



## **ALEXANDRA PARK AND PALACE CHARITABLE TRUST PANEL MEETING**

**25 MARCH 2022**

**Report Title:** Creation of Petanque Courts  
**Report of:** Emma Dagnes, Chief Executive Officer

**Purpose:** To seek Trustee Board approval of the creation of Petanque (boules) courts on land adjacent to the Lower Road, East.

**Local Government (Access to Information) Act 1985 - N/A**

### **1. Recommendations**

- 1.1 To consider the comments and advice of the Advisory and Consultative Committees on the proposal;
- 1.2 To approve the proposal and funding arrangements for the creation of Petanque Courts on the land adjacent to the Lower Road, East.
- 1.3 To delegate responsibility for delivery to the CEO to deliver the project within the available funding supplied by the players and sign the funding agreement with the Hornsey Petanque Club (HPC).

### **2. Background**

- 2.1 For several years a group of local people have met to play Petanque (Boules) in the Fairground Car Park. The group avoid playing on days when the car park is in use as an event venue, event operations area and car park.
- 2.2 In 2019 the Trust was approached by a local community group about the possibility of creating a permanent four-lane Petanque Court in Alexandra Park. Whilst the Trust was supportive, a suitable permanent location for the size requested could not be found. The Fairground Car Park is well used throughout the year as a multi-purpose operational site and is an unsuitable location for a permanent Court.
- 2.3 In 2021 the local players approached the Trust again. This time the proposal was for a two-lane Petanque Court. The group had also raised money to fund the Courts creation.
- 2.4 The Trust reassessed the new proposal and suggested the location shown on the map in Appendix 1. Both parties agree that the location is suitable. The proposed site also has plenty of exposure to passers-by to generate interest, with lots of viewing space around the new court and its location will not block

access to the steps that give access to the sports club access road and lower park area.

- 2.5 Although the location is used by the Trust during event days and weekly by the Park Run it is felt that the Court can be accommodated alongside these uses. The area is also sometimes used as an overflow car park for the Sports Club. However, this is not part of the club's leased area and will be unavailable for this use in the future if the Petanque Court is created.

### **3. Petanque Court Proposal**

- 3.1 The proposal is to create two Courts adjacent to each other in total measuring c. 8m by 16m. The Courts are at ground level, bounded by sleepers, slightly raised above the level of the ground. No excavation is required.
- 3.2 The Courts would not be surrounded by fencing, as they sometimes are in other more formal Park locations, to avoid enclosing areas of the Park unnecessarily and to reduce the ongoing maintenance costs to the Trust. The Courts would not be lit. Plans and example pictures are provided at Appendix 2.
- 3.3 The Courts would be open to any member of the public to play on any day of the week. Playing on the Courts would be free of charge. No special times are reserved for any group of players and no booking system will be in operation. However there would be times when the Courts are deemed out of use such as when events are being held or hosted in the Park and the area is fenced off.
- 3.4 a small, location-appropriate, information board is planned to explain what the Courts are and the game of Petanque.
- 3.5 The local group of Petanque players are in the process of becoming a constituted group registered with the English Petanque league as the Hornsey Petanque Club. The Club will provide the funding but also advise the Trust on the design and installation and support the Trust in monitoring the condition of the Court.

### **4. Petanque as a sport**

- 4.1 The broad appeal of petanque covers a wide demographic, particularly those that are not always engaged with sport. The English Pétanque Association is committed to ensuring this highly accessible sport can be enjoyed by all. As the National Governing Body for the sport in England they are officially recognised by Sport England are members of the World governing body, the Fédération Internationale de Pétanque et Jeu Provençal (FIPJP) and the European governing body, the Confédération Européenne de Pétanque (CEP), they are also members of the Sport + Recreation Alliance.

\*see footnote 1

## 5. Relationship between the Petanque players and the Trust

- 5.1 Discussions with the Petanque players covered the relationship between the Trust and the players. A user agreement was drafted and discounted by both parties as being overly onerous for the purposes of the players. A funding agreement was considered as the most appropriate way forward. This is attached at Appendix 3.
- 5.2 However the players have agreed to become a constituted group and are keen to work with the Trust to promote the courts and to encourage wide participation.

## 6. SAC/CC feedback

The SAC/CC will be consulted on the proposal at their Joint Meeting on 9<sup>th</sup> March and feedback will be provided to the Trustee Board on 10<sup>th</sup> March by email and included in the minutes of the Board meeting.

## 7. Timelines

- 7.1 A high-level discussion with the planning team at Haringey Council has indicated that planning permission will be required. An application will be made to the Council as soon as possible after the Board meeting (subject to approval). The works are expected to take no more than two weeks. It is envisaged that the courts will be playable in late spring 2022.

Activity	Deadline
Final proposal received	Feb. 2021
Trust Assessment (Strategic Vision Project Group)	April 2021
In principle agreement of initial terms	June 2021
Develop proposals & consult planning	Feb. 2022
SAC & CC consultation	March 2022
Formal consideration by Trustee Board	March 2022
Planning / Listed Building Consent	April-May 2022
Legal review of User Agreement	April 2022
Construction	May-June 2022

## 8. Risks

- 8.1 Courts not utilised - Although HPC would reserve the Courts exclusively for 2 hours twice a week (10-12am on Wednesday and Friday mornings), they will be for community use. Appropriate signage will inform the public of the agreed times that the Court is reserved for the Club. A number of informal Petanque groups are understood to also use Park and it is expected that the numbers of players could reach 20-30 per week.
- 8.2 Costs for loss, damage, injury – If the Club is unable to cover the costs of maintenance and repairs to the Court the Trust will reserve the right to serve notice for the removal of the court. The Trust's insurance will not extend to the Court or the Club's liabilities and the Club will be required to provide copies of adequate insurance certificates.

## **9. Is the decision/ action consistent with the Charity's Vision, Mission Purpose and Values? Five Year Plan priority pillars?**

9.1 The proposal aligns with the Charity's purpose of enriching lives, through great experiences, forever and the mission to repair, restore and maintain the park and palace for the recreation and enjoyment of the public forever."

9.3 Our values:

- The team have been *resourceful* and *collaborative* with the Hornsey Petanque Club to locate an appropriate site for the Court.
- *Passionate & fun & Bold* – we hope to create more and new experiences of enjoyment for the public by having this new sport on site.
- *Open & genuine* - the Court will encourage new players of all ages.

9.4 Contributes towards *creating a stronger lifelong connection with our visitors, supporters and community (Five Year Plan Pillar 2).*

## **10. Equality, Diversity & Inclusion**

10.1 *There are no adverse implications for any protected characteristics groups.*

## **11. Legal Implications**

11.1 The creation of Petanque Courts sits within the powers of the Trust and the purposes of the Park and Palace as set out in the Act of Parliament.

11.2 The Council's Head of Legal & Governance has been consulted in the preparation of this report, and has no comments.

## **12. Financial Implications**

12.1 The funding agreement (attached at Exempt Agenda Item 19) states that the funding supplied by the HPC must be sufficient to cover 100% of the costs of installation, including any signage. The Trust does not have the resources to cover any of the costs of installation.

12.2 The group have had their proposals costed. The funds available of £15,000 are deemed to be sufficient. In addition, the group have negotiated with Capital Gardens (Alexandra Palace Garden Centre) to supply materials at a significant discount.

12.3 If the Trustee Board is minded to approve the proposed creation of the Courts, quotes have been obtained by the HPC and the preferred contractor is on the Haringey Council suppliers list.

12.4 Ongoing maintenance costs are expected to be minimal requiring no more resource than the area currently requires.

12.5 The funding agreement covers the expected lifetime of the Courts and what happens at the end of that lifetime or if the Courts become dilapidated before then.

12.6 Funding will be passed to APPCT before any work commences, on a restricted basis, as set out in the funding agreement.

12.7 Fundraising Due Diligence

12.7.1 The funds raised by the HPC are from C-Field, an Irish construction company currently building the Cross Lane Development in Hornsey, as part of its corporate social responsibility programme in those areas that it operates in.

12.7.2 The Trust's Development Director has conducted due diligence on C-Field, a family owned business and a registered company for more than 10 years with a London registered address. The directors are mainly based in EIRE but the company's activities mainly take place in the UK. There are no matters which raise concern about the legitimacy of the funds at this time.

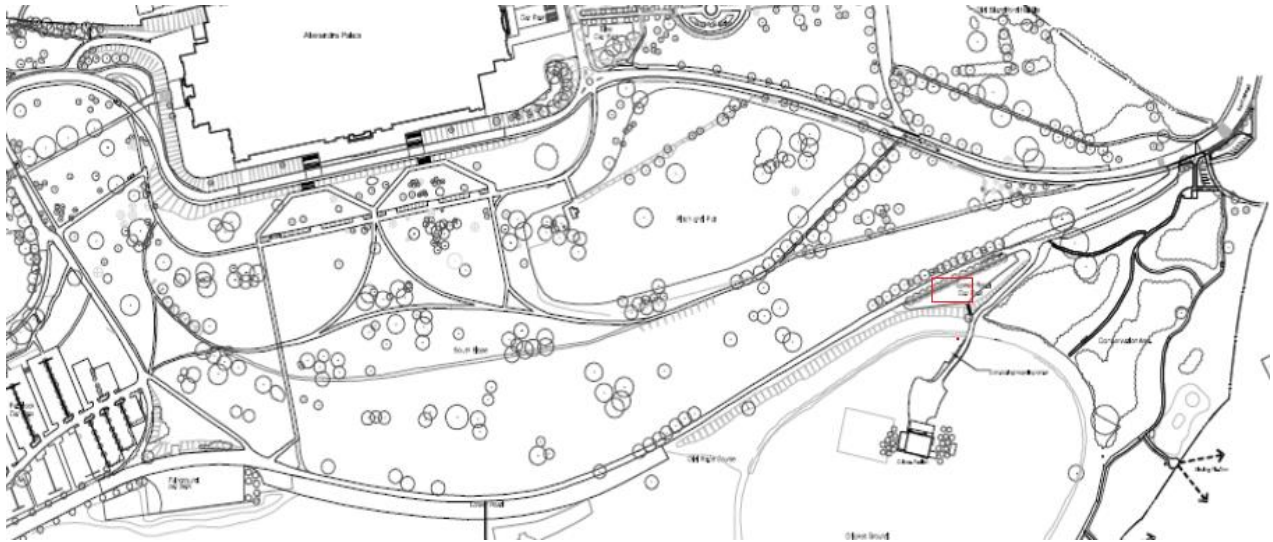
12.8 The Council's Chief Financial Officer has been consulted in the preparation of this report, and has no comments.

**13. Use of Appendices**

Appendix 1 – Maps showing proposed location / overflow car park

Appendix 2 – Design, size, layout plans

Appendix 1 – Site location



Footnote 1: [www.petanque-england.uk](http://www.petanque-england.uk)

Appendix 2 – Design, size, layout plans

*Court Dimensions (approximately 8m by 16m):*

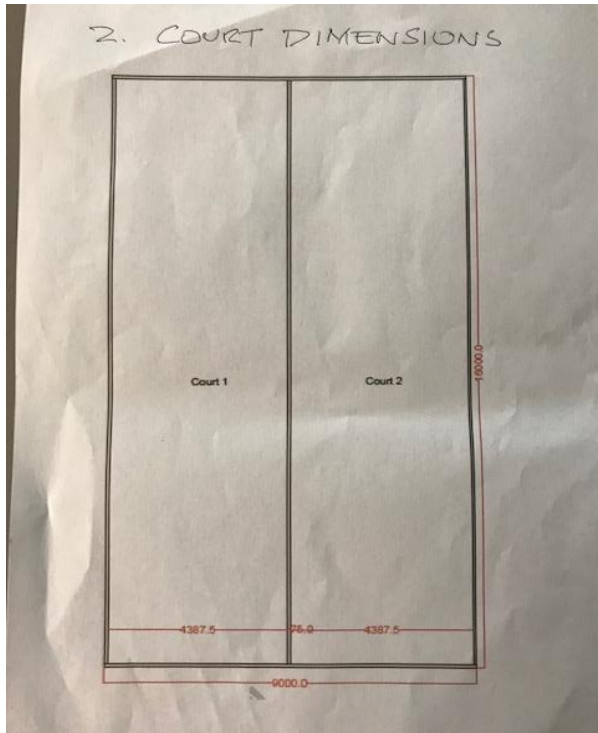


Image of site location



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