

**UNRESTRICTED MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

Councillors Egan\* (Chair), Strickland\* (Vice-Chair), Hare\*, Peacock\*, Stewart, Scott\*, Williams\*

Non-Voting Representatives: Val Paley\*, Mike Tarpey\*, Nigel Willmott\*

Observer: David Liebeck\*

\* Denotes present at meeting

Also present:

Mr A. Gill – Interim General Manager – Alexandra Palace  
 Mr I. Harris – Trust Solicitor  
 Ms H. Downie – Head of Finance – Alexandra Palace  
 Mr G. Oliver – Head of Finance - Accounting, Control & Income on behalf of the Director of Corporate Resources – LB Haringey  
 Ms A. Lippitt – Interim Director of Place and Sustainability – LB Haringey (part meeting)  
 Mr M. Hopson - Physical & Area Regeneration Manager – LB Haringey (part meeting)  
 Mr C. Hart – Committee Manager (Clerk to the Board) LB Haringey (part meeting)

Mr Rick Wills (Non Executive Director – Alexandra Palace Trading Limited - part meeting)  
 Mr Dan Anderson Colliers International (Locum) (part meeting)  
 Mr Jim Robertson Colliers International (Locum) (part meeting)  
 Mr Graeme Clark – Director – Mazars (part meeting)

**MINUTE  
NO.**

**SUBJECT/DECISION**

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>APB083.</b>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>The Chair asked if there were any apologies for absence.</p> <p>The Committee Manager – Mr Hart advised that apologies for absence had been received from Councillor Stewart due to being unwell, and from Ms Parker – Director of Corporate Resources – LB Haringey –for who Mr Graham Oliver was in attendance on behalf of.</p> <p>The Chair welcomed to the proceedings a number of attendees in respect of Agenda Item 5 – Regeneration Update. The Chair advised that Mr Rick Wills (Non Executive Director – Alexandra Palace Trading Limited), and Mr Mark Hopson - Physical &amp; Area Regeneration Manager – LB Haringey - two members of the Alexandra Park &amp; Palace Regeneration Working Group –were in attendance to make a presentation to the Board in respect of the options analysis and feasibility study presentation detailed at appendix 1 of the report, and also attending were Ms Anne Lippitt – Interim Director of Place and Sustainability – LB Haringey (and Chair of the APPRWG), and Mr Dan Anderson and Mr Jim Robertson from Colliers International (Locum) who were the joint contributors to of the Options Analysis and feasibility Study detailed at appendix 1 of the report.</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

	<p>The Chair also welcomed Mr Graeme Clark – Director – Mazars who was in attendance for agenda Item 8 – Internal Audit Plan and Report Back.</p> <p>The Chair advised that at the point of allowing Messrs Wills, Anderson or Robertson in respect of Item 5, and Mr Clarke in respect of Item 8, to address the meeting, Standing Orders would be suspended and asked that the Board agree to the suspension in advance.</p> <p>The Board agreed to the suspension of standing orders as required for the consideration of agenda items 5 and 8 nemine contradicente.</p>
<b>APBO84.</b>	<p><b>URGENT BUSINESS</b></p> <p>The Committee Manager – Mr Hart advised that there were no items of urgent business to consider however in respect of agenda item 7 – Finance Update there would need to be reasons for lateness given as the item had been marked ‘TO FOLLOW’ on the agenda and had been despatched after the main agenda’s publication.</p> <p><b>NOTED</b></p>
<b>APBO85.</b>	<p><b>DECLARATIONS OF INTERESTS</b></p> <p>Councillor Egan declared a personal but not prejudicial interest in respect of agenda item 11 – Park Update specifically in relation to the issue of the Coronation Sidings development in his capacity as a local resident.</p> <p>Councillor Strickland declared a personal but not prejudicial interest in respect of agenda item 11 – Park Update specifically in relation to the issue of the Coronation Sidings development, as he was a ward Councillor from the ward where the proposed development was to be located.</p> <p>Councillor Peacock declared a personal but not prejudicial interest in respect of agenda item 11 – Park Update specifically in relation to the issue of the Coronation Sidings development, as she was the Chair of LB Haringey’s Planning Committee.</p> <p><b>NOTED</b></p>
<b>APBO86.</b>	<p><b>QUESTIONS, DEPUTATIONS OR PETITIONS : TO CONSIDER ANY QUESTIONS, DEPUTATIONS OR PETITIONS RECEIVED IN ACCORDANCE WITH PART 4, SECTION B29 OF THE COUNCIL'S CONSTITUTION</b></p> <p>Nil</p>
<b>APBO87.</b>	<p><b>REGENERATION UPDATE</b></p> <p>The Chair, in asking for an introduction to the report, referred previous mention of the attendance of the two members of the Alexandra Park &amp; Palace Regeneration Working Group – Mr Rick Wills (Non Executive Director – Alexandra Palace</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

Trading Limited), and Mr Mark Hopson - Physical & Area Regeneration Manager – LB Haringey, and the need for the suspension of Standing Orders to allow Mr Wills to address the meeting.

The Interim General Manager – Mr Gill, by way of background to the report before the Board, reminded the meeting of the Board of its previous considerations and decisions in respect of the regeneration of the Alexandra Palace.

(Mr Liebeck arrived at 19.37hrs).

Mr Gill then reported that the sub-group of the APPRWG was tasked with the next stage in the project plan which was to deliver an Options Analysis and Feasibility Study of Alexandra Palace and Park, identifying suitable uses for the various parts of the site. The study was to inform a subsequent master planning exercise which in turn would assist the Board in determining its future strategy for Alexandra Palace and Park.

(Councillor Scott arrived at 19.38hrs).

Mr Gill commented that the Board was informed at its meeting on 15 February 2011 that the APPRWG had sought tenders for the Study and it had selected Colliers International (Locum Consulting) as the successful bidder and the contract was awarded by Haringey Council.

Mr Gill went on to advise that the Board was informed of progress made by the APPRWG and Locum at its meeting on 28 March 2011. Prior to this, the APPRWG had met on a number of occasions to consider the feedback received from stakeholders at the meetings on 10 and 12 March and to discuss the initial findings of the study. The APPRWG then received Locum's draft report in early April and it held a Special Meeting of the APPRWG on 15 April 2011 which approved the content of Locum's report and approved the recommendations and next steps therein.

Mr Gill concluded, in reference to the presentation, that the presentation attached at appendix 2 was the same as that given to the 'Report Back to Stakeholders' meeting which took place on 3 May 2011. The APPRWG had committed to feeding back to Stakeholders on behalf of the Board and in consultation with the Chair, the findings of the Options Appraisal before the Board was asked to consider the report. The options appraisal report itself as appended at appendix 1 would not be presented again this evening. The presentation given to the stakeholder feedback session on 3 May would now be given to Board.

The Chair thanked Mr Gill for his introduction and advised standing orders would be suspended in order for the presentation to be given, and questions and answers following.

(Mr Tarpey arrived at 19.42hrs)

Mr Wills - Non Executive Director – Alexandra Palace Trading Limited, with the aid of power point, presented to the Board the circulated appendix 2 of the report

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

– which detailed Options appraisal & feasibility report, namely:

- The background to the process
- Vision & Mission - the vision being: to regenerate Alexandra Palace and Park in the pioneering spirit of our founders, creating a proud, iconic London Destination with global appeal, a successful, valuable and sustainable asset for all, including the local community and stakeholders; the mission being: to uphold, maintain and repair the Palace and to maintain the said Park and Palace as a place of public resort and recreation and for other public purposes.
- The brief for the options appraisal
- The strategic options
- The consultation process
- The conclusions of the exercise – the preferred strategic concept that had emerged was : Leisure and entertainment focus, Live music concerts, parallel developments and supporting uses in Palace & Park, maintaining the iconic status and historic prestige of Palace & Park, integration of heritage assets in any future use including the BBC Studios, theatre and open space

The Chair commented that in terms of the feed back from the Stakeholder presentation of 3 May 2011, as well as the whole process of consultation, there had been a general positive feeling to the overall direction of the forward concepts, and that it had been accepted that the status quo was not an option. The concerns expressed through the process had centred on noise nuisance and too many concerts taking place, but assurances would be given as to the number of concerts and the already established protocols in relation to noise disturbance.

Mr Gill also added that it was a fact that to do nothing was not an option and that there was and had been a broad level of acceptance of this fact. The options that the Board were being asked to consider and agree were indeed of a mix of potential uses. The recommendation by the Locum Consulting team of Colliers International was for the Board to approve the selection of the 'Leisure and Entertainment' Strategic Concept and pursue a 'core use' for the Palace and Park which focused on 'Live Music'.

Mr Wills also advised that the preferred option for Leisure and entertainment recognised the very original concept of the Palace dating back to 1873, for music and concerts. It was a fact that if the Palace would be able to secure a global music entertainment supplier then a number of associated ventures would come with this, and major world performers would perform. The recommendations for the Board to now consider focused on the 'core use' which would relate to only part of the overall Palace and Park. Mr Wills reiterated that it was anticipated that many other complementary uses would ultimately form part of the whole destination offer of Alexandra Palace and Park (many of which were already active) and all of which would embrace the core themes of community and the rich cultural heritage to underpin the regeneration strategy and its long term sustainability. Mr Wills added that of particular relevance to other uses was the 'Sport and Active Leisure' offer which was recognised to have clear synergy with the core use of Live Music and which to a certain extent already took place through the existing Ice Skating Rink.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

The Chair thanked Mr Wills for his concise presentation, and asked if there were any points of clarification or comment.

Councillor Hare sought clarification as to the next stage in the process and the work of the Regeneration Working group, and also the mention of Heritage Lottery Grants process and some explanation of the sequence of the funding application and whether any of that process would be tied in to the next steps in the process of the APPRWG. He also sought reassurances in terms of dedicated officer time in terms of taking the process forward.

Mr Wills responded that the next stage of the work of the APPRWG would be to progress a phase of concept planning focusing on resolving the big master plan issues required in order for any significant regeneration of Alexandra Palace to proceed and then defining the physical and tactical parameters within which the development must be maintained. This would then initiate the process for tendering for anchor a Live Music Operator on a basis of a competitive dialogue given the complexities of the Palace usage and the fact that live music operators each had very different business models.

Mr Robertson from Colliers International (Locum) and Mr Hopson responded that in respect of the Heritage Lottery Fund (HLF) application process this would commence in parallel with the operator tendering. It was not unprecedented to have different funding stream processes to run in tandem. There would also be an application to English Heritage. It was the case that the overall funding strategy would have been refined during the Concept Planning phase with an HLF application for a significant capital sum being highly probable.

Ms Lippitt – Interim Director of Place and Sustainability – LB Haringey responded in respect of the matter of officer resource that Mr Hopson would be seconded fulltime on the project, given his extensive expertise and knowledge of the project, in order to progress the finer details during the next intense period.

Councillor Williams referred to the issue of the transport infrastructure at Alexandra Palace and asked how it was envisaged to overcome this issue.

In response Mr Anderson from Colliers International (Locum) advised that in terms of the transport situation regarding target audiences attending the venue for concerts and events whilst it was too early to seek views of potential Live Music Operators as to how transport arrangements would be managed, there would be as part of the process of clarification on all such arrangements at the appropriate time. Mr Robertson added that in terms of a Live Music Operator attracting global acts to the Palace it would be the case that the target audiences would overcome any difficulties to attend an event whatever the transport infrastructure happened to be. Mr Hopson concurred with Mr Robertson and advised that there would be an in-depth review of the transport infrastructure as part of the wider context.

Councillor Strickland commented that in respect of the transport infrastructure issues, should there be the securing of a Live Music Operator who would attract global acts then it would be the case that the Council would be in a position to have some considerable dialogue in terms of improving existing transport systems with Transport for London (TFL).

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

(Mr Willmott arrived at 20.05hrs)

In clarification to concerns from Councillor Hare Mr Gill advised that there were no decisions being taken at this meeting as regards agreeing to proceed to formally approach Live Music Operators. As part of the next stage in the process, the APPRWG would seek to approach Live Music Operators informally but there would be further reports to the Board before any formal tendering approach would happen. Mr Robertson added that any informal discussion with Live Music Operators would be in the form of soft market testing.

The Chair then summarised and it was:

**RESOLVED**

- i. That approval be given to the key recommendation in the Colliers International (Locum) report; namely that the selection of the 'Leisure and Entertainment' Strategic concept and pursue a 'core use' for the Palace and Park which focuses on 'Live Music';
- ii. That the two important notes made by Locum alongside the recommendations referred to in (i) above be recognised and noted as follows;
  - the recommendation focuses only on the 'core use' which will relate to only part of the overall Palace and park. It is anticipated that many other complimentary uses will ultimately form part of the whole destination offer of Alexandra Palace and Park (many of which are already active) and all of which will embrace the core themes of community and the rich cultural heritage to underpin the regeneration strategy and its long term sustainability
  - of particular relevance to other uses is the 'Sport and Active' offer which is recognised to have clear synergy with the core use of Live Music and which to a certain extent already takes place through the existing Ice Skating Rink.
- iii. That in respect of the suggested next steps proposed in the Locum report (appendix 1) and outlined in the Interim General Manager's report, the Alexandra Palace and Park Regeneration Working Group be instructed to progress accordingly to the Concept Planning stage using funds currently available;
- iv. That it be noted that further reports would be submitted to future Board meetings on the matters covered in the report, in particular a detailed Regeneration Project Plan including key milestones and forecast costs; and
- v. That it be noted that following the departure of the former Director of Urban Environment from Haringey Council that the Chair of the APPRWG is now Anne Lippitt, Interim Director of Place & Sustainability.

**APBO88. GOVERNANCE UPDATE**

The Board received an introduction of the circulated report by the Interim General

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

Manager – Mr Gill and were advised of the LB Haringey's Full Council approval on 4 April 2011 to delegate powers to the Alexandra Palace and Park Board to commence the recruitment, selection and appointment of the proposed independent advisors of the appointment of Independent Advisors to the Board'. Mr Gill also highlighted the process to be adopted for the recruitment as detailed in paras 6.4.5 and 6.4.6 of the report which had previously been agreed by the Board on 15 February 2011.

Mr Gill also advised of the matter of the possible merging the current Advisory Committee, and Consultative Committee and referred to the Board's meeting of 15 February 2001 to the adoption of a two-stage process with stage one the immediate implementation of a joint Alexandra Park and Palace Statutory Advisory Committee, and Alexandra Palace and Park Consultative Committee (Model 1) and stage two a reconstituted Alexandra Park and Palace Statutory Advisory Committee (Model 2), and gave instruction to Interim General Manager to investigate the practicalities of having a single Alexandra Park and Palace Statutory Advisory Committee, and Alexandra Palace and Park Consultative Committee and to seek legal and Charity Commission advice in order to proceed further on this matter .

Mr Harris – the Trust Solicitor advised the meeting that following the decision of the Board the advice of the Charity Commission was sought and in effect their initial response was that in terms of the question of merger this would not be possible given the statutory status of the Advisory Committee, but consideration may be given to varying the remit of the Advisory Committee and the inviting of other non voting representatives on the Advisory Committee – but that the core membership of the Advisory Committee would have to remain and that core members were only able to take decisions. Mr Harris advised that it would be appropriate in light of that initial response for the Interim General Manager to now work on a possible model to be considered and then report to the Board.

The Chair referred to the first informal meeting of the Advisory, and Consultative Committee which had taken place on 5 April 2011 which had been a very positive and effective meeting and productive in terms of discussion and outcomes. The Chair felt that it would be appropriate for the matter of variation to the Statutory Committee membership as outlined be furthered and reported to the Board. The Chair also placed on record his thanks to all those concerned who had helped to make the process a positive one, particularly the efforts of Colin Marr, and Dennis Heathcote – representatives of the Consultative, and Advisory Committees.

In terms of the establishment of a Finance, Audit and Human Resources Working Group, Mr Gill, in highlighting the terms of reference of the group as attached to the report stressed that the Working Group would not have an executive remit and had no decision making powers.

Concerning the process for the recruitment of the Chief Executive the process was now commenced and that there had been a slight slippage in the programme with the long listing commencing the week of 23 May, the shortlisting the week of 13 June, and the final interviews the week commencing 27 June 2011.

In regard to the recruitment, selection and appointment of the proposed independent advisors to the Board the Chair asked and received confirmation

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

from members that this should proceed immediately and not be delayed until the recruitment process for the Chief Executive had been completed.

Councillor Hare suggested and it was agreed by members that Councillor Scott should chair the proposed Finance, Audit and Human Resources Working Group.

The Chair then summarised and it was:

**RESOLVED**

- i. That the progress to date in implementing a number of previous resolutions on Governance and Future Vision outlined in the report be noted;
- ii. That in respect of the timescale for the recruitment of Independent Advisors to the Alexandra Palace and Park Board, the Interim General Manager Alexandra Palace be asked to commence the process of recruitment with immediate effect;
- iii. That approval be given to the draft terms of reference for the Finance, Audit and Human Resources Working Group;
- iv. That approval be given to the creation of the Finance, Audit and Human Resources Working Group and that Councillor Nigel Scott be appointed as Chair, and that the remaining members of the working group to be notified to the Interim General Manager, in accordance with the Working Group's terms of reference; and
- v. That it be noted that further reports will be brought to future meetings of the Alexandra Palace and Park Board.

**APBO89. FINANCE UPDATE**

The Board received an introduction of the circulated report by the Head of Finance Alexandra Palace – Ms Downie. Ms Downie advised that the reasons for lateness were due to the compilation of the year end accounts data which was not finalised at the publication date of the agenda.

Ms Downie advised that the draft, unaudited results for the Trust for the year ended 31<sup>st</sup> March 2011 were tabulated against budget at Appendix 1 of the report. Ms Downie commented that unrestricted income was £36k below budget, £25k of which being due to the further reduction in the APTL licence fee, and unrestricted expenditure was £139k below budget, giving a net underspend against budget of £103k. Ms Downie reported that this was consistent with the level of saving the Interim General Manager committed to delivering in 2010/11. The proposed capital budget for 2011/12 was detailed in para 7.3 of the report, and was designed to address the priority risk areas, as identified by independent reports. Ms Downie also referred to progress of the Finance Working Group in reviewing the revenue budgets of the Trust and Trading Company with a view to identifying savings and further income generating opportunities.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

	<p>The Board then asked points of clarification as to matters referred to in the report and received responses thereto.</p> <p>The Chair then summarised and it was:</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>i. That the draft, unaudited results for the financial year ended 31<sup>st</sup> March 2011 attached at appendix 1 of the report be noted;</li> <li>ii. That approval be given to the proposed capital budget for 2011/12 as set out at 7.3 of the report; and</li> <li>iii. That the progress of the Finance Working Group in reviewing the revenue budgets of the Trust and Trading Company with a view to identifying savings and further income generating opportunities be noted.</li> </ul>
<p><b>APBO90.</b></p>	<p><b>INTERNAL AUDIT PLAN AND REPORT BACK</b></p> <p>The Chair advised standing orders would be suspended in order for Graeme Clarke from Mazars to give a brief report to the Board and to answer any questions.</p> <p>Mr Clarke informed the Board that following on from the follow up review of the outstanding recommendations in May 2010 which concluded that of the original 12 recommendations, six had been fully implemented, five were in progress and one had been superseded. A further visit was conducted in April 2011, the results of which were included in the report at Appendix , and Mazars had concluded that 11 of the 12 recommendations had been fully implemented, the exception being the recommendation relating to the development and approval of the Trust's three year business plan, which was 'in progress'.</p> <p>Mr Clarke further advised of the proposed operational audit plan for the 2011/12 financial year detailed at Appendix 2 of the report, which had been drafted in the context of the impending recruitment of a Chief Executive for the Trust and in light of the considerable financial pressures the Trust would be facing in 2011/12. The plan focused on risk management and following up the recommendations made in 2010/11.</p> <p>There being no comments or questions from Members Standing Orders were un-suspended and the Chair summarised and it was:-</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>i. That the outcome of the second follow up visit relating to the Council's 2008 internal audit be noted; and</li> <li>ii. that approval be given to the Internal Audit plan for the 2011/12 financial year.</li> </ul>
<p><b>APBO91.</b></p>	<p><b>CAPITAL PROJECTS UPDATE</b></p> <p>The Board received an introduction of the circulated report by the Interim General Manager – Mr Gill highlighting the main aspects of the capital projects in progress and reporting a forecast spend for 2010-11 of £450,000 out of a grant allocation</p>

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

of £500,000 from the LB Haringey. Mr Gill reported that the balance of £50,000 had been requested to be carried over into 2011-12 to mitigate any outstanding claims that may result for extra works.

In response to questions from the Board in relation to the signage strategy and the refocusing/renaming of the Phoenix Bar Mr Gill and Ms Kane – Managing Director – Alexandra Palace Trading Limited (APTL) reported that the signage strategy was progressing well with two clear phases of work proposed. Mr Gill advised of the views expressed at the informal SAC/CC meeting (circulated with the agenda) and that these comments had been taken on board, particularly in relation to phase two with the advertising consent application being revised accordingly, and submitted to LB Haringey in mid May 2011, and with an aim to generate commercial returns from signage where possible.

Ms Kane commented that there was unanimous support for a re-focus and re-vamp of the current Phoenix pub with the name change recommended as ‘the Bar and Kitchen’ to underpin a fresh new direction, and a revamping of menus focusing on local British produce would happen (attached to the report at appendix 1 and 2) together with some minor re-decoration. Ms Kane stressed that this work was vital to underpin the company’s plans to generate better returns from the pub in 2011-12. As part of the revamp Ms Kane advised that in terms there would be invitations to come to the Bar and Grill, residents in the vicinity of the Palace, together with planned open air B.B.Q events, and local media/radio advertising. The pub on the whole had a near excellent trading year in 2010/11 and with an actual loss of £2/£3K.

There being no further comments or points of clarification the Chair summarised and it was:

**RESOLVED**

- i. That the capital works completed during 2010-11 as detailed in the report be noted;
- ii. That the current status on the final account settlement for the Ice Rink project be noted;
- iii. That it be noted that the items raised by the Statutory Advisory Committee/Consultative Committee had been fed into the Phase II signage strategy and the application for advertising consent to be submitted pending approval of the pub name change by the Alexandra Palace and Park Board; and
- iv. That approval be given to the name change from the Phoenix to the ‘Bar & Kitchen’, with the redecoration and works to be carried out within May 2011.

**APBO92. TRUST BUSINESS PLAN**

The Board received an introduction of the circulated report by the Interim General Manager – Mr Gill highlighting that following on from the Board’s decision of 29 June 2010 to have a draft 3 year business. Following subsequent identification of 20 Business Objectives, the report before the Board detailed that 13 were completed on time and on budget, 3 were largely completed with remaining tasks scheduled for 2011-12 and 4 were ongoing.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

In response to points of clarification from members, Mr Gill responded that the Business Objectives were monitored throughout 2010-11 through regular monthly 1-2-1 meetings between officers and their line managers and performance appraisals in line with the Trust's Human Resources policy. The Chair of the Board had been regularly briefed on progress and top level reviews were conducted through Mr Gill's annual Performance Appraisals and Mid-Year review, conducted by the Director of Corporate Resources on behalf of the Chief Executive of Haringey Council.

With regard to the review of the draft, 3 year Business Plan this would happen shortly after the arrival of the new Chief Executive and be presented to the Board for approval at a future Board meeting.

The Chair then summarised and it was:

**RESOLVED**

- i. That the outcome of the Business Plan Objectives allocated to the Trusts' team for 2010-11, and that the great majority of those Objectives had been achieved within the allocated resources, be noted; and
- ii. that in the light of other resolutions concerning regeneration of Alexandra Palace & Park, and in light of available revenue resources, the Interim General Manager Alexandra Palace be instructed to prepare the content of the Trust's next Business Plan for review by the incoming Chief Executive.

**APBO93. PARK UPDATE**

The Board received an introduction of the circulated report by the Park Manager Alexandra Palace – Mr Evison.

Councillor Peacock advised that she would not be commenting on, and be party to the likely resolution in respect of Coronation sidings as a member of the Planning Committee of LB Haringey. Mr Willmott declared a personal interest in respect of Coronation sidings as he had a family member living in the new river apartments adjacent to the proposals.

The Board raised some concerns at the 'Exercise Professionals' proposal and questioned the commercial legality of allowing individuals offering fitness training and exercise classes to the paying public, and issues of liability in case of injury to individuals partaking in such activities. Mr Evison advised that existing by-laws prohibited such contracts unless there was permission granted by the Trustees – the Board. It would also be necessary for the operator to submit the relevant paperwork and pay a fee for undertaking their business on site. In terms of the issue of liability, it would be necessary for the operator concerned to list their professional qualifications in fitness training and exercise. Professional liability for their services rested with them.

With regard to the planning application from Network Rail for the Coronation

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

Sidings Development, members commented on the overall visual impact of the proposed development and the likely detrimental effect on the views from the Palace and Park and felt that that the developers should be asked as a condition of granting the application, to provide adequate screening of the sheds within the boundary of the development and the colour of the building be in neutral colours.

In response the Interim General Manager – Mr Gill advised that the planning authority could be asked to request such conditions. Mr Gill suggested that authority be delegated to him in conjunction with the Chair to respond to the Planning Authority in terms of the response from the Board. The Board were also asked to note the views expressed by the Joint Advisory and Consultative Committee meeting on 5<sup>th</sup> April 2011 in relation to limited information available on the proposals despite requests by the Park Manager for more detail from Network Rail, and similar concerns to those expressed this evening about the height of the proposed shed with 11 metres to be very high, which would detract from the view to the east from the Palace, and encouraging the Board to reject the proposals if more information was not provided by Network Rail. Mr Gill, in response to further clarification advised that there may be an opportunity for the Board to request some funding through a section 106 agreement for tree planting to provide screening for the development or more general habitat improvement works.

The Chair then summarised and it was:-

**RESOLVED**

- i. That the Board notes the contents of the report;
- ii. That approval be given to the proposed scheme to register Exercise Professionals;
- iii. That authority be delegated to the Interim General Manager Alexandra Palace in conjunction with the Chair of the Board to make a representation regarding the planning application for the Coronation Sidings development, and request section 106 funds to carry out a planting scheme.

Councillor Peacock abstained from resolution 3 above.

**APB094. CRICKET CLUB PROPOSALS**

In a brief introduction of the report circulated the Park Manager Alexandra Palace – Mr Evison advised of the requirement of the new The Heartlands High School (HHS) to access playing fields for its pupils. The facilities leased to the Alexandra Park Club (AP Club) were identified by Haringey Council's *Building Schools for the Future* team (BSF) as a suitable location. The primary objective of BSF was to provide HHS with access to playing fields. The school would benefit from these proposals, as it would be able to fully deliver the curriculum. In addition, Haringey Council would fulfil the requirements of the Office of the Schools Adjudicator. The Cricket Club and the Trust would also benefit from the capital investment. Mr Evison advised that in considering this report the Board must consider the issues exclusively in the best interests of the charity and should not have any regard to the needs of school.

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

Mr Evison went to detail the practical issues identified by BSF and HHS two phases according to the work required to overcome each issue namely

**Phase 1:**

- The grass pitches being unplayable for significant parts of the year due to water-logging
- The internal layout of the building was currently unsuitable for school use, as the only access to the female toilets was through the bar area.
- The entrance/exit routes were unsuitable and adaptations would be required to improve accessibility

**Phase 2**

- An all-weather practice area was required so the school could train without wear and tear on the grass areas during extremes of weather and to reduce the need for the club's members to travel to alternative training venues. This facility would require floodlighting to fulfil the requirements of the Football Foundation (a major funding partner in this project).

With regard to the Alexandra Park Cricket Club Mr Evison reported that the Club had been a tenant at the palace since the 1900s, they were currently very successful with many football and cricket teams. Due to the current practice of having to pay for hiring training facilities off-site and transporting players back and forth because the poor condition of the pitches, and also they were also unable to train after dark. The phase 2 proposals as outlined would bring the teams back to the ground for training which would help to foster a club spirit and help improve the club's financial position.

Mr Evison further advised that in terms of the current lease to the Cricket club it had been granted a 20 year lease in 2001. It was proposed that the Board agreed to a new lease along the following key terms:

- That the current lease is surrendered
- That a new lease be agreed that permitted the Alexandra Park Club to sub-let the facilities (the grounds and building) to Heartlands High School
- That the rent be reviewed at the appropriate time to consider the benefit of any enhancements

Mr Evison further advised that in terms of consultation the views of the Advisory and consultative committees were detailed, and that the Committees generally supported Phase 1 of the proposals to improve facilities at the Alexandra Park cricket clubhouse and grounds as part of a project with Heartlands High School, and that in respect of Phase 2 this was a concern at the need for proper consultation with the local community including details of extensive plans on the scale and size of the all-weather practice area and full details about the proposed floodlighting. There were other observations from local groups as detailed in the report.

The Board then discussed in detail the proposals and made the main observations :

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

- The natural habitat of the Park being affected by the proposals and concerns in relation to affects on wildlife, and light nuisance from the floodlighting of the proposed pitches
- Whether the process of applying for planning permission by the BSF team before Phase II of the proposals proceeded was the correct process and whether in fact the phase II of the exercise should proceed before planning permission was sought, and clarification from officers that Phase II could not proceed without Phase I being agreed, and phase II could not stand alone, but phase I could, and that planning permission was required as part of the process before Phase II could proceed

The Chair then summarised and it was:

**RESOLVED**

- i. That in respect of the proposals as outlined and the comments of the Alexandra Park and Palace Advisory Committee – the views of the Advisory Committee be noted;
- ii. That permission be granted for Phase I of the development to proceed subject to planning permission being granted;
- iii. That sub-letting by Alexandra Park Club to the Heartlands School by mechanism of a surrender of the existing lease, and the granting of a new lease to Alexandra Park Club be agreed ;
- iv. That authority be delegated to the Interim General manager – Alexandra Palace to agree final terms of the new lease to the Alexandra Park Club subject to a satisfactory section 36 Charities Act report to be reported to the Alexandra Palace and Park Board in due course;
- v. That the LB Haringey’s Head of Legal Services be authorised to seal the finalised lease; and
- vi. That in respect of Phase II of the proposals it be noted that the Building Schools for the Future Team would carry out further consultation with local residents and undertake appropriate wildlife and habitat surveys and that it be agreed that phase II of the proposals be brought back to the Alexandra Palace and Park Board for consideration if and when planning permission has been granted by the LB Haringey.

**APBO95. MINUTES**

**RESOLVED**

- i. that the unrestricted minutes of the Alexandra Palace and Park Board held on 28 March 2011 (Special) as an accurate record of the proceedings subject to small drafting amendment to page 209 paragraph 4;
- ii. that the minutes of the Alexandra Park and Palace Advisory Committee held on 5 April 2011, be received noting that the recommendations from that Committee see attached at Appendix A had been responded to during discussions of said items early in the meeting; and
- iii. that the notes of the informal joint Alexandra Palace and Park Consultative Committee, and Alexandra Park and Palace Advisory Committee held on 5

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
MONDAY, 9 MAY 2011**

	April 2011 be received noting that the recommendations from that informal meeting appended at Appendix A had been responded to during discussions of said items early in the meeting.
<b>APBO96.</b>	<b>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b> There were no urgent unrestricted items.
<b>APBO97.</b>	<b>EXCLUSION OF THE PUBLIC AND PRESS</b>  <b>RESOLVED</b>  That the press and public be excluded the from the meeting for consideration of Items and as they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985) paras 1,2 and 3 - namely information relating to any individual, information which is likely to reveal the identity of an individual and information relating to the business or financial affairs of any particular person (including the authority holding that information).  <b>SUMMARY OF EXEMPT/CONFIDENTIAL PROCEEDINGS</b>
<b>APBO98.</b>	<b>EXEMPT MINUTES</b>  <b>AGREED</b> the exempt minutes of the Alexandra Palace and Park Board held on 15 February 2011, and 28 March 2011 (Special) .
<b>APBO99.</b>	<b>ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b>  There were no urgent exempt items.

The Chair on behalf of the Board placed on record his personal thanks to all officers of the Trust and LB Haringey for their hard work and sterling efforts during the past year.

NOTED

There being no further business to discuss the meeting ended at 21.50hrs.

COUNCILLOR PAT EGAN  
Chair