


Report Title: Park Update
Report of: Mark Evison, Park Manager, Alexandra Palace and Park Charitable Trust
<p>1. Purpose</p> <p>1.1 To inform the Alexandra Palace and Park Board of various matters relating to the park and its tenants.</p>
<p>2. Recommendations</p> <p>2.1 That the Board note the initial information from the car park data collection exercise.</p> <p>2.2 That the Board note the updates regarding park tenants and,</p> <p>2.3 That the Board delegates to the Interim General Manager, authority to agree renewal terms for the Lease to CUFOS before the deadline of 25 March 2011 and in default of agreement, authority to instruct the Trust's solicitors to issue proceedings for interim rent.</p> <p>2.4 That the Board note the responses to the sustainability ideas suggested by a local resident, and consider whether the recommended items are included in the Trust's work programme for 2011-12.</p>
Report Authorised by: Andrew Gill, Interim General Manager 
Contact Officer: Mark Evison, Park Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121
<p>3. Executive Summary</p> <p>3.1 This report provides interim figures from the car park data collection exercise.</p> <p>3.2 An update on issues relating to park tenants is provided, including the issues regarding the Lease renewal for the old station building.</p> <p>3.3 In 2010 a local resident suggested a number of ideas to improve AP's sustainability. A response to the short-term suggestions is provided in Appendix A, together with the recommended actions.</p>
<p>4. Reasons for any change in policy or for new policy development (if applicable)</p> <p>4.1 N/A</p>
<p>5. Local Government (Access to Information) Act 1985</p> <p>5.1 N/A</p>

6. Car Park Data Collection

- 6.1 Board Members will recall that nine traffic counters have been in place around the site since November 2010. These have been operating 24-hours a day while various events take place in the park and palace.
- 6.2 The data collection will end in February however, there is a time delay for the figures to be downloaded from the counters and then processed. This report serves an indication of the position up to 30 December 2010, for information only.
- 6.3 Events during this period included:
- Four Sunday farmers' markets
 - Ten days of accountancy exams
 - The world championship darts competition
 - A ball and a Christmas party
 - a long period of heavy snow
- 6.4 The basic averages of the 34-day period have been calculated and 6,500 cars and vans entered the site via Alexandra Palace Way, per day. Over 400 of which entered the public car parks. If it is assumed that this figure is consistent then approximately 146,000 vehicles will use the car parks in a year. The data collection also included further figures for motorcycles, HGVs and other types of traffic, but the details are not reported here.
- 6.5 Once the data collection period is complete, further interpretation will be carried out. The potential income will need to be weighed against the impact on visitor numbers to events. As previously reported, consultations will take place with stakeholders before the Board is asked to make any major decisions.
- 6.6 A detailed analysis of the data will be reported to a future meeting of the Board.

7. Park Tenants

- 7.1 The Planning Inspectorate published its decision regarding the Little Dinosaurs Case on 9th December 2010. The appeal failed, but the compliance period of two months was extended to six months. The failure of the appeal puts the tenant in breach of the clause in the Lease relating to Planning Permission.
- 7.2 The tenant is intending to remove the paving slabs in early 2011. He will use the remainder of the six month compliance period to consult with the planning department in order to find a proposed solution to the building's storage issues.
- 7.3 At the time of writing the tenant is yet to complete consultations and present proposals to officers. If any suggested proposals require a new planning application the details will be presented to the Advisory and Consultative Committees.

- 7.4 The Park Tenants met as a group with officers before Christmas. At this meeting, details about the APP Conservation Area and planning requirements were spelled out. A line-by-line review of all nine park leases has been carried out and any issues arising are in the process of being regularised.
- 7.5 The 345 Preschool has started the redevelopment of the Islands building in the Grove. This work is expected to take up to three months and conclude at Easter.
- 7.6 The Board will recall that CUFOS is seeking a new lease for the Old Station Building. At the time of writing, officers are negotiating with the CUFOS Trustees in order to agree the key terms. The negotiations are based on the Trust valuer's advice of a suitable rental figure according to the charitable use of the building.
- 7.7 During the discussions on this matter at the meeting of 6th September, (minute APB046 (exempt)) the Board resolved that the grant of a new lease should take into consideration future regeneration plans of the Palace and Park. To this end officers are negotiating an appropriate break-clause.
- 7.8 The Landlord and Tenant Act 1954 applies and this Act sets out the timescales for lease renewal. In this case, the 25th March 2011 is the deadline for agreement of terms. If terms are not agreed by this date then in order to protect the charity's position it may be necessary to issue court proceedings.
- 7.9 Due to the time-limited nature of this case, a Panel meeting may be required to agree the final details, however the Board are asked, at recommendation 2.3 above, to authorise the Interim General Manager to make the decision to agree terms before the deadline of 25th March and in default instruct the charity's solicitors to issue court proceedings.
- 7.10 Either party may apply to court on, or before 25th March in the absence of any agreement.

8. Sustainability

- 8.1 A local resident last year presented a list of sustainability ideas to the Alexandra Park and Palace Advisory Committee. Although the list of ideas has its own merit, it should not be taken as a professional Sustainability Options Appraisal.
- 8.2 Officers were requested to report back to the Board with responses to the short-term options suggested. The table attached as Appendix A sets out the suggested ideas, officer's responses and any resources required (where quantifiable).
- 8.3 The Board is asked to consider whether any of these ideas should be included in the Trust's work programme for the coming year 2011-12. The recommended ideas have been highlighted in the Appendix.

9. Recommendations

- 9.1 That the Board note the initial information from the car park data collection exercise.
- 9.2 That the Board note the updates regarding park tenants and,
- 9.3 That the Board delegates to the Interim General Manager, authority to agree renewal terms for the Lease to CUFOS before the deadline of 25 March 2011 and in default of agreement, authority to instruct the Trust's solicitors to issue proceedings for interim rent.
- 9.4 That the Board note the responses to the sustainability ideas suggested by a local resident, and consider whether the recommended items are included in the Trust's work programme for 2011-12.

10. Legal Implications

- 10.1 The Trust solicitor's advice has been taken into account when drafting this report.
- 10.2 The London Borough of Haringey's Head of Legal has no specific comments on this report.

11. Financial Implications

- 11.1 The London Borough of Haringey's Chief Financial Officer notes the contents of the report.
- 11.2 The Car Park data collection is part of the work to consider the potential for income generation from Car Park Charging.
- 11.3 The Park Tenants provide a consistent and reliable income stream for the Trust.

12. Use of Appendices/Tables/Photographs

Appendix A: Sustainability ideas: response to possible short-term actions