

DRAFT

AGENDA ITEM 7 (iii)

**MINUTES OF THE ALEXANDRA PALACE AND PARK
CONSULTATIVE COMMITTEE**

4 APRIL 2006

Councillors: *Manheim (Chair), Dillon, *Haley, Hare, Hoban, Krokou, Reynolds, Robertson

Nominated Members:

Alexandra Palace Action Group		(To be advised)
Alexandra Palace Amateur Ice Skating Club	*	Mr. M. Tarpey
Alexandra Palace Angling Association		Mr K. Pestell
Alexandra Palace Indoor Bowls Club		(To be advised)
Alexandra Palace Organ Appeal	*	Mr.J. Apperley
Alexandra Palace Television Society		Mr S. Vaughan
Alexandra Residents' Association	*	Ms. C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ranson
Friends of the Alexandra Palace Theatre	*	Mr. C. Richelle
Hornsey Historical Society		Mr.J.O'Callaghan
Muswell Hill and Fortis Green Association	*	Ms D. Feeney
Muswell Hill Friends of the Earth		(To be advised)
Muswell Hill Metro Group		Mr J. Boshier
New River Action Group	*	Mr F. Clark
Palace Skatepark Association		Mr. P. Lumsden
Palace View Residents' Association	*	Ms V. Paley
U.C.A.T.T.		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

*Members present.

Also In Attendance:

Ms J. Hutchinson – Alexandra Residents Association
Mr G. Hutchinson - Friends of Alexandra Park
Mr S. Ballard – Alexandra Palace Allotments Association
Mr R. Tucker - APCA

Mr K. Holder - The General Manager, Alexandra Palace
Mr C. Hart – Principal Support Manager, Member Services – LB Haringey

APC40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Boshier, Mr Pestell, and Councillor Robertson due to illness, Mr Willmott and Councillor Reynolds, and for lateness from Councillor Krokou.

The Chair asked that the Committee's sentiments be passed to Mr Pestell and Mr Boshier for a speedy recovery.

NOTED

APC41 DECLARATIONS OF INTEREST

Nil

APC42 URGENT BUSINESS

There was no urgent business.

APC43 MINUTES

RESOLVED:

1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 31 January 2006 be confirmed and signed as a correct record; and
2. That the minutes of the meetings of the Alexandra Palace and Park Board held on 30 January 2006 (Special), and 7 February be noted.

MATTERS ARISING:

None

APC43 FUTURE USE OF THE ASSET – UPDATE (Verbal Report of the General Manager) (Agenda Item 5)

The Chair asked for a brief introduction.

Mr Holder briefly outlined that the charity's professional team had been engaged in negotiation with that of Firoka's over a number of weeks since the appointment of Firoka as preferred investment partner. Mr Holder commented that the professional team had negotiated a draft set of Heads of Terms which had been the subject of much discussion and negotiation over the period. The Board at its meeting on 27 March 2006 considered and agreed those Heads of Terms as the basis of the detailed lease.

Mr Holder also advised that as the land to be leased to Firoka was land to be used for the purpose of the charity, technically known as specie land, the Trustees had to comply with sec.36(6) of the Charities Act 1993. This required that the Trustees give notice of the proposed lease and invite

representations. The purpose of such Notice was to ensure that as many people as possible in the beneficial area of the charity knew of the Trustees plans and have a chance to comment. Mr Holder commented that extremely wide publicity had already been given to the Trustees intentions and the plans had been subject to public exhibition and public discussion within both this Statutory, and the Consultative Committee. Mr Holder tabled a copy of the draft notice as agreed by the Board on 27 March 2006. The approved notice had been exhibited in and around the Palace and Park for 1 month until 27 April 2006. Any comments received would be analysed by the General Manager and reported back to the Board for further consideration.

Mr Holder also further advised that the Board had considered the residual responsibilities remaining with the charity after the transfer of business and staff to Firoka. These responsibilities were:

- landlord responsibilities arising from the 125 year lease;
- the management and maintenance of the parkland;
- decisions on future use of the parkland either for the charity or by request from other bodies/organisations;
- the annual report and accounts;
- liaison with the Advisory and Consultative Committees;
- administration of the Advisory and Consultative Committees;
- landlord responsibilities for the leases within the parkland (garden centre, 345 club, allotments and Actual Workshop if let);
- upkeep and management of its administrative headquarters;
- responsibility for insurance for the remaining assets of the charity;
- as an employing body.

The General Manager advised that the Board had agreed the majority of the residual responsibilities except for the residual charity staffing arrangements. The Board had felt that this matter required further consideration prior to making a decision.

In response to clarification from Mr Tarpey with regards timescales for development and its completion Mr Holder advised that it was likely for an 18 month completion for the Great and West Hall, the Phoenix Bar and Palm Court areas. The works to these areas would commence whilst planning permissions had been sought. From months 19-32 the planned hotel and other hospitality facilities would be built and from months 32 to 48/50 the east end of the building and the facilities of the theatre, bowling alley, would be developed. In terms of each of the facilities it may well be possible to do different parts of each phase of work simultaneously.

In response to comments and clarification by Ms Feeney with regard to the future of the organ and reference within previous minutes that the organ would be relocated the General Manager advised that these comments had been made by him in relation to the bid submitted by Earls Court Olympia, it had been their intention to relocate the organ. However there were no plans by the preferred bidder Firoka to relocate the organ. With regard to comments in relation to the bookings in the Great Hall after the

contract with Firoka had been signed Mr Holder advised that it was the case that Firoka would take on the responsibility for all events at the Palace after signing contracts.

Members sought clarification as to the footprint as shown on the tabled map in respect the Notice of proposed disposition under Section 36(6) Charities Act 1993 as the map showed the inclusion of the roadway and southern extension in respect of the lease to be granted to the Firoka Group. There were some concerns and surprise that such notice should be displayed in an inaccurate form. Mr Holder responded that the footprint shown was correct and that the footprint did indeed include the road but that it was the intention not to let the road. He commented that he was somewhat astounded that anyone would assume that that this would be the case.

Ms Paley, in respect of the minutes of the previous meeting, asked that the maps/plans promised for all representatives be circulated as these had not been as stated. After some clarification the Clerk undertook to ensure that such information was forwarded. Ms Paley further referred to the amount of misinformation that was circulating within the area at the confusion in terms of the work being carried out within the Park, in particular she felt that some liaison was required with respect to the Friends of Alexandra Park. Ms Paley also referred to recent nuisance at Lower Road the previous Sunday caused by a 4x4 vehicles getting over the barrier and racing. Mr Holder responded that he not received any complaints in this respect but would check on the matter. Professor Hudson suggested that in the event of such disturbances perhaps it would be of use to have the emergency number for the palace to be put on notice boards and at other strategic locations.

Ms Hayter sought clarification in respect of the application by the Friends of Alexandra Park to become representatives on the Consultative Committee. The Chair advised that the application would be given formal consideration at the meeting of the Board on 11 April 2006. In response to further questions Councillor Haley said that whilst the application was for consideration the board may well be minded not to agree the application. Ms Hayter commented that she hoped the Board would be minded to agree the application. The Chair advised that it would be given full consideration but was not able to prejudge the Board's decision.

The Chair then summarised and it was:

RESOLVED:

That the verbal update and comments of the Committee be noted.

**APC44 ITEMS REQUESTED BY NOMINATED REPRESENTATIVES
(Agenda Item 6)**

None requested

APC38 URGENT ITEMS (Agenda Item 7)

(i) Consultative Committee Membership

In response to comments from Councillor Haley the Clerk advised that a letter confirming Membership would be sent to all listed associations on 7 April 2006. Arising from that response a review of the membership would be undertaken prior to the next meeting of the Committee.

The Committee were further advised of the provisional meetings of the Committee for the Municipal Year as follows:

27 June 2006	5 September 2005	7 November 2005
30 January 2007	3 April 2007	

(ii) Ms Paley passed on her thanks to the Chair for the way in which Consultative Committee meetings had been conducted in the previous year and thanked the Chair for her hard work and efforts. The Committee then collectively echoed Ms Paley's comments.

NOTED

Meeting terminated at 20.05HRS

**Cllr Vivienne Manheim
CHAIR**