

**Unrestricted Minutes of the Alexandra Palace and Park Board
29 NOVEMBER 2005**

DRAFT

ITEM 4 (b)(i)

Councillors: * Manheim (Chair), *Dillon (Deputy-Chair), *Haley, *Krokou, Reynolds, *Robertson and two vacancies.

Non-voting representatives: *Ms V. Paley, Mr M. Tarpey and *Mr N Wilmott

Observer: Ms J. Hutchinson (representing Mr D Liebeck - Chair, Alexandra Park and Palace Advisory Committee)

*Members present.

Also present:-

Councillor Hare

Melanie Griffin

Arup (Planning)

Tessa Kimber

Berwin Leighton Paisner (Legal)

Roger Vail

King Sturge (Valuation, Market Knowledge & Building Surveyors)

Ian Harris

Trust Solicitor

AP011 APOLOGIES FOR ABSENCE: Apologies absence were received on behalf of Mr Liebeck, Mr Tarpey and Councillor Reynolds, and for lateness from Councillor Krokou.

AP012 DECLARATIONS OF INTERESTS

Councillor Haley advised that as Chair of the Local Authority's Licensing Committee he felt that it was proper to declare an interest in respect of Item 8 –Premises Licence. Councillor Haley commented that as the Item was for information he would not be withdrawing from the proceedings, as no decision was to be taken by the Board.

NOTED

AP013 URGENT BUSINESS

The Clerk advised that whilst there were no new Items of urgent business, Item 15 on the agenda had been sent to Board Members after the despatch of the main agenda and would therefore require reasons for urgency to be stated when the Board reached this Item.

NOTED

AP014 MINUTES (Agenda Item 3) – (1) Meetings of the Alexandra Palace and Park Board held on (a) 28 June 2005 , Special meeting held on (b) 12 July (c) 13 September 2005, and (d) the Alexandra Palace and Park Panel held on 1 November 2005 ; (2) the Alexandra Palace and Park

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Consultative Committee held 22 November 2005; and (3) the Alexandra Park and Palace Advisory Committee held 15 November 2005

(1)(a) Alexandra Palace and Park Board – 28 June 2005

RESOLVED

That the Minutes of the meeting of the Board held on 28 June 2005 be approved and signed by the Chair.

(1)(b) Special Alexandra Palace and Park Board – 12 July 2005

RESOLVED

That the Minutes of the special meeting of the Board held on 12 July 2005 be approved and signed by the Chair.

(1)(c) Alexandra Palace and Park Board – 13 September 2005

RESOLVED

That the Minutes of the meeting of the Board held on 13 June 2005 be approved and signed by the Chair.

(1)(d) Alexandra Palace and Park Panel – 1 November 2005

RESOLVED

That the Minutes of the meeting of the Panel held on 1 November 2005 be approved and signed by the Chair.

(2) Alexandra Palace and Park Consultative Committee – 22 November 2005

RESOLVED

That the Minutes of the meeting held on 22 November 2005 be approved and signed by the Chair.

NOTED

(3) Alexandra Palace and Park Advisory Committee – 15 November 2005

The Clerk advised that the meeting of the Advisory Committee on 15 November 2005 had been inquorate and therefore there were neither minutes from that meeting or recommendations of the Advisory Committee for the Board to consider.

The Chair sought, and the Clerk advised that the reasons for the

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meeting being inquorate were due to the non attendance of Council representatives on the Advisory Committee.

The Chair expressed her concerns in regard to non attendance of Council representatives at this meeting and advised that she would take this matter further.

NOTED

AP015 QUESTIONS

None were received

AP016 DEPUTATIONS/PETITIONS

None were received

AP017 UPDATE – FUTURE OF THE ASSET (Report of the General Manager, Alexandra Palace and Park - Agenda Item 6)

The General Manager – Mr Holder advised of the latest position in respect of the process for selecting the preferred bidders for the future use of the asset, to final short listing stage. A press release had been released on 16 November 2005 detailing the 3 short listed bidders – The Business Design Centre Group Ltd, Earls and Olympia Group Ltd, and Firoka (Heythrop Park) Ltd. Mr Holder advised that 13 expressions of interest had been submitted – 8 being for the whole development and 5 for part or parts of the building and each submission had been evaluated. With regard to those rejected expressions of interest Mr Holder advised that all the original bidders had been asked if their proposals could be shared with the successful bidders in the case that their submissions did not make the short-list. In the main they agreed to this course of action. In response to clarification two of the rejected bidders had said that “they owned the intellectual rights” and they did not want their proposals shared with others. Further with regard to information requested by each of the 3 bidders from the Trust any information requested by one would also be sent to the other two.

Mr Holder in response to points of clarification stated that the overall financial outlay estimated during valuation had not caused any immediate concerns for any of the short listed bidders, and that the £38 million would be factored in to each of the 3 preferred bidders final submissions to be received on 6 January 2006. The assessment of the final submissions was scheduled to take place on 11 and 12 January 2006

Mr Holder advised that the Board would consider in the exempt part of the proceedings the criteria to evaluate the detailed submissions of the 3 short listed bidders. It was then the intention to hold a special meeting of the Board likely to be held in toward the end of January 2006 to receive recommendations on the selection of the preferred bidder.

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Mr Holder also advised that the overall financial outlay estimated during valuation had not caused any immediate concerns for any of the short listed bidders, and that the £38 million would be factored in to the final submissions. Mr Holder also felt that each submission was of good standing and robust and that it was a good position for the Palace and Trust to be in. Any of the 3 bidder's visions had the prospect of alleviating the financial support from the council tax payers if they translated into measured responses at the end of the process.

There being no further points of clarification it was:

RESOLVED

That the contents of the report be noted.

AP018 OPERATING BUDGET : 7 MONTHS RESULTS TO THE END OF MAY 2005 & FULL YEAR FORECAST 2005/06 (Report of the General Manager, Alexandra Palace and Park - Agenda Item 7)

In a brief introduction of the report the Head of Finance – Alexandra Palace – Ms Wilkinson highlighted the contents of the circulated report and emphasised that the budget summary as detailed in Appendix 1 showed a forecast out-turn deficit of £1,553,000 on all activity against a budget of £1,713,000 – a saving of £160,000 (9%). The Chair asked that the fact that income was up and expenditure was down should be noted by the Board.

The Board received information on the 7 months results to the end of October 2005 and forecast to the end of the year. The Board were particularly advised that the income from the Ice Rink was currently £86,000 (25%) ahead of budget. Payroll and contracted services were showing an underspend on salaries of £12,000 (1%) due to vacancies mainly arising from the Ice rink. The impact of the budget savings as outlined was to achieve a deficit before fixed and variable overheads of £284,000 against a budget £406,000 – representing a saving of £122,000 (30%).

(Mr Wilmot arrived at 19.42HRS)

The fixed costs of £229,000 were £3,000 (1%) underspent against the budget of £232,000 at the 7 month stage and this was mainly attributed to £3,000 saving on the rates because of an earlier overestimate, and £5,000 on legal fees as not incurred evenly in the year. The variable costs of £683,000 were £100,000 (13%) underspent against the budget of £783,000 at the 2 month stage.

The impact of all of the above was to generate a deficit of £1,196,000 on all activity against a budget of £1,421,000, a £225,000 (16%) saving at the 7 month stage. Members were further advised of the full year forecast showing a projected deficit of £2,267,000, against the budget of £2,400,000. It was noted the figures in the report excluded the development costs.

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It was also reported that the current capital expenditure amounted to £110,000 out of the budget of £300,000 for 2005/06.

Following points of clarification from Board Members it was:

RESOLVED

that the income and expenditure and the forecast out turn for 7 months to the end of October 2005 as contained in Appendix II of the report be noted.

AP019 PREMISES LICENCE (Report of the General Manager, Alexandra Palace and Park - Agenda Item 8)

The General Manager briefly outlined the recent process for granting of a Premises Licence for the buildings and grounds at Alexandra Palace. Mr Holder commented that the matter went before the Council's Licensing sub committee on Tuesday 25th October. The variations to the existing licence were as listed in the report. The sub committee considered public representations from local residents and heard evidence from Capita Symonds on the subject of noise levels during music events. Mr Holder advised that the statutory bodies had raised no objections except that the police requested a longer notice period of 21 days for small events and 3 months for large events. The views were accepted and incorporated into the licence conditions.

Mr Holder then advised that due to a legal issue the sub-committee chose to adjourn the meeting without decision. The matter was further considered on 2nd November and the licence was granted subject to various conditions relating to noise prevention, notice of large events and the holding of a planning meeting with the various statutory authorities.

In response to points of clarification Mr Holder advised that he had not yet received the official notice of the conditions to be attached to the licence but commented that these were in relation to noise monitoring and management and public advertising of events where maximum use of the varied hours was intended under the relevant contract.

RESOLVED

That the report be noted

AP020 CAPITAL AND MAINTENANCE WORKS (Report of the Parks Facilities Manager, Alexandra Palace and Park – Agenda Item 9):

Following a brief introduction of the report the Board commented briefly on the report's contents.

The Chair then summarised and it was:

RESOLVED:

That the report be noted;

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**AP021 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE** (Report of the Parks Development Manager, Alexandra Palace and
Park – Agenda Item 10)

The Development Manager Parks provided a comprehensive update of progress on the work to be carried out as part of the Heritage Lottery Fund refurbishment of the park, as outlined in the circulated report.

(Councillor Krokou arrived at 20.30HRS)

Following clarification of various items within the report the Chair summarised and it was:

RESOLVED:

That the report be noted;

APO22 CHARITY RETURNS 2005 (Report of the General Manager - Parks)
(Agenda Item 11)

Following a brief introduction of the report by the General Manager he advised that it was recommended that the signing off of the returns be delegated to the Chair of the Board, and clarification of those who could sign these off it was:

RESOLVED

- i. that the report be noted; and
- ii. that the Chair be authorised to sign the documents on behalf of the Charity.

AP023 NEW ITEMS OF URGENT BUSINESS

Nil

AP024 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting as they contain exempt information as defined in section 100A of the Local Government Act 1972; namely terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services and information relating to the financial or business affairs of any particular person (other than the authority).

SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS

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AP025 MINUTES:

Agreed the exempt minutes of the meetings of the Board held on 28 June, 12 July 13 September 2005, and the Panel meeting held on 1 November 2005.

AP026 UPDATE – FUTURE OF THE ASSET (Report of the General Manager, Alexandra Palace and Park - Agenda Item 15)

Agreed the recommendations contained in the report with variances as proposed.

**AP027. TO NOTE THE DATES OF MEETINGS OF THE BOARD FOR THE
REMAINDER OF THE MUNICIPAL YEAR 2005/2006:**

RESOLVED

That the following dates be noted as scheduled meetings of the Board for the remainder of the Municipal Year 2005/06:

7 FEBRUARY 2006, 11 APRIL 2006

The meeting ended at 23.05HRS.

VIVIENNE MANHEIM

Chair