

**Unrestricted Minutes of the Alexandra Palace and Park Board
7 FEBRUARY 2006**

DRAFT

ITEM 4 (b)(ii)

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

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: The Chair and Board Members welcomed Mr Ken Harrington who replaced Ms Helena Wilkinson

AP037 APOLOGIES FOR ABSENCE (Agenda Item 1): Apologies absence were received on behalf of Mr Liebeck, Councillor Reynolds, and for lateness from Councillors Dillon, Hare and Hoban.

AP038 DECLARATIONS OF INTERESTS (Agenda Item 2):

Cllr Hare was absent at the beginning of the meeting but on reaching Item 11, Planning Consent for the Panorama Room, Alexandra Palace declared an interest as he is a member of the Planning Applications Sub Committee for Haringey Council. He decided not to participate in the discussions and decision on this item.

AP039 URGENT BUSINESS (Agenda Item 3):

Dr Vivienne Manheim, the Chair of the Trustees of the Alexandra Park and Palace Charitable Trust, made the following statement with regard to the evaluation of submissions for the redevelopment of Alexandra Palace and the selection of preferred investment partner:

'As Chair of Trustees I am very pleased to clarify the situation surrounding the evaluation of tenders for the redevelopment of Alexandra Palace and the selection of preferred investment partner.

The process undertaken by the relevant members of our professional advisory team, overseen by myself and the General Manager of the Palace; was clearly set out to all tendering parties in November 2005 in the form of a Development Brief. It involved scoring each proposal against a set of clear criteria; including but not restricted to; economic value, transfer of risk, deliverability and creation of other beneficial uses for the Palace.

It is my firm view that the duty of the professional advisory team; to make a recommendation to the Trustee Body as to who should become the preferred investment partner, was discharged without flaw.

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There have been suggestions in some quarters that the differing approaches of the bidding companies to the ongoing business placed the General Manager in a position of personal and professional conflict of interest. This is clearly not the case. He is not a member of the Trustee Board which made the decision. Therefore, I cannot refute this strongly enough and would like to put on record my firm view that his integrity and authority in this matter are beyond reproach.

Any suggestion that the General Manager allowed this supposed conflict of interest to influence the judgement of the rest of the professional team calls into doubt the professional integrity of the other members of the selection/evaluation panel, which includes myself, in a way that is quite unacceptable.

When the Trustee Body met on Monday, 30 January, it endorsed the recommendation of the professional team. The integrity of the process has always been of paramount importance and it remains so'.

RESOLVED

That the members present when the Chair made the above statement unanimously endorse it.

NOTED

AP040

MINUTES (Agenda Item 4): (1) Meetings of the Alexandra Palace and Park Board held on (a) 29.11.05, Special meetings held on (b) 10.01.06, and (c) 30.01.06; (2) to approve the minutes of the Consultative Committee held on 31.01.06 and (3) to receive the minutes of the Advisory Committee held on 24.01.06.

(1)(a) Alexandra Palace and Park Board – 29.11.05

RESOLVED

That the Minutes of the meeting of the Board held on 29.11.05 be approved and signed by the Chair.

(1)(b) Special Alexandra Palace and Park Board – 10.01.06

RESOLVED

That the Minutes of the special meeting of the Board held on 10.01.06 approved and signed by the Chair but with an amendment to show that Cllr Hoban was present at this meeting.

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(1)(c) Special Alexandra Palace and Park Board – 30.01.06

RESOLVED

That the Minutes of the meeting of the Board held on 30.01.06 be considered at the next meeting on 11.04.06.

(2) Alexandra Palace and Park Consultative Committee – 31.01.06

RESOLVED

That the Minutes of the meeting held on 31.01.06 be approved

(3) Alexandra Palace and Park Advisory Committee – 24.01.06

RESOLVED

That the Minutes of the Advisory Committee held 24.01.06 be considered and the recommendations noted.

AP041 QUESTIONS (Agenda Item 5):

None were received

AP042 DEPUTATIONS/PETITIONS (Agenda Item 6):

None were received

AP043 8 MONTHS RESULT TO END OF NOVEMBER AND FULL YEAR FORECAST 2005-06 (Agenda Item 7):

Mr Holder, the General Manager, advised the Board of the 8 month result to the end of November 2005 and the forecast to the end of the year. Members were asked to note that the result for period 8 when compared with the budget for the same period showed a saving of £235K before development costs (set out in Appendix 1 of the report); representing an overall saving against budget of 14.3% for the comparable period.

RESOLVED

That the contents of the report be noted and agreed.

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**AP044 OPERATING BUDGET : 7 MONTHS RESULTS TO THE END OF MAY
2005 & FULL YEAR FORECAST 2005/06 (Agenda Item 8):**

Mr Holder advised the Board of the proposed budget for the Charity and the level of revenue and capital support required from the local authority for 2006/07. Members were asked to note that the £2.38m deficit detailed in the report would be reduced by the covenant to £1.3m. That sum plus the £300K capital would be contained within the cap of £1.5m. Members also noted that an early signing of the Lease, with the new Investment Partner, would result in less assistance being required from the Local Authority. Members asked for a further breakdown of the figures by the end of March.

RESOLVED

- That the operating deficit for 2006/07 in the sum of £2.38M be noted.
- That the capital funding budget of £300,000 be approved
- That the budget and operating deficit of £1.3m be approved on the basis that the Council confirms it's previous practice of proving funding because the Trust funds are exhausted;
- That members note that an early signing of the lease in the current financial year will result in less revenue support being required from the Council;
- That the funding limit used in the local authority's forward planning of £1.5M would prevail;
- That the key areas and levels of expenditure outlined in paragraph 5 be noted.

AP045 CAPITAL AND MAINTENANCE WORKS (Agenda Item 9):

Mr Loudfoot introduced this item reporting on the latest works undertaken He advised that the significant flooring repairs required to the ice rink were pending the decision on Developer. In response to the Chair's question about outstanding Health and Safety matters, he confirmed that these were being managed; i.e. the roof area was currently out of bounds. Members endorsed the choice of environmentally friendly timeclocks and asked for confirmation that local contractors had been considered in the tendering process.

RESOLVED

That the report be agreed and noted.

**AP046 HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT
UPDATE (Agenda Item 10):**

Mr Baker introduced this item which updated the Board on progress on the HLF refurbishment of the park and specifically highlighted changes to Alexandra Palace way and the additional parking facilities which would be provided by the narrowing of the main road from the Bedford Road to the east car park, a mini roundabout at the BBC entrance, speed tables, an

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extra bus stop and improved coach park. He also asked members to note improvement to the Bedford Road Entrance, the Boating Lake and Dive Car Park.

Members noted that the current tendered package was currently running at £170-£200k under budget, not including contingencies.

In response to the members' queries he advised that coaches would be able to drive over the new mini roundabout; traffic light phasing would be speeded up to accommodate traffic flow; there would be no disruption to bus services; crossing points would be similar to those at the garden centre and would appear at both entrances; centre islands would be included to aid crossing and he noted members' requests for a digital bus timetable/information board; raised table and pelican crossings, as opposed to normal zebra crossings; the use of rubber strip speed bumps (as often used in supermarkets) and which were permissible on private land and confirmed that the new children's toilets would have provision of baby change facilities.

In response to Members' questions and concerns about the choice of contractor, The General Manager confirmed that, although this contractor had proved highly competitive in terms of value for money, strict monitoring and quality control systems were in place.

In response to a query about Redstone Playing Fields, Mr Baker advised that installation of the fence, park signage and furniture had been paused during the bad weather.

With regard to the Muswell Hill entrance; pruning had been completed and improvements made to lighting, road surface and kerbs. Members also asked about the pedestrian entrance to the Grove from Muswell Hill and Mr Baker confirmed that the bridge would be tidied, graffiti was being controlled, new benches would be in place and a lighting survey was being carried out. Members' requests for signs from Muswell Hill to the Park were noted; possibly near the bus stop on the down hill section and of Victorian design. He would also investigate circumstances relating to permissions for those residents with gates on the park. Letters had been sent to all relevant properties in respect of gates and boundaries and advice on the data collection would be sought.

Mr Holder advised members that the workshop building in the Grove was a possible alternative administration centre for the charity as a functional space for the remaining staff in order that the Investment Partner gets a 'clean lease'. However; detailed discussions on this matter had not commenced.

Finally, Members paid tribute to the unique helipad feature.

RESOLVED:

That the report be agreed and noted

**APO47 PLANNING APPLICATION AND LISTED BUILDING CONSENT,
PANORAMA ROOM, ALEXANDRA PALACE (Agenda Item 11)**

Mr Loudfoot introduced this item explaining that this application was to vary a term in the original planning application. In response to a written inquiry from the Director of Finance, explained to members that were only limited costs for the application which would be contained within budget. The expenditure for the residual lease on the building was contained within the 2005/06 budget and the estimates agreed earlier for the 2006/07 budget. It was further stated that if this application were not approved it could result in a loss of income to APTL and subsequently a lower covenant to the Charity. Members noted the advice from the Advisory Committee that this application should be endorsed

RESOLVED

That the advice received from the Statutory Advisory Committee be noted and with the benefit of this advice that the application be considered and supported.

**AP048 THEATRE STAGE, ALEXANDRA PALACE, LISTED BUILDING
CONSENT (Agenda Item 12):**

Mr Loudfoot introduced this item and outlined the works required and the intended use of a local contractor for the repairs. In response to a written inquiry from the Director of Finance, explained to members that this project would be grant aided by the Wolfen Foundation, which would in turn be match funded by English Heritage. Members commented on the importance of a sympathetic design and recycled materials and noted the advice from the Advisory Committee that this application should be endorsed.

RESOLVED

That the advice received from the Statutory Advisory Committee be noted and with the benefit of this advice that the application be considered and supported.

AP049 EXCLUSION OF THE PRESS AND PUBLIC (Agenda Item 13):

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).

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SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS**

AP050 MINUTES (Agenda Item 14):

Agreed the exempt minutes of the meetings of the Board held on 29 November 2005, the Special Meeting held on 10 January 2006 and that the Minutes of the Special Meeting held on 30 January 2006 be approved at the next meeting on 11.04.06.

AP051 UPDATE – FUTURE OF THE –ASSET (Agenda Item 15):

The General Manager stated there was nothing further to report at this stage.

**AP053 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:

11 APRIL 2006

**VIVIENNE MANHEIM
Chair**