

Report Title: **Park Management Update**

Report of: **Mark Evison, Park Manager, Alexandra Palace Charitable Trust**

**1. Purpose**

- 1.1 To update the Board on matters relating to management of the Park.
- 1.2 To update the Board on the Advisory and Consultative Committee's advice on two planning applications in the Park, and for the Board to consider granting Landlord's consent for the proposals.

**2. Recommendations**

- 2.1 That the Board notes the report and the updates on the Grounds Maintenance Contract and Dog Control Orders.
- 2.2 That the Board:
  - (i) Confirms its general consent to the proposal from the operator of Little Dinosaurs, subject to the advice from the Advisory and Consultative Committees
  - (ii) Grants Landlord's Consent subject to agreement by Officers of detailed drawings consistent with this submission.
- 2.3 That the Board:
  - (i) Approves the proposals from Capital Gardens Ltd subject to advice from the Advisory and Consultative Committees and that Officers finalise the details for Landlord's Consent.
  - (ii) Notes the potential for a change in the rental value and delegates to the Chief Executive to finalise the details and report back to the Board at a future meeting.

Report Authorised by: **Duncan Wilson, Chief Executive** ..... 

Contact Officer: **Mark Evison, Park Manager, Alexandra Palace & Park,  
Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121**

**3. Executive Summary**

- 3.1 The report includes updates regarding Dog Control Orders and the Grounds Maintenance Contract.
- 3.2 Proposals that require planning permission have been made by Park Tenants and the Board is asked to make decisions whether to grant Landlord's consent.

**4. Reasons for any change in policy or for new policy development (if applicable)**

4.1 N/A

**5. Local Government (Access to Information) Act 1985**

5.1 N/A

## **6. Grounds Maintenance Contract**

- 6.1 Following the Board's decision earlier in the year to award John O'Conner (Grounds Maintenance) Ltd the full extension to the contract the details have now been finalised. John O'Conner has agreed to freeze the contract price this year in addition to the previously agreed freeze for the final two years of the contract.
- 6.2 The company and the staff continue to work hard and support the Park and Palace beyond the basic specification. Their work contributes to the on-going Green Flag Award status of the Park.

## **7. Dog Control Orders update**

- 7.1 Board members will recall previous discussions about Dog Control Orders made by Haringey Council. The Board requested a letter be sent to express disappointment that the specific proposal for Alexandra Park had not been considered and to request that the Council reviews the situation within the next twelve months.
- 7.2 A letter has recently been sent to the Neighbourhood Action Team Manager and any updates from the Council will be reported to the Board at a future meeting

## **8. Planning Applications**

- 8.1 Two Park tenants are currently considering proposals that require planning permission.
- 8.2 **Little Dinosaurs:** The Board will recall approving a proposal by the operator of Little Dinosaurs in May this year. Following further correspondence with members of the Advisory Committee this matter was discussed again at their Joint Committee on 10<sup>th</sup> October.
- 8.3 The operator has temporarily withdrawn his planning application. However, the Board should still consider the advice of the Joint Committee and whether to agree Landlord's consent subject to agreement by Officers of detailed drawings consistent with the submission. The information currently available is attached at Appendix 1.
- 8.4 **The Garden Centre:** The operator (Capital Gardens Limited) is reconsidering plans for some old sheds on the site. The proposal document is attached at Appendix 2. A similar scheme was considered in 2010, but did not come to fruition.
- 8.5 The Advisory Committee considered this scheme at the time and held a site visit. At their meeting in September 2010 the committee resolved that the Garden Centre's proposals be recommended in principle to the Board, subject to the Board seeking assurances that the proposals would not interfere with the views of the Park and that the proposed franchisee would conduct traditional garden centre business activities. The Managing Director of Capital Gardens Ltd later provided written assurance that:
- When it came to the final design proposals Capital Gardens Ltd would ask the architects to come up with a plan that would not interfere with any of the sight lines from the park.
  - The franchise or franchises will be of a traditional nature. At present the intention of Capital Gardens was to put an aquatic franchise in the proposed building.
- 8.6 However, the scheme was not implemented at the time. It is now being reconsidered in a different form and was discussed at the Joint Advisory and Consultative Committee meeting on 10<sup>th</sup> October. The Committee resolved to endorse the proposal and further details will be reported to the Board verbally.

- 8.7 The proposal will allow the operator to move the administrative office out of the roof space of main building. There will also be potential to move the administration of other parts of the business onto the site. Any changes of this nature could impact the value of the rent and this will be discussed with the operator accordingly.
- 8.8 The planning application will be submitted if Landlord's consent is received. The Board should consider the Advisory and Consultative Committee's advice when deciding whether to provide Landlord's consent for the proposal. If any changes are likely to have an impact on the rental value these will be reported to the Board at a later date.

## **9. Recommendations**

- 9.1 That the Board notes the report and the updates on the Grounds Maintenance Contract and Dog Control Orders.
- 9.2 That the Board:
- (i) Confirms its general consent to the proposal from the operator of Little Dinosaurs, subject to the advice from the Advisory and Consultative Committees
  - (ii) Grants Landlord's Consent subject to agreement by Officers of detailed drawings consistent with this submission.
- 9.3 That the Board:
- (i) Approves the proposals from Capital Gardens Ltd subject to advice from the Advisory and Consultative Committees and that Officers finalise the details for Landlord's Consent.
  - (ii) Notes the potential for a change in the rental value and delegates to the Chief Executive to finalise the details and report back to the Board at a future meeting.

## **10. Legal Implications**

- 10.1 The Council's Head of Legal Services has been consulted in the preparation of this report, and has no comments.

## **11. Financial Implications**

- 11.1 The Council's Chief Financial Officer notes the contents of the report and has no additional comments to make.

## **12. Use of Appendices/Tables/Photograph**

- 12.1 **Appendix 1:** site plan – Little Dinosaurs
- 12.2 **Appendix 2:** design statement – Garden Centre