

**MINUTES OF THE ALEXANDRA PALACE AND PARK BOARD  
TUESDAY, 24 JULY 2012**

Councillors Cooke (Chair), Stewart (Vice-Chair), Demirci, Hare, Peacock and Williams

Non-Voting Representatives: V. Paley and C. Marr

Observer:

Also present:

Duncan Wilson – Chief Executive, Alexandra Palace  
 Mark Hopson – Head of Regeneration & Development, Alexandra Palace  
 Mark Evison – Park Manager, Alexandra Palace  
 Nigel Watts - Director of Finance & Resources, Alexandra Palace  
 Sue Barnett – Deloittes  
 Daniel Griffiths – PPS Group  
 Francis Maude – Donald Insall Associates  
 Gary Young – Farrells and Partners

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
APBO222.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Councillor Scott, Denis Heathcote and Nigel Willmott.</p> <p>Apologies for lateness were received from Councillor Williams.</p>
APBO223.	<p><b>URGENT BUSINESS</b></p> <p>There were no such items.</p>
APBO224.	<p><b>DECLARATIONS OF INTERESTS</b></p> <p>Councillors Cooke, Hare and Stewart, declared a personal and prejudicial interest in exempt agenda item 7 - as Directors of Alexandra Palace Trading Limited and advised that they would not take part in the discussion of the item.</p>
APBO225.	<p><b>QUESTIONS, DEPUTATIONS OR PETITIONS</b></p> <p>None.</p>
APBO226.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>i) That the unrestricted minutes of the Alexandra Palace and Park Board</p>

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	<p>held on 7 June 2012 be approved as a correct record of the proceedings.</p> <p>ii) That the minutes of the Alexandra Park and Palace Advisory Committee held on 22 May 2012 be noted.</p> <p>iii) That the minutes of the informal joint Alexandra Palace and Park Consultative Committee and Alexandra Park and Palace Advisory Committee held on 22 May 2012 be noted.</p> <p>iv) That the minutes of the Alexandra Palace and Park Consultative Committee held on 22 May 2012 be noted.</p>
APBO227.	<p><b>EXCLUSION OF THE PUBLIC AND PRESS</b></p> <p><b>RESOLVED</b> that the press and public be excluded from the meeting for the consideration of agenda item 7 as it contains exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 – information relating to the business or financial affairs of any particular person (including the authority holding the information).</p> <p><i>Clerk's note – the press and public were excluded at 19:40hrs.</i></p>
APBO228.	<p><b>SUMMARY OF EXEMPT / CONFIDENTIAL PROCEEDINGS</b></p> <p><b>APBO229 APPROVAL OF STATUTORY FINAL ACCOUNTS OF APTL 2011/12</b></p> <p>The recommendations were agreed.</p>
APBO229.	<p><b>RE - INCLUSION OF THE PRESS AND PUBLIC</b></p> <p>The Chair invited members of the press and public to re-enter the meeting.</p>
APBO230.	<p><b>APPROVAL OF 2011/12 APPCT ACCOUNTS</b></p> <p>Nigel Watts - Director of Finance &amp; Resources, Alexandra Palace &amp; Park - introduced the report as set out. He explained that the reports were not circulated with the original agenda packs as matters had not been finalised by the auditors following the Trading Company Board meeting on 13 July 2012.</p> <p>The draft accounts were included at Appendix 1 of the report, and were subject to some technical adjustments.</p> <p>Sue Barnett – Deloitte – added that there was nothing out of the ordinary to report with regards to the audit.</p> <p>The following responses were provided to questions from the Board:</p> <ul style="list-style-type: none"> <li>• The Gift Aid payment for 2010/11 was lower than 2011/12 because profits had been lower in that financial year. This was in part due to the closure of the ice rink.</li> <li>• A rigorous process was in place to ensure that every trading event was profitable.</li> </ul>

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	<p>The Chair thanked Nigel Watts and Deloitte for attending. He also thanked the team at the Palace.</p> <p><b>RESOLVED, subject to technical adjustments,</b></p> <ul style="list-style-type: none"><li><b>i) That the Chair be authorised to sign the letter of representations on behalf of the Charity;</b></li><li><b>ii) That the consolidated accounts be prepared on a going concern basis;</b></li><li><b>iii) That the Trustees Report and Consolidated Financial Statements for 2011/12 be approved and the Chair be authorised to sign them on behalf of the Board for submission to the Charities Commission;</b></li><li><b>iv) That the contents of the report provided by Deloitte on the audit of the consolidated financial statements for the year ended 31 March 2012 be noted;</b></li><li><b>v) That Deloitte be re-appointed as auditors to Alexandra Park and Palace Charitable Trust for the financial year 2012/13; and</b></li><li><b>vi) That the results against budget for the two months ended 31 May 2012 be noted.</b></li></ul>
APBO231.	<p><b>REPORT OF THE CHIEF EXECUTIVE, ALEXANDRA PALACE</b></p> <p>Duncan Wilson – Chief Executive, Alexandra Palace – introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"><li>• The written report provided information on upcoming events at the Palace. Paragraph 7.2 outlined the focus on broadening the range of events.</li><li>• A strategic risk register would be reported at the next Board meeting, with a bi-annual update.</li><li>• Duncan Wilson had been tasked with finding non-voting advisors to the Board. Members of the Board should pass any nominations to Duncan.</li><li>• A discussion had taken place at the Informal Joint Statutory Advisory Committee and Consultative Committee meeting on 17 July 2012 with regards to grit left behind by Red Bull following the event. Discussions had since taken place with Red Bull, who would be removing the grit within the next three weeks.</li><li>• A review of the London Mayoral Elections count had been held at City Hall. The power cuts at Alexandra Palace had been attributed to a sub-contractor testing the sprinkler system. The Greater London Returning Officer was satisfied that Alexandra Palace had dealt with the problem quickly.</li></ul> <p>The Chair commented that in the current economic situation, it was a good idea to provide a diverse range of events at the Palace.</p>

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	<p><b>RESOLVED</b></p> <p><b>That the report be noted.</b></p>
APBO232.	<p><b>REVIEW OF REGENERATION CONSULTATION RESULTS AND NEXT STEPS</b></p> <p>Mark Hopson – Head of Regeneration and Development – introduced the report as set out.</p> <p>He introduced Daniel Griffiths from PPS Group, who outlined the findings from the regeneration consultation.</p> <p>NOTED:</p> <ul style="list-style-type: none"><li>• There was a broad range of respondents to the surveys – responses were received by the internet, post and over 800 were received through the ‘street teams’. In all, 2100 responses were received.</li><li>• Nearly half of respondents ranked ‘improving first impressions’ as the most important aspect in the future improvement of the Palace, with ‘upgrading the entrances to the palace’ as the second most important.</li><li>• The top priorities were listed as ‘upgrading the main halls’ and ‘opening up the theatre’.</li><li>• There was a good mix of ages within the respondents, and BME respondents made up 25% of the replies.</li><li>• A postcode analysis had been carried out, with majority of responses received from N22, N10 and N8.</li><li>• 268 forms were received after the end of the consultation – the findings mirrored those of the original analysis.</li><li>• Building a hotel in the Palace was the most contentious of all suggestions, with around 70 comments made generally opposed to the proposal, but a small majority were in favour.</li></ul> <p>The Chair commented that the concerns over whether the whole borough was reached were validated by the postcode analysis of respondents. He added however, that a significant amount of work had taken place to ensure that residents in the east of the borough had been reached as part of the consultation exercise.</p> <p>The following responses were provided to questions from the Board:</p> <ul style="list-style-type: none"><li>• The consultation deliberately left out any questions about the Park, as a major refurbishment had been carried out in 2007. The regeneration of the Palace was a bigger challenge.</li><li>• In response to whether an analysis against each postcode could be carried out, as certain roads could have different issues to others – for example, responses from N10 may be different to responses from N15 - Mark Hopson explained that although this analysis could be carried out, not all respondents left their postcodes so the breakdown may not represent all respondents in a particular postcode.</li></ul> <p>Mark Hopson then referred the Board to the URS report at Appendix 2. URS were commissioned to provide advice and specialist input to the consultation on the spatial masterplan. As part of this input, a set of focused discussion groups were held with targeted groups of young people, older people, disabled people</p>

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	<p>and people from diverse ethnic backgrounds.</p> <p>Councillor Peacock commented that she had not been approached for contact details of people in her pensioners group, which had over 400 members. Mark Hopson explained that URS had approached groups via the 800 voluntary organisations in the borough and that this information was provided by the Council's diversity department. Duncan Wilson added that as responses to the consultation were still be collected, he would attend a meeting and asked Councillor Peacock to provide him with details.</p> <p><b>RESOLVED</b></p> <p>i) <b>That the results of the public consultation outlined in the report and the independent reports at Appendix 2 and 3 be noted.</b></p> <p>ii) <b>That the next steps as outlined in section 8 of the report be approved.</b></p>
APBO233.	<p><b>PARKS UPDATE</b></p> <p>Mark Evison – Park Manager – introduced the report as set out.</p> <p>NOTED:</p> <ul style="list-style-type: none"> <li>• Alexandra Park had achieved Green Flag and Green Heritage site status for the fifth year running.</li> </ul> <p><u>Closure of gates</u></p> <ul style="list-style-type: none"> <li>• Due to incidents of ASB, it was proposed to have a trial period where the Park Avenue North gate and Muswell Hill pedestrian entrance would be closed at night. The trial period would need to be for a year, as different seasons would produce different results.</li> </ul> <p><u>Cricket club and grounds improvement project</u></p> <ul style="list-style-type: none"> <li>• Colin Marr reported that the joint SAC/CC meeting a week earlier had welcomed the new proposal that the irrigation tank should be buried and the Board should be encouraged to accept this recommendation, which would be consistent with its duties of responsibility for the Conservation Area.</li> </ul> <p><b>RESOLVED</b></p> <p>i) <b>That the outcome of the Green Flag Award application be welcomed.</b></p> <p>ii) <b>That, following the consideration of the proposal to begin overnight closures of two Park entrances, a trial period of one year be agreed, with reports of findings made to the Alexandra Palace and Park Board.</b></p> <p>iii) <b>That the proposal to bury the irrigation tank at the cricket ground be agreed.</b></p>
APBO234.	<p><b>REGENERATION UPDATE</b></p> <p>Duncan Wilson – Chief Executive, Alexandra Palace - introduced the report as</p>

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set out.

**NOTED:**

- The key recommendation of the Gateway Review was detailed at paragraph 6.4 of the report. The draft copy of the report was attached as a restricted appendix, and could be discussed during the exempt proceedings of the meeting.
- Thoughts were being given as to the 'next steps' and a separate meeting would be arranged for the Board to discuss options in further detail.
- The HLF bid would be made in November, following the Alexandra Palace and Park Board meeting on 6 November.

The following responses were provided to questions from the Board:

- Funding was available for current year to cover the costs of advice to get through to the next stage of the HLF bids.
- The report could not currently be made public, as it contained commercially sensitive information.

Conservation Management Plan

Duncan Wilson introduced Francis Maude – Donald Insall Associates – who provided an update on the key changes to the Conservation Management Plan. Copies of the presentation are available from the Clerk on request.

**NOTED:**

- Consultation feedback had been received from a number of sources:
  - English Heritage
  - Alexandra Palace Television Group
  - Friends of the Alexandra Palace Theatre
  - London Borough of Haringey
  - Key individuals who worked on the post 1980 fire restoration
  - Individual comments expressed as part of the recent public consultation exercise
- Additional information was received from:
  - Farrells
  - Fourth Street
  - Bonner Keenlyside
  - Friends of the Theatre
  - WSP Group
- The changes to the CMP were detailed as follows:
  - Buildings
    - Minor revisions to chronology
    - Additional text added, particularly in relation to the use of part of the building by the BBC
  - Assessment of significance
    - Increased emphasis on the importance of the Palace to local residents
    - Increased reference to the importance of the BBC studios
  - Conservation plan policies
    - Increased detail arising from a better understanding of what can be achieved, and omission of unfeasible options
  - Implementation
    - Increased detail in relation to the Theatre

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- Addition of a note on funding
- Gazetteer
- Minor corrections and additional detail about the 1980s restoration
- General revisions to the theatre section
- Plate list and Plates
- Revised for the post fire rebuild images due to copyright clearance issues

The Chair thanked Francis Maude for attending.

Duncan Wilson introduced Gary Young – Farrells – who provided an update on the spatial masterplan following the public consultation. Copies of the presentation are available from the Clerk on request.

**NOTED:**

- Generally, respondents were pleased to see that regeneration was being considered.
- High priority projects were identified as:
  - Theatre
  - East approach
  - South terrace
  - Great Hall
  - Palm Court
- The East/West corridors were considered as low priority, however this could be due to a lack of information / understanding as to why this would be a benefit to visitors at the Palace.
- It was important to improve first impressions on arrival at the Palace and work would take place to make it easier to move around the outside of the Palace.

At this point in the meeting, the Chair proposed that, as the time was approaching 22.00hrs, Standing Orders be suspended to enable the conversation to continue. Members of the Board agreed to the proposal and it was

**RESOLVED that Standing Orders be suspended to enable the meeting to continue past 22.00hrs.**

A discussion took place and the following was noted:

- Regeneration would provide new uses for areas within the Palace.
- Addressing the approach to the building could help in regards to the success of the HLF bid.
- The hotel was given a low priority following the consultation – this was likely to be due to a lack of understanding by people taking part in the consultation of its supporting role for other proposed uses, and the degree of public access to the hotel itself.
- The next stage would be to test the market and discuss how to progress the masterplan.

**RESOLVED**

- i) **That the recommendations of the Regeneration Gateway review report be noted;**

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	<p>ii) That the key changes to the Conservation Management Plan be noted and the document be formally adopted as the Palace's conservation manual;</p> <p>iii) That the updates made to the regeneration business plan be noted and the document be formally adopted;</p> <p>iv) That the proposed changes to the strategic spatial masterplan document as a result of the consultation feedback and regeneration be approved; and</p> <p>v) That the regeneration programme be progressed to the next stage of work, which would include the submission of a formal HLF bid following the Alexandra Palace and Park Board on 6 November 2012 and preparation of a prospectus for engagement with the market.</p>
APBO235.	<p><b>ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b> There was no such business.</p>
APBO236.	<p><b>FUTURE MEETINGS</b></p> <p>NOTED:</p> <p>Tuesday 6 November 2012 Thursday 7 February 2013</p>
APBO237.	<p><b>EXCLUSION OF THE PUBLIC AND PRESS</b></p> <p><b>RESOLVED</b> that the press and public be excluded from the meeting for the consideration of agenda items 17 – 20 as they contain exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 – information relating to the business or financial affairs of any particular person (including the authority holding the information).</p>
APBO238.	<p><b>SUMMARY OF EXEMPT / CONFIDENTIAL PROCEEDINGS</b></p> <p><b>APBO 240 REGENERATION UPDATE</b></p> <p>The recommendations were agreed.</p> <p><b>APBO 241 REGENERATION MASTERPLAN - WAIVER AND AWARD OF CONTRACT</b></p> <p>The recommendations were agreed.</p> <p><b>APBO 242 EXEMPT MINUTES</b></p> <p>The exempt minutes of the meeting held on 7 June 2012 were confirmed as a correct record of proceedings.</p>



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	<p><b>APBO 243 ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT</b></p> <p>There was no such business.</p>
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COUNCILLOR MATT COOKE

Chair