

# **MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD HELD ON TUESDAY, 13TH DECEMBER, 2022, 7.30PM – 9.15PM**

## **PRESENT:**

**Councillors: Anne Stennett, Jason Beazley (Co-Optee), Duncan Neill (Co-Optee), Val Paley (Co-Optee), Nigel Willmott (Co-Optee), Emine Ibrahim (Chair), Collett (Vice-Chair) and Sarah Elliott**

**Also Present:** Emma Dagnes(CEO) Richard Patterson(Director of Finance and Resources)Natalie Layton(Charity Secretary) Ayshe Simsek(Haringey Council Democratic Services Manager)

### **1. FILMING AT MEETINGS**

The Chair advised that the meeting was being filmed and recorded and attendees noted this information.

### **2. APOLOGIES FOR ABSENCE**

RECEIVED for absence from Cllr Nick da Costa & Cllr Ahmet Mahbub and for lateness from Val Paley & Cllr Anne Stennett.

### **3. URGENT BUSINESS**

There was on item to be considered at item 13 below - relating to the admission of a new group to the Consultative Committee membership.

### **4. DECLARATIONS OF INTERESTS**

There were no declarations of interest.

### **5. QUESTIONS, DEPUTATIONS OR PETITIONS**

The Board RECEIVED two deputations - in response to APPCT CEO's October letter to tenants around the Masterplan for the Grove and the Trust offering lease extensions to 2027 and then on an annual 12 month rolling basis.

The Board noted that Jason Jenkins - Little Dinosaurs Leaseholder had put forward a deputation requisition, in accordance with CSO 29, wanting to make representations on:

- The impact and reality of recent events from the tenant's perspective.
- Realistic and manageable proposals to the Board for consideration prior to a third party company being engaged.

- Seeking clarity on the preferred intentions of APPCT around the Grove plans.

Mr Jenkins was invited to make his deputation and expressed the following:

- When he first took the business forward in the vacant building, it had been derelict and was now a vibrant indoor and outdoor play space welcoming 1500 users a week.
- In his view, the soft play facility had mental health benefits and the business had received positive feedback about being a lifeline for many local groups and was a safe place for children to play.
- There was no other soft play facility in Haringey that offered the indoor and outdoor fenced off play.
- That Little Dinosaurs was still in the early stages, a start-up business, and had not planned beyond 2029.
- During the pandemic, took forward business plan and applied for investment in this business. This was in discussion with the CEO of AP at the time.
- During initial negotiations a restriction was placed on the maximum number of years a tenancy could be in place but the then CEO had advised that unusual a tenancy to not be renewed.
- Needed a longer extension than 2027 to allow business to be future proofed
- The 12-month rolling lease would not work, as events and parties, which kept the business afloat, were booked often a year in advance.
- Crippling energy costs and need time to recover from Covid closures.
- Hoped to continue working partnership with the Trust
- Post 2027, Mr Jenkins was seeking an understanding and commitment to a managed exit.

NOTED in response to Board Member questions from Mr Jenkins:

- That all repairs, maintenance, fixtures, and fittings were the responsibility of the tenant as per the lease.
- Invested life savings as a start-up and then through Covid he had reinvested through a bounce back loan. He was now at the crucial point of deciding whether to invest the remainder of the business loan in making this a first class facility.
- The provision had a fenced in garden and contained an indoor and outdoor activity centre for children up to the age of 9 years old with parents, grandparents and carers.
- Not informed verbally or in writing by the Trust that the lease would be longer than 2027.

*Clerk's note 1940 hrs Cllr Anne Stennett arrived during this item*

The Chair thanked Mr Jenkins for his representations.

Gemma Graham – Co-Chair of 345 Preschools was invited to put forward her deputation. NOTED that the purpose of the deputation was to air the views of 345 Preschools and discuss a number of issues with the proposed changes to the lease agreement. Gemma Graham wanted to ensure their organisation's case was heard and to have a generic conversation with the Board before the master planning process in the Grove began.

Gemma Graham outlined the following:

- Recently received the CEO's letter, indicating potential for the masterplan to bring all the different leases in the Grove together to expire in 2027 and then to each be on a 12-month rolling renewal. This came as a shock as earlier in the year the organisation had seen a draft lease document proposing a 14-year term lease.
- Located in the Grove for 40 years and a community nursery, a charity, with volunteer trustees and the available places were full as the demand for term time preschool setting is large.
- Wanted to help fulfil the APPCT ambitions in the strategic vision.
- The organisation was confused about next steps and whether the Trust wanted the leaseholders to leave in 2027?
- There was a need to fill places a year in advance and the 12-month rolling contract was not tenable for the preschool.
- The deputation party were seeking transparency in the plans for the Grove.

The following was NOTED in response to questions to Gemma Graham:

- 345 Preschools was not a state funded provision and run by a small committee of parents who helped run the pre-school for pre-school service across the borough and sometimes outside of the borough.
- Did have some visits from other preschools who wanted to use outdoor woodland space. There was a qualified staff team, and the parents volunteer as the trustees.
- Haringey fund 3-4 year olds 15 hours a week and anything over that the parents pay fees to the organisation, which they try to keep to a minimum. The reason one parent chose this provision was because 345 pre-schools offer completely free school spaces – the 15 hours are completely free.
- Currently have 39 children at the school.

The Chair thanked the deputations for making their representations and advised them that the Trust was still only at the beginning of the research & master planning process and, as the letter of 13 October stated, the tenants would be a part of the ongoing discussions.

## **6. MINUTES**

### **RESOLVED**

1. To confirm the unrestricted minutes from 29 September & 17 November 2022 as accurate records of the proceedings. and note that the Council Meeting in November was postponed and Co-opted trustee recruitment has been delayed as a result and will go to the next Council meeting.
2. To note the minutes of the Advisory Committee held on the 17 November 2022.
3. To note the minutes of the Joint Advisory & Consultative Committee held on 17 November 2022, further noting the Joint Committee's advice on page 16 - AP Club Nets, was included in the recommendations for the Board's approval on p.89 of the agenda pack.

4. To note the minutes of the Consultative Committee held on 17 November 2022 and that a date had been circulated for the CC workshop – 19th January 2023, 7-9pm.

## **7. FEEDBACK FROM THE ADVISORY & CONSULTATIVE COMMITTEES**

Nigel Willmott – Chair of the Consultative Committee, highlighted that a Consultative Committee Workshop was arranged to continue discussion about diversifying the membership of the CC and to reassess its aims and objectives. This had been set for 19th January 2023. The Board noted that it was not possible to convene this session any sooner

## **8. CEOS REPORT**

Emma Dagnes, CEO, introduced the report which updated trustees on current issues and projects at Alexandra Park and Palace and provided information on the events programme and the Trust activities.

NOTED this was essentially the same report presented at the SAC/CC on the 17<sup>th</sup> of November and was seeking agreement to the extension of the use of the wooden structure space outside of the Phoenix Bar and Kitchen known as ‘the beach’ for two additional months and approval of the New Year’s Eve road closure between 21:00 on 31<sup>st</sup> of December and 02:00 on the 1<sup>st</sup> of Jan 2023, except for the W3 bus.

In response to questions the following information was noted.

- In relation to increasing car parking project, an application was progressing through the planning process with a decision hoped for at the end of January and implementation by March/ April 2023.
- With regards to raising community awareness of the Wellness Café / Café Palais, it was agreed that the CEO would feed back on the need to take this forward with the Creative Learning Team. They would in turn discuss this with the partners and groups that the Trust work with. It was suggested that Mark Civil have a direct conversation with Jason Beazley on the best ways to reach these groups.

## **RESOLVED**

1. To note the content of the attached report;
2. To approve the proposal to apply to the Local Planning Authority for Planning and Listed Building Consent to extend the use of the shaded wooden structure (the pagoda) on the space outside the Phoenix Bar and Kitchen known as “The Beach” for two additional months a year from March to November following consultation with the Advisory and Consultative Committees;
3. To approve the New Year’s Eve road closure between 21:00hrs on 31<sup>st</sup> December 2022 and 02:00hrs on 1<sup>st</sup> January 2023, except for the W3 bus.

## **9. FRRAC CHAIR'S FEEDBACK**

Cllr Collett, Chair of the FRAC, introduced the report highlighting the financial issues that the Trust was facing due to the increase in energy prices which was set out in the later Finance report item.

The letter of representation from the Council's Section 151 Officer confirming funding and additional support for the 2023-24 had not been sent as yet but was expected to be sent to APTL on the 31<sup>st</sup> December. This would also be received by the Trust to enable the consolidated accounts for the Group to be considered by the 31<sup>st</sup> of January 2022.

It was clarified that the Board were asked to note the following recommendations by FRRAC when considering agenda items 10, 11, 18,19.

1. That the Trustees' Annual Report & Accounts 2021-2022 be approved by the Trustee Board and signed by the CEO and Chair, subject to the written letter of representation from the Corporate Trustee confirming funding and additional support for the 2023-24;
2. The recommendations for the award of the Estate Guarding Contract be approved.

## **10. FINANCE REPORT**

Richard Patterson, Director of Finance and Resources, introduced the report on the financial performance of the Trust. He highlighted that for the end of this year and the next financial year, the impact of energy costs both for the Trust and the trading company was significant. The trading company would not be able to gift aid any profit to the Trust and was reliant on the Corporate Trustee(Council), which had confirmed that it would support the Trust in meeting its financial obligations. It was noted that the trading company would meet its own liabilities.

The Director for Finance and Resources outlined that a major exercise for the organisation was to reduce energy consumption and it had started to do so with the LED lighting replacements and was taking forward a trial for solar lighting.

Although there was a lot to do , the Trust had already seen a 20% reduction in the cost of electricity and 38% on the use of gas. This was attributed to the use of the SALIX funding stream which had enabled upgraded lighting throughout the Palace from halogen discharge to LED.

The Trust were considering business cases for projects ensuring focus on reducing consumption and bringing costs down.

In response to questions, the following information was provided:

- APTL picked up over 50% of the energy costs because of its role as the main consumer of energy. The Trust had an idea of base consumption, from the

Covid lockdown period, and therefore anything over and above this has been assumed as trading costs.

- It was noted that if the trading company makes less profit and has higher energy costs, this will mean less gift aid to the Trust.
- The factoring of increased energy costs in contracts with consumers, clients, tenants would need to be discussed in the exempt part of the meeting.
- The impact of inflation had been reviewed.
- The Sundry income were items that were difficult to budget for, for example unplanned insurance contribution as a result of storm Eunice.
- Noted that the confirmation letter from the Corporate Trustee would unlikely convey a set financial figure of support and will likely indicate that it will act accordingly to ensure able to meet its liabilities.

## **RESOLVED**

1. To note the year to date position of the Trust.
2. To note the full year forecast for the Trust and the impact of energy prices.
3. To consider the outline budget for the Trust for 2023/24.
4. To approve the 2021-22 Annual Report (Appendix 3) and Financial Statements (Exempt Appendix 4) as recommended by FRRAC, and;
5. To delegate the signing of the Annual Report and Financial Statements to the Chair of the Trustee Board and the CEO, subject to written confirmation from the Corporate Trustee confirming funding and additional support for the year 2023-24.

## **11. ALEXANDRA PARK & PALACE ESTATE GUARDING CONTRACT PROCUREMENT**

The Board agreed to consider the recommendations in more detail in the exempt section of the report.

Following discussion of the exempt part of the meeting the Trustee Board:

## **RESOLVED**

1. To approve the award of contract for the provision twenty-four-hour, seven-days-a-week estate guarding at Alexandra Park & Palace to Bidder 2, for a period of five years with the option to extend for a further two years (total 7 years). The estimated contract value is £3,340,235, subject to the further consideration set out in paragraphs 1iv. and 8.4 of Exempt Appendix 3;
2. To delegate authority to the Chief Executive of Alexandra Park & Palace to finalise the terms of the contract;
3. To authorise the Head of Legal and Governance, Haringey Council, to seal the contract.

## **12. ALEXANDRA PARK SPORTS CLUB NETS**

In noting that the comments of the Joint Advisory & Consultative Committees had been taken into account, the Board

### **RESOLVED:**

To approve the proposal by the Alexandra Park Club to install a new three lane cricket batting and bowling net facility in the Club grounds, subject to the condition that any waste material resulting from the installation is removed from the site and properly disposed of by the contractor and not dumped anywhere in the Park.

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

NOTED that a group called the Campsbourne Estate Mutual Aid Network had applied to join the Consultative Committee and would be invited the Consultative and Joint Committee meetings going forward. This addition to the membership was AGREED and confirmed by the Board.

## **14. FUTURE MEETINGS**

The next meeting on the 20<sup>th</sup> of March was noted.

## **15. DECISIONS TRACKER**

NOTED

## **16. EXCLUSION OF THE PUBLIC AND PRESS**

### **RESOLVED**

To exclude the press and public from the meeting as the remaining items contained 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.

## **17. MINUTES**

### **RESOLVED**

To confirm the exempt minutes of the Alexandra Palace and Park Board held on the 29th of September 2022 as an accurate record of the proceedings.

## **18. EXEMPT FINANCIAL REPORT**

NOTED the additional exempt information relating to the Trading Company and agreed the exempt recommendations set out in the exempt report.

**19. EXEMPT ESTATE GUARDING CONTRACT PROCUREMENT**

The Board NOTED the additional information provided in relation to the award of contract and agreed the exempt recommendations set out in the exempt report.

**20. EXEMPT ATL REPORT CHAIRS REPORT**

The Board NOTED the relevant considerations of the APTL Board from its meeting held on the 28<sup>th</sup> November 2022.

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

NOTED

CHAIR: Councillor Emine Ibrahim

Signed by Chair .....

Date .....