estates & Facilities Manager developed a strategy to drive down the Palace's considerable energy costs, which at the time of both staff commencing their posts (spring 2013) totalled £840k pa. The strategy 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.
- 7.7 Examples of individual interventions include:-
- testing & confirming the ability to switch off boilers over the summer period, reducing gas usage from £20k/mth to £4k/mth for that time
  - installation of a new BMS (Building Management System) which allows boiler use to be individually controlled and set to building use requirements
  - 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 the Great Hall amenity lighting, which was previously left on 24 hours/day)
  - installing smart metering in over 30 locations to enable identification of high areas of consumption, and to adjust settings, charge accurately for individual events, etc.
  - appointing new maintenance contractors (eg. external lighting) who are replacing old fittings with new, more energy efficient fittings (eg. LED, solar) where possible on a rolling basis, and working with us to identify future efficiencies
- 7.8 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.
- 7.9 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 2 of the 4 main boilers with a new energy efficient model, with a further boiler to be acquired in the financial year 2015/16 should budgets allow.
  - 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 Maintenance Plan (FMP)

- 7.10 The final tranche of Priority 1 FMP works for 2014/15 is currently being tendered and will be contracted & completed by the end of the financial year in March.
- 7.11 The ability to deliver the works planned for 2015/16 is likely to be significantly limited by the reduction in capital budget recommended by LB Haringey from £500k to £400k for 2015/16. The best that can be hoped to be achieved will be a 'standstill'. If the Trust achieves better than forecast income it will look to use this to supplement capital budgets in 2015/16, but this cannot be guaranteed.

## **8. Park Update**

### Update on Campsbourne Section 106 project

- 8.1 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 was thought to be due to a faulty Thames Water valve, however repair of this valve has not resolved the leak so investigations as to the cause are ongoing.

### Thames Water unauthorised reservoir boundary fence

- 8.2 In late-September the Trust became aware that Thames Water had erected a very large and, in our view, inappropriate and unsafe fence on the Park side of the boundary by the reservoir, thereby cutting off access to the reservoir viewing platform which both parties had previously agreed to install. The fence had been installed without the Trust's consent or agreement, on Trust land, and without the required planning or Conservation Area consent.
- 8.3 The Park Manager made a formal complaint to Thames Water through their customer services. In October we became aware that the fence had been moved onto Thames Water's side of the boundary, but it was still the same fence. A further complaint was then lodged about a second instance of unauthorised access and erection of a fence without our consent or agreement and without the required consents, but no reply was elicited.
- 8.4 Legal advice was therefore sought, and the Trust's lawyers, BWB, wrote to Thames Water in November 2014 setting out in full the Trust's complaint and request for remedies. A copy of the letter is attached at Appendix 1.
- 8.5 Thames Water's legal advisors responded to this letter on 19 January. They allege that they had to erect the fence as trespassers are getting onto Thames Water land from the bird-watching platform: however they could not provide any information to evidence this. They said they would revert back to BWB after a site meeting 'in the next few weeks' but refused to give details to enable Trust staff to participate, nor would they agree to meet AP staff. The fence remains in situ.

- 8.6 It is recommended that if the Trust has had no further response or remedy by 19 February ie. a month after the initial response from Thames Water's lawyers - a formal complaint is lodged with LB Haringey as local authority. Members would also be welcome to submit their own direct representations, either as individuals or on behalf of any groups of which they are members.

Campsbourne Playcentre Refurbishment (occupier: Dinosaurs Playgroup)

- 8.7 Renovation works have now been completed, and the occupier is very 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.
- 8.8 We are still awaiting Dinosaurs Playgroup to confirm their new management structure, so that the new lease can be put in place. We were advised by the Playgroup that this would be finalised in January 2015, but as yet is not confirmed.

Planning Applications

- 8.4 There have been no new applications for planning-controlled changes by tenants.

Park Development Projects Update

- 8.5 *Urban Orchard at AP*
- 8.6 The planting day took place on 3<sup>rd</sup> December as planned, with children from neighbouring primary and secondary schools, Park volunteers and staff from John O'Conner's head office involved in planting 26 fruit trees.
- 8.7 Attempts to date to recruit volunteer 'Orchard Leaders' have met with limited success, possibly due to the autumn/winter timing; a further recruitment drive will take place in the spring.

*High-level Adventure Course / Go Ape*

- 8.8 The SACC-CC on 20 January accepted the recommendation of staff for the final course design. Go Ape and staff will now work together to prepare for a planning submission by Go Ape in the spring.

A further paper on Go Ape will be considered in the Restricted Items section of the meeting.

*New Park Vision*

- 8.9 Work is underway to consider the future "Vision for the Park" alongside the ongoing work to regenerate the Palace. 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. A series of stakeholder engagement sessions is planned for spring 2015, and members of the Committee will be invited to contribute. All of this work will be funded by existing 2014/15 budget allocations.

*Dog Control Orders*

- 8.10 An external company, Parkguard, were appointed to work for 20 hours in the Park up to December 2014 to advise dog walkers on 'good neighbour' dog walking

practices. Feedback from the informal AP Dog Walkers group has been very positive, and Parkguard have produced a report setting out their key findings.

- 8.11 As part of considerations of the Park 2015/16 budgets staff will consider if a small allocation can be made to appoint Parkguard to undertake some work in the Park at peak periods eg. Easter and summer school holidays.
- 8.12 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. Staff have already written to LB Haringey to request that we are fully involved in the consultation that will be required to implement this new legislation in the borough.

## **9. Team Staffing**

- 9.1 The current Director, Kerri Farnsworth, has resigned and will be leaving on 1 March (although due to accrued but unused leave her last working day was 4 Feb). The Trust is looking at a replacement strategy focusing on the requirement to deliver the HLF project.

## **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 Council's Chief Financial Officer has been consulted in the preparation of this report, and notes the concerns highlighted by the Trust in relation to the draft capital allocations for 2015/16; covering the match funding for the HLF project; and general infrastructure / asset repairs. Cabinet will review the recommendations on 10 February with final ratification by Full Council on 23 February.

## **12. Use of Appendices**

- 12.1 Copy of letter from Trust lawyers BWB to Thames Water dated 10 November 2014.

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Thames Water Utilities Ltd  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Direct Dial: 020 7551 7753  
w.scott@bwblp.com

Your ref:  
Our ref: WS/CM/210139/0021/LAR

10 November 2014

Dear Sirs

### **Fence between Alexandra Park and Hornsey Reservoir**

We write on behalf of our client Alexandra Park and Palace Trust (the “Trust”), whose land borders Thames Water’s Hornsey Reservoir on its north-west edge.

#### **1. Background**

- 1.1 At the end of September, Thames Water contractors entered the park without permission or prior notice and erected a large metallic fence topped with razor wire on the Trust’s side of the reservoir boundary. In the process, they also cut off three wooden rails from the Trust’s existing fence.
- 1.2 The Trust wrote to Thames Water’s contact centre through your website and received a response from Liz Cipko of Customer Resolution on 1 October 2014. Ms Cipko advised that the contractors would arrange for the wooden fence to be reinstated. However, she failed to comment on our client’s complaint that the fence had been erected on Trust land in what amounted to an act of trespass.
- 1.3 In early October 2014, Thames Water’s contractors returned and re-set the fence on the reservoir side of the boundary, albeit Thames Water failed to reinstate the Trust’s wooden fence. Despite this and now being aware of the Trust’s discontent, Thames Water once more made no attempt to consult with our client over the position, extent or style of the proposed fence nor to explain the necessity for it. As a result, the Trust land is now bordered by an unreasonably large and unattractive fence which blights the aesthetic appeal of part of the park and represents a clear danger to the public given the low hanging razor wire. In particular, its location immediately in front of a bird-watching platform spoils the view and undermines the whole purpose of the platform.

#### **2. Breach of statute**

- 2.1 The Town and Country Planning (General Permitted Development) Order 1995 requires planning permission to be sought for any new fence over two metres in height. Given that the fence is manifestly over two metres and Thames Water has failed to obtain planning permission, you are clearly in breach of the Order.

- 2.2 It is our client's contention that the failure on your part to apply for planning permission is due to the improbability that such permission would have been granted. As you will be aware, both the reservoir and the park are conservation areas. When determining a planning application within a conservation area, the local planning authority ("LPA") is under a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area (Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990). In this case, it would be difficult to argue that the fence did anything other than drastically diminish the character and appearance of that area of the park. Consequently, it seems highly unlikely that Haringey Council, being cognisant of this duty, would have granted or would now grant permission for the fence.
- 2.3 Further, it should be noted that the threshold that any countervailing argument must reach in order for an LPA to override this duty is extremely high. In a recent case (*Sabi v Secretary of State for Local Government and the Regions* [2002]), a householder erected gates at his house following physical attacks on members of his family. The house was in a conservation area and he only applied for planning permission after erecting the gates. The planning inspector refused permission on the grounds that the public interest in the preservation of the conservation area's character and appearance outweighed the householder's rights under the European Convention on Human Rights and that, as a result, the gates should be removed. This decision was upheld by the High Court.
- 2.4 It seems highly unlikely that, in the current case, Thames Water would be able to provide sufficient justification for Haringey Council to override their duty. This is particularly true in light of the fact that the fence represents little practical deterrence to unwarranted access to the reservoir (if such is its intention). Alongside the new fence are hundreds of metres of steel palisade fence which can still be climbed. It is, therefore, difficult to discern what function the fence is currently serving other than to diminish the character and appearance of both the park and the reservoir.

### **3. Breach of the Trust's common law rights**

- 3.1 The fence also represents an unreasonable interference with the Trust's property rights causing a loss of enjoyment of our client's property. As a result, were it to pursue it, the Trust would have a strong claim in common law nuisance, a cause of action for which a defendant's acquisition of planning permission does not, in any case, provide a defence.
- 3.2 The unreasonableness necessary to establish such a claim can be demonstrated by the diminution in the aesthetic quality of the part of the park bordered by the fence and the undermining of the platform as a viable site from which to view birds, when set against the impracticality of the fence itself as a deterrent, as stated above (Paragraph 2.4).
- 3.3 The fact that Thames Water has never sought to contact the Trust to explain the need for the fence or to discuss how they might work to alleviate any concerns the Trust may have had are further examples of the unreasonableness of Thames Water's actions.



**4. Occupiers' Liability**

- 4.1 We would also remind you of the responsibilities imposed on occupiers of land by the Occupiers' Liability Acts of 1957 and 1984 ("the 1957 Act" and "the 1984 Act").
- 4.2 Under the 1957 Act, both Thames Water and the Trust have a common duty of care to all visitors to the park and reservoir to take such care as in all circumstances is reasonable to see that the visitor will be reasonably safe in using the premises for the purposes for which he or she is invited or permitted to be there. The fact the fence's razor wire is, in places, below five feet from the ground presents a clearly foreseeable risk to any visitors to the reservoir. As such our client requires this situation to be remedied immediately, in default of which you are on notice that should a claim be issued against the Trust they will look to Thames Water to indemnify them for any damages and costs awarded.
- 4.3 Under the 1984 Act, Thames Water also has a duty to trespassers with respect to any risk of which it is aware. Given Thames Water and the Trust are on notice of this risk, our client again requires this to be remedied immediately. As set out above our client will look to Thames Water to indemnify them in respect of any claims brought.
- 4.4 It goes without saying that, in attempting to discharge its duties under the 1957 and 1984 Acts, Thames Water could further diminishing the character and appearance of the conservation area and cause further unreasonable interference with the Trust's enjoyment of its property rights.

**5. Remedies**

- 5.1 The Trust requests that Thames Water remove the fence at the earliest possible opportunity and replaces this with fencing of a similar style to that which was originally there. In addition to which the Trust requires Thames Water to reinstate the Trust's wooden fence and posts removed by Thames Water without consent.
- 5.2 The Trust would also be grateful for an apology for Thames Water's conduct in this matter, in particular its contractors' trespass on Trust land and criminal damage to its property, and would welcome a donation as compensation.

Yours faithfully

**Bates Wells Braithwaite**

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**Alexandra Palace & Park Board**

**10 February 2015**

**Report Title: Trust Financial Results for period ended 30 November 2014**

**Report of: Jay Gohil, Interim Financial Controller, Alexandra Park & Palace Charitable Trust**

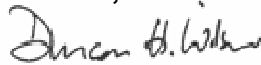
**1. Purpose**

1.1 This paper sets out the results for the Trust for the eight months ended 30 November 2014

**2. Recommendations**

2.1 The Board is asked to note the performance of the Trust for the eight months ended 30 November 2014

**Report Authorised by: Duncan Wilson, Chief Executive Alexandra Park & Palace Charitable Trust**



**Contact Officer: Jay Gohil, Interim Financial Controller, Alexandra Park & Palace Charitable Trust, Alexandra Palace Way, Wood Green, London N22 7AY.  
Tel No. 020 8365 4310**

**3. Executive Summary**

3.1 The net revenue deficit for the period was £2,985k resulting in a variance of £124k over profiled budgeted deficit. The forecast for the year is £4,370k deficit i.e. an underspend of £60k against the full year budget deficit of £4,430k.

3.2 The capital spend is £397k to date. The forecast is to spend the allocation for the year of £914k, due to a number of major projects close to delivery including the Great Hall lighting project.

3.3 This report was presented to, and noted by, the Finance, Resources and Audit Committee (FRAC) meeting on 13<sup>th</sup> January 2015.

**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. RESULTS FOR THE FIRST EIGHT MONTHS**

- 6.1 The summary management accounts for Alexandra Palace & Park Charitable Trust for the eight months to 30 November 2014 are shown in Table 1 below.
- 6.2 The net deficit for the period was £2,985k compared to the profiled budgeted deficit of £2,861k. This adverse variance is primarily due to increased expenditure in Regeneration (HLF Round 1) partly offset by underspends in Palace and Other areas. The overspend on HLF Round 1 is expected to be met from other existing resources i.e. underspends in professional fees in other Regeneration areas for the full year.
- 6.3 The full year forecast is that the Trust will achieve an overall underspend of £60k on the budgeted net deficit target of £4,430k for the full year due to savings in the Palace and Other areas.
- 6.4 The capital expenditure including commitments for the year to date was £397k. The maximum available budget allocation for the year is £914k from the LB of Haringey which includes the annual general allocation of £500k, the specific Campsbourne Play Centre allocation of £75k and the Sustainable Investment Fund for the Great Hall Lights project of £230k. The balance of the allocation represents carry forwards from previous years. The capital programme will accelerate during the remainder of the year with a view to spending the full allocation for the year by the end of March 2015.

**TABLE 1 - ALEXANDRA PARK AND PALACE CHARITABLE TRUST**  
**Management Accounts for the period ended 30 November 2014**

**REVENUE**

	YEAR TO DATE			FULL YEAR	FULL YEAR
	1/4/2014 TO 30/11/2014			2014/15	2014/15
	Actual	Budget	Variance	Budget	Forecast
	£'000	£'000	£'000	£'000	£'000
<b>INCOME</b>					
Palace	180	197	(16)	280	280
Park	52	59	(7)	101	101
Learning and Other	8	10	(2)	14	14
<b>Total Before Regeneration</b>	<b>240</b>	<b>266</b>	<b>(26)</b>	<b>395</b>	<b>395</b>
Regeneration	-	-	-	-	-
<b>TOTAL</b>	<b>240</b>	<b>266</b>	<b>(26)</b>	<b>395</b>	<b>395</b>
<b>OVERHEADS</b>					
Palace (inc Fabric Maintenance)	1,138	1,187	50	1,773	1,712
Park	340	335	(5)	492	492
Learning and Our Heritage	65	74	9	127	112
Other (inc CEO, Office, Fundraising, Comms)	371	403	32	644	619
Ice Rink (Depreciation and Interest)	134	132	(2)	197	197
Depreciation (Non Ice Rink)*	150	152	2	228	228
<b>Total before Regeneration</b>	<b>2,198</b>	<b>2,282</b>	<b>84</b>	<b>3,462</b>	<b>3,361</b>
Regeneration	1,027	845	(182)	1,363	1,404
<b>TOTAL</b>	<b>3,224</b>	<b>3,127</b>	<b>(97)</b>	<b>4,825</b>	<b>4,765</b>
<b>NET DEFICIT</b>	<b>2,985</b>	<b>2,861</b>	<b>(124)</b>	<b>4,430</b>	<b>4,370</b>

\* Depreciation on Fixed Assets capitalised from 1/4/2009 is funded from the Designated Capital Fund.  
The appropriate transfer of funds is made at the year-end.

**CAPITAL**

**£'000**

Actual plus Commitments to 30 November 2014

397

Budget Allocation for 2014/15 (maximum including 2013/14 carry forward)

914

**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 report and the positive outturn position being reported.

**9. Use of Appendices**

- 9.1 There are none.

**Alexandra Palace & Park Board**

**10 February 2015**

Report Title: **Trust Budget for the 12 months ending 31<sup>st</sup> March 2016**

Report of: **Jay Gohil, Interim Financial Controller, Alexandra Park & Palace Charitable Trust**

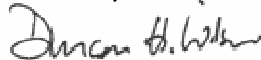
**1. Purpose**

1.1 This report requests approval for the Trust's budget for 2015/16.

**2. Recommendations**

2.1 The Board is asked to approve the Trust's budget for 2015/16.

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



Contact Officer: **Jay Gohil, Interim Financial Controller, Alexandra Park & Palace Charitable Trust, Alexandra Palace Way, Wood Green, London N22 7AY.**  
**Tel No. 020 8365 4310**

**3. Executive Summary**

3.1 The Trust is budgeting a net revenue deficit of £3,396k for 2015/16, before Gift Aid and brought forward reserves are netted off.

3.2 The Trust's capital programme for 2015/16 is set at £400k, a 20% reduction from 2014/15.

3.3 The 2015/16 revenue and capital budgets are financed within the total available resources. They take into account the reduced provisional allocations from LB of Haringey in net revenue support to £1,900k (from £2150k in 2014/15) and capital support of £400k (from £500k in 2014/15).

3.4 This report was presented to, and noted by, the Finance, Resources and Audit Committee (FRAC) meeting on 13<sup>th</sup> January 2015.

**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. THE BUDGET PROCESS**

6.1 The draft revenue budget is based on the detailed budget submissions from budget holders, flexed to match our top down assessment of total available resources. It takes account of the assumption that the LB of Haringey's deficit support would reduce from £2,150k to £1,900k for 2015/16.

6.2 Also, there is the key assumption that the outcome of the HLF Round 2 bid submission, which is scheduled to be announced in late March 2015, will be successful – however, there would be limited revenue impact in 2015/16.

6.3 The Board is therefore asked to approve the draft budgets in this report subject to final approval at your next meeting, early in the new financial year 2015/16, to reflect appropriate and necessary changes to revenue and capital figures following the decision on our HLF Round 2 submission.

6.4 The final agreed budgets for 2015/16 will be profiled month-by-month before loading onto our financial accounting system, IRIS Exchequer, for subsequent use in budgetary control during 2015/16.

## **7. TRUST BUDGET**

7.1 The Trust draft revenue net deficit budget for 2015/16 (£3,396k) by department is shown in Table 1 where it is compared to the original net deficit budget (£4,430k) and forecast net outturn (£4,370k) for 2014/15.

7.2 The significant decrease of £1,034k (23.3%) comparing the original 2014/15 and draft 2015/16 budgets is primarily the result of savings in the Regeneration business area of £983k due to the provision for core Regeneration costs only, post HLF Round 1 where expenditure was necessary on fees and surveys to support the HLF Round 2 bid.

7.3 The other principal changes to note are (i) the assumption, as advised, that the LB of Haringey provisional revenue allocation will be significantly reduced from £2,150k to £1,900k (decrease of £250k or 11.6%), and (ii) the transfer of the Europa Maintenance Contract from external to internal provision with effect from November 2015.

7.4 On capital we have assumed, as advised, a continuation of the LB of Haringey annual allocation but at a lower level of £400k for 2015/16 i.e. a £100k reduction (20%) from the 2014/15 level of £500k. The available resources will be used for key projects including Fabric Maintenance Plan works; New Main Boiler; Fire Alarm System, Ice Rink Secondary Heating and gas main replacement(which alone will take up half of the allocation).

7.5 In addition, the APTL (internally funded) capital programme for 2015/16 totals £150k and comprises of a number of projects including investment in new and replacement equipment to support the business.



**TABLE 1**  
**ALEXANDRA PARK AND PALACE CHARITABLE TRUST**  
**Draft Budget 2015-16**

**REVENUE**

	<b>FULL YEAR</b>	<b>FULL YEAR</b>	<b>FULL YEAR</b>
	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>Budget</b>	<b>Forecast</b>	<b>Budget</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>INCOME</b>			
Palace	280	280	280
Park	101	101	112
Learning and Other	14	14	14
<b>Total Before Regeneration</b>	<b>395</b>	<b>395</b>	<b>406</b>
Regeneration	-	-	-
<b>TOTAL</b>	<b>395</b>	<b>395</b>	<b>406</b>
<b>OVERHEADS</b>			
Palace (inc Fabric Maintenance)	1,773	1,712	1,720
Park	492	492	470
Learning and Our Heritage	127	112	111
Other (inc CEO, Office Man, Fundraising, Comms)	644	619	651
Ice Rink (Depreciation and Interest)	197	197	186
Depreciation (Non Ice Rink)*	228	228	284
<b>Total before Regeneration</b>	<b>3,462</b>	<b>3,361</b>	<b>3,422</b>
Regeneration	1,363	1,404	380
<b>TOTAL</b>	<b>4,825</b>	<b>4,765</b>	<b>3,802</b>
<b>NET DEFICIT</b>	<b>4,430</b>	<b>4,370</b>	<b>3,396</b>

\* Depreciation on Fixed Assets capitalised from 1/4/2009 is funded from the Designated Capital Fund. The appropriate transfer of funds is made at the year- end.

<b><u>CAPITAL</u></b>	<b><u>£'000</u></b>	<b><u>£'000</u></b>	<b><u>£'000</u></b>
Allocation	914*	914*	400

Includes brought forward resources, SIF fund allocation and annual allowance of £500k.

## 8. TRUST FINANCING POSITION

8.1 Table 2 below summarises the financing of the draft revenue and capital budgets and the impact on the level of reserves.

**TABLE 2 - Trust Financing Position**

<b><u>Revenue</u></b>	<b>FULL YEAR</b>	<b>FULL YEAR</b>	<b>FULL YEAR</b>
	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>Budget</b>	<b>Forecast</b>	<b>Budget</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Trust Deficit exc Gift Aid from APTL (as above)	4,430	4,370	3,396
Gift Aid from APTL	-900	-900	-1,107
Depreciation and Loan Interest Adjustment	-425	-425	-470
Adjusted Deficit	3,105	3,045	1,819
Ice Rink Prudential Loan Interest	71	71	64
Ice Rink Prudential Loan Repayment	200	200	210
Ice Rink SIF Loan Repayment	13	13	13
Great Hall Lights SIF Loan Repayment	0	0	42
Operating Deficit	3,389	3,329	2,148
LBH Revenue Allocation*	-2,150	-2,150	-1,900
Reserves & Underspends B/F	-1,794	-1,794	-615
Reserves & Underspends C/F	-555	-615	-367

\*2015/16 figure is provisional

<b><u>Capital</u></b>	<b>FULL YEAR</b>	<b>FULL YEAR</b>	<b>FULL YEAR</b>
	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>Budget</b>	<b>Forecast</b>	<b>Budget</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
LBH Capital Allocation*	500	500	400
Campbourne Play Centre Allocation	75	75	0
Great Hall Lights SIF Loan	230	230	0
Underspends B/F	109	109	0
Resources Available	914	914	400
Expenditure Programme	-914	-914	-400
Underspends C/F	0	0	0

\*2015/16 figure is provisional

**9. Legal Implications**

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

**10. Financial Implications**

- 10.1 The Council's Chief Financial Officer notes the proposed budget for 2015/16 and confirms the assumptions around funding from LB of Haringey are in line with the Council's plans.

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**Alexandra Palace & Park Board**

**10 February 2015**

Report Title: Agreement on terms of debt with LBH

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

**1. Purpose**

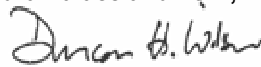
- 1.1 To propose wording for clarification of the terms of the debt from APPCT to the Council accruing from deficit funding since 1988 is circumscribed, to be fair to both parties

**2. Recommendations**

- 2.1 That the Trustees approve the wording set out below as the basis for further discussion and agreement with the Council

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Park & Palace Charitable Trust**

Contact Officer: **Duncan Wilson, Chief Executive Alexandra Palace and Park, Alexandra Palace Way, Wood Green, London N22 7AY. Tel: 0208 365 4335**



**3. Executive Summary**

- 3.1 There have been discussions with the Council on the debt in APPCT's accounts since 2009. Currently APPCT's deficit funding (£2.15m in 2014/2015) is accrued as a long term debt to LBH in APPCT's accounts. Although the likelihood of repayment is small, and LBH write off the debt each year in their own financial statements, the Council has been unwilling to forego the debt in perpetuity, which the Trust would have preferred.
- 3.2 Opinions on the significance of the Trust continuing to carry this amount in its balance sheet are divided. But it would certainly make the matter easier to explain to potential funders if the terms were clearer.
- 3.3 The Attorney General and District Auditor adjudicated on the validity of the debt from 1996 to 1999 and eventually found that the debt was fairly stated except for doubts about the amounts accrued from 1988/89 to 1990/91 (£3.396m out of a total of £48.747m). These were found to some extent to be related to the 1980's refurbishment or its impact, and there was an unresolved question as to whether this was recoverable from the Trust. It is therefore recommended that the proposed form of words circumscribing the debt is stated without prejudice to the recoverability of this element of the total debt.
- 3.4 The proposed wording (para 5 below) is designed to clarify that the debt will only be recovered when both the Trustees and the Council are satisfied that it can be repaid in whole or in part without damaging the Trust's capability of performing its charitable duties – ie to keep the Palace and Park open as places of public recreation, and to safeguard the Trust's assets.
- 3.5 That should be sufficient to reassure donors such as the HLF, and may result in the debt being moved to a Contingent Liability of the Trust in the Notes to the Accounts, which would help presentationally.
- 3.6 The question of whether our funding is treated as a loan for a grant for the future is a separate one, on which briefing will be provided when we know more.

**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. Recommended wording to be agreed with LBH**

- 6.1 “The Trustees of the APPCT (“the Charity”) acknowledge that as at 31<sup>st</sup> March 2014 the total amount advanced by the London Borough of Haringey (“Haringey”) and its predecessors to the Charity and not repaid by the charity was stated in the Trust’s accounts at £48.747m on a conservative basis.

Haringey and the Charity have agreed that this amount will not be repayable in whole or in part by the Charity unless and until full financial provision has been made for the obligations of the Charity for the foreseeable future. Any assessment of these obligations must be to the satisfaction of both the Charity and Haringey, both parties acting reasonably, before any such repayment is initiated. Should the parties be unable to reach an agreement, the issue to be settled by an independent arbiter, answerable to both the Council and the Trust.

## **7. Legal Implications**

- 7.1 The Trust’s solicitors have been consulted in the preparation of this report and advise:

The proposed wording does not fetter the Trustees’ discretion as LBH cannot unilaterally determine when the criteria for repayment have been met. If the effect would be to transform a strict legal liability into a contingent liability, that would be in the Charity’s interests.

It would be advisable to define what the arbitration process is and what “obligations of the Charity” means, which would include various legal obligations, though this would mean a comprehensive and careful drafting exercise would need to be undertaken and certain formalities attended to, to address the issue of enforceability.

- 7.2 The Council’s legal officers have been consulted in the preparation of this report and note that there is no discharge of the debt owed to the Council within this proposal, and that the Council’s s151 Officer is content with the arrangements proposed.
- 7.3 It is also noted that in the context of the wording of section 6 above, the ‘obligations of the Charity’ relate to its charitable obligations i.e. to keep the Palace and Park open as places of public recreation.

## **8. Financial Implications**

- 8.1 The Council’s Chief Finance Officer has been consulted in the preparation of this report and stresses that he is content with the wording contained in section 6 above. This does not involve the discharge of the debt owed to the Council and merely reflects agreement on a process for discussion of recovery of the debt. Although the debt is not shown in the Council’s accounts, it is not discharged. Enabling the Trust to reassure donors and obtain funds should also be financially advantageous to the Council.

## **9. Use of Appendices**

- 9.1 There are none.

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of the Local Government Act 1972.

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