

**MINUTES OF THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE.  
TUESDAY, 12 FEBRUARY 2008**

\* Indicates attendee

Councillors: \*Egan, \*Beacham, \*Dogus,\*Hare and \*Peacock

**NOMINATED MEMBERS:**

Alexandra Palace Allotments Association		Mr S. Ballard
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 Palace Television Group	*	Mr J. Thompson
Alexandra Residents' Association		Ms C. Hayter
Bounds Green and District Residents' Association	*	Mr K. Ranson
Friends of Alexandra Park	*	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	*	Mr N. Wilmott
Hornsey Historical Society	*	Mr J. O'Callaghan
Muswell Hill and Fortis Green Association	*	Ms D Feeney
Muswell Hill Metro Group	*	Mr J. Boshier
New River Action Group	*	Mr F.W.Clark
Palace View Residents' Association		Ms V. Paley
Union of Construction, Allied Trades and Technicians		Mr J. McCue
Warner Estate Residents' Association	*	Prof. R. Hudson

\*Members present.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
APCC23.	<p><b>APOLOGIES FOR ABSENCE (IF ANY).</b></p> <p>Apologies for absence were received from Steve Ballard, Caroline Hayter, John Thompson, and also Val Paley (for whom Hugh Williams was substituting). Apologies were also received from Councillors Cooke and Oakes.</p> <p><b>NOTED</b></p>	
APCC24.	<p><b>URGENT BUSINESS - THE CHAIR WILL CONSIDER THE ADMISSION OF ANY ITEMS OF URGENT BUSINESS. (LATE ITEMS WILL BE CONSIDERED UNDER AGENDA ITEM WHERE THEY APPEAR. NEW ITEMS WILL BE DEALT WITH A 9 BELOW).</b></p> <p>The Chair asked if there were any Items of urgent business.</p> <p>Mr O'Callaghan asked to raise an item in respect of reports in the Press in relation to Asbestos at the Palace.</p> <p>The Chair confirmed that this item could be raised under item 8.</p>	

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	<b>NOTED</b>
<b>APCC25.</b>	<p><b>DECLARATIONS OF INTEREST- MEMBERS ARE ASKED TO DECLARE ANY INTEREST IN RESPECT OF ITEMS ON THIS AGENDA.</b></p> <p>There were no such declarations.</p>
<b>APCC26.</b>	<p><b>MINUTES</b></p> <p>The Chair asked if there were any points of clarification or accuracy.</p> <p>Prof Hudson referred to some typographical inaccuracies which he felt were poor and that the minutes should be proof read, prior to circulation.</p> <p>The Clerk apologised for the inaccuracies and commented that minutes were always proof read prior to despatch but on this occasion this had obviously not occurred.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the minutes of the meeting of the Alexandra Palace and Park Consultative Committee held on 23 October 2007 be confirmed and signed as a correct record subject to the amendments to typographical inaccuracies.; and</li> <li>2. That the draft minutes of the meetings of the Alexandra Palace and Park Board held on 30 October, and 5 &amp; 17 December 2007 (Special meetings), and the Alexandra Palace and Park Panel held on 22 &amp; 29 November 2007 be noted.</li> </ol>
<b>APCC27.</b>	<p><b>FUTURE OF THE ASSET – UPDATE (REPORT OF THE CONSULTANT DEVELOPMENT MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON PROGRESS</b></p> <p>The Chair asked for a brief update and introduction.</p> <p>The Consultant Development Manager, Mr Holder, advised the Committee that the circulated report detailing the Chair of the Board’s statement to the press on 23 January 2008 was the most up to date position as to where the situation was in terms of the future of the asset. The Firoka Group had confirmed its continuing intention and to that end officers were attempting to arrange a further meeting at which Mr Kassam could be present in order to progress matters. It was unlikely that any further progress would be made before the Board’s scheduled meeting on 26 February 2008. Mr Holder advised that following the quashing of the order in the High Court on 5th October 2007 the Board had met on 10 October 2007 and had confirmed its strategy of ‘holistic’ development. The Board further confirmed its intentions on 5th December 2007 and had asked that the Firoka Group confirm its continuing interest in developing the Palace. Following the Christmas and New Year period the Firoka Group confirmed its continuing</p>

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interest. Mr Holder commented that it was also unlikely that any of the documentation already existing would be further revised.

The Chair asked if there were any points of clarification.

Mr O'Callaghan referred to the judicial review judgement based on the lack of consultation, and commented that the future consultation process would have to be conducted in a wholly different manner. He noted with concern the comments of Mr Holder with regard to the documentation relating to the current Firoka changing, and reminded the Committee that the judgement had been based on the consultation previously embarked upon.

In particular Mr O'Callaghan referred to the issue of the former TV studios and the rental issue at market rent as commented on by the Trust Solicitor which he felt was an incorrect interpretation and his own as regards a peppercorn rent being granted was correct.

The Chair responded that whilst he had not been present at a previous meeting where such matters had been discussed he reiterated to the meeting that no decisions had been reached as yet regarding the future of the asset. He also stated that whilst he noted Mr O'Callaghan's comments he commented that he himself had a different interpretation of the wording in the judicial review judgement.

In response to questions from Prof. Hudson the General Manager – Mr Loudfoot advised that there had been agreement to an additional meeting if there had been any further developments to report on, however there had been no progress or matters of significant importance to advise this Committee of since October 2007.

The Chair commented that should any further developments arise then a special meeting of the Consultative Committee would be convened.

The Chair then summarised and it was:-

**RESOLVED**

That in noting the progress and update during consideration of the report a special meeting of the Consultative Committee be convened should there be a requirement advise the Committee of further developments in regard to the future of the asset.

**APCC28. HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDA  
(REPORT OF THE PARK MANAGER) TO UPDATE ON PROGRESS MADE TOV  
THE PROGRAMME OF WORKS FOR THIS YEAR'S PROJECT ITEMS**

Following a brief introduction of the report by the Park Manager – Mr Evison

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the Committee discussed its contents – the main points being:-

- signage since the gantry removal and the need for clear signs to be re-erected which clearly showed the speed limit, and the fact that it was a private road paid for by the Palace and in a sense not a short cut or public route as such;
- response from the Park Manager that new signage was to replace the former gantries with the AP Logo and highway signage the logo
- parking difficulties/congestion at the Bedford Road end of the Park especially in relation to the proximity to the Station;
- the speed of vehicles travelling through the private road and the fact that whilst the current limit was 20 mph though regularly unobserved if it were to 30mph then drivers would be likely to increase their speed upwards;
- The crossing issue on the west corner of the Palace and the confirmation that this was being looked into and reported further on
- Whether there was scope for having further speed humps in prominent part of the Private Road and confirmation that TfL would not be in support of such a request and that there had had been resistance to the existing 2 speed ramps when installed;
- the issue of lighting replacement and general maintenance and an update report be given to the next meeting;
- the possibility of explanation boards at the Pond and other areas in the park giving an ornithological break down as well as the types of trees and plants, and whether possible funding was obtainable from the Council's Education service for such provision, and comments that such funding may be available form Area Assemblies in the form of a bid
- that a tree and treasure hunt leaflet was being produced by the Café owner for school children with the cost being borne by the Café owner

**RESOLVED**

- i. that the contents of the report be noted;
- ii. that officers note and report back on those items raised by the Committee during discussion at the next Consultative Committee.

**APCC29. FORTHCOMING EVENTS (REPORT OF THE GENERAL MANAGER, ALEXANDRA PALACE) TO ADVISE THE COMMITTEE ON FORTHCOMING EVENTS TO THE FINANCIAL YEAR.**

The Committee were informed of forthcoming events due to take place at the Palace for the remainder of the financial year, and for the 2008/09 season. The Committee welcomed the return of the Antiques Fair albeit by a new operator in April 2008, to be repeated in September and November 2008. It was noted that the Kurdish New year festival on 6 April would not now take place, nor would the 'Slammin' Vinyl' event scheduled for 22 March 2008.

In response to comments from Councillor Peacock at the success of the World Darts Championships and whether the event would be repeated Mr Loudfoot commented that as yet the future event was not yet confirmed.

In response to comments from Mr Apperley re the organ concerts and no listing

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	<p>of these events Mr Loudfoot undertook to look in to the matter and respond directly to Mr Apperly. Mr O'Callaghan commented on the revenue of the previous Darts event and the benefit to the Council with future event, and also a forthcoming musical event which had caused much local interest and likely revenue.</p> <p>Mr Boshier referred to the proposed Muswell Hill Festival and if it were to go ahead then when was the likely date and in response Mr Evison advised that this was likely to be on 14 September 2008.</p> <p>In response to concerns from Councillor Beacham that the current events calendar was thin for the June-August period Mr Loudfoot advised that it was the case that the periods referred to were somewhat quiet generally though it was the case that it was not possible to predict what might occur during these months. Councillor Hare commented that it may be useful to explore usage by voluntary or community groups during the summer period as well as possible youth activity.</p> <p>The Chair thanked the Committee for their contribution. The Chair then summarised and it was:</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. that the report be noted;</li> <li>ii. that officers explore the possible youth/voluntary/community usage of the Palace during the June – August period and report to the Committee on findings.</li> </ul>
<p><b>APCC30.</b></p>	<p><b>ITEMS REQUESTED BY NOMINATED REPRESENTATIVES</b></p> <p>Nil items.</p>
<p><b>APCC31.</b></p>	<p><b>URGENT BUSINESS - TO CONSIDER ANY NEW ITEM OF BUSINESS ADMITTED UNDER ITEM 2.</b></p> <ul style="list-style-type: none"> <li>i. Asbestos at the Palace</li> </ul> <p>Mr O'Callaghan referred to recent reports and subsequent letters by the Chair of the Board in the press with regard to asbestos in the Palace, in particular in the area of the BBC TV Studios and expressed his considerable concerns as to such reports. Mr O'Callaghan asked if there could be some clarification given as to the actual location of the asbestos and whether it was in fact in both studios.</p> <p>In response Mr Loudfoot advised that there would be a full report to the Alexandra Palace and Park Board on 26 February 2008 which would give a full breakdown of the extent of the findings. He stated that the report had commented that there was contamination within the walls, floors and ceiling of studio B and also asbestos in the ducting of the South East wing. These areas had been sealed for some time. There had also been found residual asbestos in Studio A as well as the first and ground floors and evidence within the community rooms.</p>

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Mr Loudfoot responded to further points of clarification from Mr O'Callaghan by advising that a comment had been mistakenly made to the effect that there was in fact no asbestos within the areas but that in fact it was. The Chair of the Board's comments in the press were entirely accurate.

Mr O'Callaghan commented that he should declare an interest in this matter as a Member of the BBC Studios and that he had with a number of other in 1996 been involved in clearing the studios of sundry equipment and files into the bowls of the palace, Without any protection, and at that time were advised that the studios were perfectly safe, as indeed confirmed by letter of 6 June 2001 from the General manager of Alexandra Palace, and Mr O'Callaghan quoted from said letter. He also remarked that at that time he recalled vehicles outside the building detailing the name of specialist asbestos removers – and that an amount of asbestos had been removed at a considerable expense to the Palace. He also commented that certificates issued were now in fact invalid.

Mr Loudfoot responded that it was the case that there was a difference between fibre and other contamination.

The Chair commented that there would be a full report to the Board which would give answers to a number of the concerns expressed.

In conclusion the Chair thanked Mr O'Callaghan for raising the issue.

There being no further business to discuss the meeting ended at 20.30hrs.

Councillor Pat Egan  
Vice Chair.