

**ORDER OF
THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES**

To authorise the trustees to enter into a lease
under the power given in the Charities (Alexandra Park and Palace) Order 2004

dated

xxx

for the charity known as

ALEXANDRA PARK AND PALACE (281991)

in the

Borough of Haringey, London

Commissioners' References:

Sealing:

Case No: 522431

ORDER

1 In this Order:

“the lease” means a lease substantially in the form of the draft provided to the Charity Commission on 28 March 2006 in respect of land at Alexandra Palace for a term of 125 years and between the trustees and [name of newco] and Firoka Kings Cross Limited.

“the charity” means the charity identified at the beginning of this Order.

“the trustees” means the trustees of the charity acting under this Order.

“the development agreement” means []

“the tenant” means []

“the governing documents” mean the Alexandra Park and Palace Acts 1990 - 1985, the Alexandra Park and Palace Order 1966 and the Charities (Alexandra Park and Palace) Order 2004.

2 The Commissioners being satisfied that the grant of the lease will be within the power to lease granted by the Charities (Alexandra Park and Palace) Order 2004 and that the trustees have taken sufficient steps to ensure that the grant of the lease represents a proper exercise of that power, make the following Order under the Charities (Alexandra Park and Palace) Order 2004.

3 The trustees may, subject to the provisions in clauses 4 and 5 of this Order, grant the lease to [] within three months of the date of this Order.

4 (1) The trustees shall throughout the term of the lease, frequently and regularly monitor and review the performance by the tenant of the covenants contained in the lease and shall, before the execution of the lease, devise proper procedures for doing so.

(2) Those procedures shall address in particular, covenants which restrict the use of the leased premises to uses consistent with the legislation establishing and regulating the charity and covenants preventing the use of the leased premises interfering with the use of the charity's retained land.

5 (1) The trustees shall, at the same time as granting the lease, enter into the development agreement with [].

(2) The development agreement must identify the development works to be carried out in suitably defined phases with means to identify the performance (or non performance) of development obligations and the completion of each phase.

(3) The development agreement shall also include the valid guarantee of a suitably secure guarantor in respect of those obligations and any cap on the guarantee shall not, in the trustees' reasonable opinion based on appropriate professional advice, materially prejudice the charity given the risks of non-performance or part performance of each phase and the risk of cost over-runs.

-- E N D --



Application for a Scheme by the trustees of an unincorporated charity
Charities Act 1993

RED-ST1(A)

Notes

Before completing PART 1, please read these notes

What is an unincorporated charity? A charity which cannot act in its own name. It acts through and in the name of its trustees. It will normally have a governing document such as a deed, will, constitution, rules or Scheme of the Commissioners.

Who are the "trustees"? They are the persons who have general control and management of the administration of the charity, even though they may not be called "trustees". This includes boards of governors and committees or councils of management.

How should this form be completed? If the charity's income from all sources is **£500 a year or less**, this form can be signed by:
(a) one or more of the trustees; or
(b) two local inhabitants; or
(c) any other person who is interested in the charity.

Parts 1 and 2 of the form must be completed in all the above cases.

If the charity's income is **more than £500 a year** the form should be signed by:

- (a) all the trustees; or
- (b) a majority of them; or
- (c) a quorum (if the governing document provides for one); or
- (d) one or more persons authorised by the trustees to sign on their behalf.

The form must be completed as follows:

Parts 1, 2 and 3 in the case of (a), (b) and (c) above

Parts 1, 2 and 4 in the case of (d) above.

Do the trustees have to publicise the Scheme? Yes. It is a legal requirement. The Commissioners will tell the trustees when and how to do this. Leaflet CC36 explains the Scheme procedure in detail.

What if the charity is incorporated or administered by a corporation? Do not use this form. Ask for form CHY-ST1(B).

Part 1

Charity Details – complete in all cases

Name of charity(ies)

Place

County

Charity Commission reference number

Now complete Part 2

Part 2

Trustee Details – complete in all cases

The names and addresses of ALL current trustees should be provided. PLEASE PRINT OR TYPE.

Full name

Full address

1	
2	
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16	

Please continue on a separate sheet as necessary

Now complete either Part 3 or Part 4

Complete only Part 3 or Part 4

Please sign against your name

Please tick one of the boxes to show trustees present at meeting

We, the undersigned, apply for a Scheme for the charity or charities listed in Part 1 of this form

1
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	Yes	No
1	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>
14	<input type="checkbox"/>	<input type="checkbox"/>
15	<input type="checkbox"/>	<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>

Please continue on a separate sheet as necessary

This form is now ready to be sent to the Charity Commission

Now complete Parts 4(b) and 4(c)

Part 4(b)

Resolution by trustees authorising person(s) to apply

Only complete Parts 4(b) and 4(c) if Part 4(a) has been completed

We, the trustees authorise

Resolution passed at a meeting of the trustees

to apply to the Charity Commissioners for a Scheme for the charity or charities listed in Part 1.

- Number of trustees Voting for the resolution
 Voting against the resolution
 Abstaining from voting

Part 4(c)

Application by person(s) authorised by resolution at 4(b)

I/we, the person(s) authorised by resolution of the trustees at 4(b) above now apply for a Scheme.

Signed

Names (in BLOCK CAPITALS)

Part 5

Please send completed form to the following address

Charity Commission
Harnsworth House
13-15 Bouverie Street
London
EC4Y 8DP

Charity Commission
12 Princes Dock
Princes Parade
Liverpool
L3 1DE

Charity Commission
8th Floor
Clarence House
Clarence Place
Newport
NP19 7AA

Charity Commission
Woodfield House
Tangier
Taunton
TA1 4BL

or
PO Box 1227
Liverpool, L69 3UG