

KING GEORGE'S FIELD CHARITY BOARD

Wednesday, 12 June 2019 at 5.30 p.m.

Room C1, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent,
London, E14 2BG

The meeting is open to the public to attend.

Members:

Mayor John Biggs	(Executive Mayor)
Councillor Amina Ali	(Cabinet Member for Adults, Health and Wellbeing)
Councillor Sabina Akhtar	(Cabinet Member for Culture, Arts and Brexit)
Councillor Asma Begum	(Deputy Mayor and Cabinet Member for Community Safety and Equalities)
Councillor Rachel Blake	(Deputy Mayor and Cabinet Member for Planning, Air Quality and Tackling Poverty)
Councillor David Edgar	(Cabinet Member for Environment)
Councillor Danny Hassell	(Cabinet Member for Children, Schools and Young People)
Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing)
Councillor Candida Ronald	(Cabinet Member for Resources and the Voluntary Sector)
Councillor Motin Uz-Zaman	(Cabinet Member for Work and Economic Growth)

[The quorum for this body is 3 Members]

Contact for further enquiries:

David.Knight, Democratic Services,
1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG
Tel: 020 7364 4878
E-mail: David.Knight@towerhamlets.gov.uk

Scan this code for an
electronic agenda:



Public Information

Attendance at meetings.

The public are welcome to attend meetings of the Committee. However seating is limited and offered on a first come first served basis.

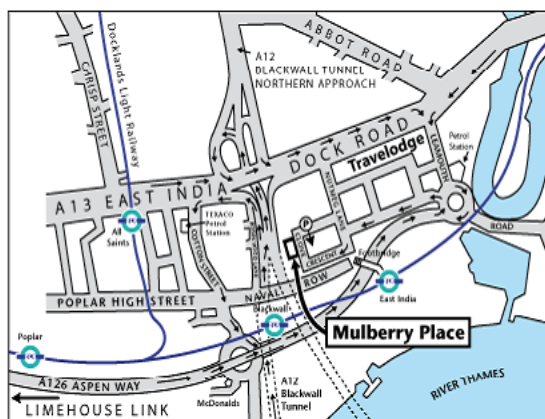
Audio/Visual recording of meetings.

Should you wish to film the meeting, please contact the Committee Officer shown on the agenda front page.

Mobile telephones

Please switch your mobile telephone on to silent mode whilst in the meeting.

Access information for the Town Hall, Mulberry Place.



Bus: Routes: D3, D6, D7, D8, 15, 108, and 115 all stop near the Town Hall.

Docklands Light Railway: Nearest stations are East India: Head across the bridge and then through the complex to the Town Hall, Mulberry Place Blackwall station: Across the bus station then turn right to the back of the Town Hall complex, through the gates and archway to the Town Hall.

Tube: The closest tube stations are Canning Town and Canary Wharf.

Car Parking: There is limited visitor pay and display parking at the Town Hall (free from 6pm)

If you are viewing this on line: (http://www.towerhamlets.gov.uk/content_pages/contact_us.aspx)

Meeting access/special requirements.

The Town Hall is accessible to people with special needs. There are accessible toilets, lifts to venues. Disabled parking bays and an induction loop system for people with hearing difficulties are available. Documents can be made available in large print, Braille or audio version. For further information, contact the Officers shown on the front of the agenda.



Fire alarm

If the fire alarm sounds please leave the building immediately by the nearest available fire exit without deviating to collect belongings. Fire wardens will direct you to the exits and fire assembly point. If you are unable to use the stairs, a member of staff will direct you to a safe area. The meeting will reconvene if it is safe to do so, or else it will stand adjourned.

Electronic agendas reports, minutes and film recordings.

Copies of agendas, reports and minutes for council meetings and links to filmed webcasts can also be found on our website from day of publication.

To access this, click www.towerhamlets.gov.uk/committee and search for the relevant committee and meeting date.

Agendas are available at the Town Hall, Libraries, Idea Centres and One Stop Shops and on the Mod.Gov, iPad and Android apps.



QR code for smart phone users

A Guide to KING GEORGE'S FIELD CHARITY BOARD

Decision Making at Tower Hamlets

As Tower Hamlets operates the Directly Elected Mayor system, **Mayor John Biggs** holds Executive powers and takes decisions at Cabinet or through Individual Mayoral Decisions. The Mayor has also appointed this Board to administer the affairs of two charities of which the Council is sole trustee. Membership of the Board is set out on the front page of this agenda.

Which decisions are taken by King George's Field Charity Board?

The Board administers the affairs of the King George's Field, Mile End charity, and the King George's Field – Stepney (Tredegar Square, Bow) charity and discharges all duties of the Council as sole trustee of these Charities. Decisions on these matters are executive decisions and so are treated much in the same way as decisions of the Mayor.

The Board may also take Key Decisions. The constitution describes Key Decisions as an executive decision which is likely

- a) to result in the local authority incurring expenditure which is, or the making of savings which are, significant having regard to the local authority's budget for the service or function to which the decision relates; or
- b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the borough.

Upcoming Key Decisions are published on the website on the 'Forthcoming Decisions' page through www.towerhamlets.gov.uk/committee

Published Decisions and Call-Ins

Once the meeting decisions have been published, any 5 Councillors may submit a Call-In to the Service Head, Democratic Services requesting that a decision be reviewed. This halts the decision until it has been reconsidered.

- The decisions will be published on: **Friday, 14 June 2019**
- The deadline for call-ins is: **Friday, 21 June 2019**

Any Call-Ins will be considered at the next meeting of the Overview and Scrutiny Committee. The Committee can reject the call-in or they can agree it and refer the decision back to the Mayor, with their recommendations, for his final consideration.

Public Engagement at King George's Field Charity Board

The main focus of King George's Field Charity Board is as a decision-making body. However there is an opportunity for the public to contribute through making submissions that specifically relate to the reports set out on the agenda.

Members of the public may make written submissions in any form (for example; Petitions, letters, written questions) to the Clerk to King George's Field Charity Board (details on the front page) by 5 pm the day before the meeting.

APOLOGIES FOR ABSENCE

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS 7 - 10

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Monitoring Officer.

2. MINUTES OF THE PREVIOUS MEETING(S) 11 - 14

To confirm as a correct record the minutes of the meeting of the Board held on 3rd April, 2019.

3. UNRESTRICTED REPORTS FOR CONSIDERATION

3.1 Updates for board and request to approve new pitches. 15 - 24

4. EXCLUSION OF THE PRESS AND PUBLIC

In view of the contents of the remaining items on the agenda the Committee is recommended to adopt the following motion:

“That, under the provisions of Section 100A of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985, the press and public be excluded from the remainder of the meeting for the consideration of the Section Two business on the grounds that it contains information defined as Exempt in Part 1 of Schedule 12A to the Local Government Act, 1972.”

EXEMPT SECTION (Pink Papers)

The exempt committee papers in the agenda will contain information, which is commercially, legally or personally sensitive and should not be divulged to third parties. If you do not wish to retain these papers after the meeting, please hand them to the Committee Officer present.

5. EXEMPT MINUTES

Nil Items

6. EXEMPT REPORTS FOR CONSIDERATION

Nil Items

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT

Next Meeting of the Board

Wednesday, 4 September 2019 at 5.30 p.m. in the Room C1, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

Agenda Item 1

DECLARATIONS OF INTERESTS - NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Members' Code of Conduct at Part 5.1 of the Council's Constitution.

Please note that the question of whether a Member has an interest in any matter, and whether or not that interest is a Disclosable Pecuniary Interest, is for that Member to decide. Advice is available from officers as listed below but they cannot make the decision for the Member. If in doubt as to the nature of an interest it is advisable to seek advice **prior** to attending a meeting.

Interests and Disclosable Pecuniary Interests (DPIs)

You have an interest in any business of the authority where that business relates to or is likely to affect any of the persons, bodies or matters listed in section 4.1 (a) of the Code of Conduct; and might reasonably be regarded as affecting the well-being or financial position of yourself, a member of your family or a person with whom you have a close association, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward affected.

You must notify the Monitoring Officer in writing of any such interest, for inclusion in the Register of Members' Interests which is available for public inspection and on the Council's Website.

Once you have recorded an interest in the Register, you are not then required to declare that interest at each meeting where the business is discussed, unless the interest is a Disclosable Pecuniary Interest (DPI).

A DPI is defined in Regulations as a pecuniary interest of any of the descriptions listed at **Appendix A** overleaf. Please note that a Member's DPIs include his/her own relevant interests and also those of his/her spouse or civil partner; or a person with whom the Member is living as husband and wife; or a person with whom the Member is living as if they were civil partners; if the Member is aware that that other person has the interest.

Effect of a Disclosable Pecuniary Interest on participation at meetings

Where you have a DPI in any business of the Council you must, unless you have obtained a dispensation from the authority's Monitoring Officer following consideration by the Dispensations Sub-Committee of the Standards Advisory Committee:-

- not seek to improperly influence a decision about that business; and
- not exercise executive functions in relation to that business.

If you are present at a meeting where that business is discussed, you must:-

- Disclose to the meeting the existence and nature of the interest at the start of the meeting or when the interest becomes apparent, if later; and
- Leave the room (including any public viewing area) for the duration of consideration and decision on the item and not seek to influence the debate or decision

When declaring a DPI, Members should specify the nature of the interest and the agenda item to which the interest relates. This procedure is designed to assist the public's understanding of the meeting and to enable a full record to be made in the minutes of the meeting.

Where you have a DPI in any business of the authority which is not included in the Member's register of interests and you attend a meeting of the authority at which the business is considered, in addition to disclosing the interest to that meeting, you must also within 28 days notify the Monitoring Officer of the interest for inclusion in the Register.

Further advice

For further advice please contact:-

Asmat Hussain, Corporate Director, Governance and Monitoring Officer – 020 7364 4800.

APPENDIX A: Definition of a Disclosable Pecuniary Interest

(Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, Reg 2 and Schedule)

Subject	Prescribed description
Employment, office, trade, profession or vacation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	<p>Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by the Member in carrying out duties as a member, or towards the election expenses of the Member.</p> <p>This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.</p>
Contracts	<p>Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority—</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	<p>Any tenancy where (to the Member's knowledge)—</p> <p>(a) the landlord is the relevant authority; and</p> <p>(b) the tenant is a body in which the relevant person has a beneficial interest.</p>
Securities	<p>Any beneficial interest in securities of a body where—</p> <p>(a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</p>

This page is intentionally left blank

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE KING GEORGE'S FIELD CHARITY BOARD

HELD AT 5.30 P.M. ON WEDNESDAY, 3 APRIL 2019

**ROOM C1, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Mayor John Biggs	– (Executive Mayor)
Councillor Asma Begum	– (Deputy Mayor and Cabinet Member for Community Safety and Equalities)
Councillor Danny Hassell	– (Cabinet Member for Children, Schools and Young People)
Councillor Sirajul Islam	– (Statutory Deputy Mayor and Cabinet Member for Housing)
Councillor Denise Jones	– (Cabinet Member for Adults, Health and Wellbeing)
Councillor Candida Ronald	– (Cabinet Member for Resources and the Voluntary Sector)
Councillor Motin Uz-Zaman	– (Cabinet Member for Work and Economic Growth)

Apologies:

Councillor Amina Ali	– (Cabinet Member for Culture, Arts and Brexit)
Councillor Rachel Blake	– (Deputy Mayor and Cabinet Member for Regeneration and Air Quality)
Councillor David Edgar	– (Cabinet Member for Environment)

Officers Present:

Agnes Adrien	– (Head of Litigation, Legal Services)
Stephen Murray	– (Head of Arts and Events)
David Knight	– (Senior Democratic Services Officer)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

None were declared.

2. MINUTES OF THE PREVIOUS MEETING(S)

That the unrestricted minutes of the Board meeting held on 27th February, 2019 were approved was approved as a correct record of the proceedings.
Copy to sign.

3. UNRESTRICTED REPORTS FOR CONSIDERATION

3.1 Activities and Maintenance Updates

The Board received a report that provided details of planned activities in King Georges Fields Trust (KGFT) sites over the summer period and outlines plans for the development of a ten year maintenance plan. The main points of the discussion maybe summarised as follows.

The Board noted that:

- Mile End Park is the main area covered by KGFT and is a flagship park for the Borough. It contains many structures and features that require regular maintenance which the Council has budgeted for. However, the Council also needs to look into future and put aside significant amounts of funding reserves to cover more major refurbishment and in some cases replacement. Accordingly, the Council is therefore working on a detailed ten year maintenance plan that will be reviewed each year and adjusted as necessary;
- The intention behind creating this maintenance plan is to ensure the Council can check everything that needs checking on an annual basis and plan the KGFT finances in order to maintain the park at an acceptable standard for years to come. The income targets generated from the plan will ensure that the Council can justify any built up reserves to the Charity Commission and the public.
- User groups are ordinarily not consulted on the development of the maintenance plan at the KGFT sites;
- The Mile End Park Pavilions allow hirers to use outside caterers and do not charge corkage which is popular with users;
- It is expected that the first draft of the maintenance plan should be ready by July 2019;
- The Council are seeking to create a managers post for Pavilions due to level of activity;
- The Council already has a sinking fund to replace the 4G Astro turf surface at Stepney Green which was part of the funding conditions from the Football Foundation. The Council now need to add to this to be prepared for future costs across the whole KGFT area, buildings and other infra structure therein;
- The maintenance plan will help inform the Councils income targets each year and inform in year budget adjustments necessary to meet the targets;

- The first stage of drawing up the plans will entail a conditions survey taking place early in 2019 -20 along with research into life expectancy of fixtures and fixings;
- The Parks and Open spaces team will purchase an improved Audio Visual Suite;
- The Cabinet Member for Resources and the Voluntary Sector would be provided with a detailed report on the income targets to be generated from the Plan.
- The income regenerated would be used to build up the reserves to cover the proposed programme of refurbishment and where appropriate replacement; and
- There was a need to review the acoustics at Mile End Park Pavilions as they need to be addressed either with a better Audio Visual kit or acoustic baffling.

The Chair Moved and it was:-

RESOLVED

To:

1. Note the details of planned activities for the public for summer of 2019;
2. Note the proposed development of a ten year maintenance plan for King Georges Fields Trust land and buildings therein; and
3. Agree that the Cabinet Member for Resources and the Voluntary Sector would be provided with a detailed report on the income targets to be generated from the Plan.

4. EXCLUSION OF THE PRESS AND PUBLIC

As the agenda circulated contained no exempt/confidential business and there was therefore no requirement to exclude the press and public to allow for its consideration.

5. EXEMPT MINUTES

Nil items

6. EXEMPT REPORTS FOR CONSIDERATION

Nil items

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT

The Board noted that at the February meeting (Minute 3.2 refers) it was agreed to establish a working group to look at the operation and structure of the charity to encourage better public participation in the work of the Board and in ensuring that the Trust's objectives were being met.

This working group would comprise of:

1. Councillor Amina Ali
2. Councillor David Edgar
3. Councillor Denise Jones
4. Councillor Motin Uz-Zaman

It was noted that this working group has not yet been convened.

Accordingly,

The Chair Moved and it was:-

RESOLVED

1. The Working Group should be convened immediately and that there will be a report to the next meeting of the Board.

The meeting ended at 6.00 p.m.

**Chair, Mayor John Biggs
King George's Field Charity Board**

King Georges Fields Trust Board Meeting 12th June 2019	 TOWER HAMLETS
Report of: Debbie Jones. Children and Cultural Services	Classification: Unrestricted
Issue Title: Updates for board and request to approve new pitches.	

Lead Member	Councillor Sabina Akhtar, Cabinet Member for Culture Arts and Brexit
Originating Officer(s)	Stephen Murray. Head of Arts Parks and Events
Wards affected	All Wards
Key Decision?	No
Forward Plan Notice Published	08/05/19
Reason for Key Decision	N/a
Strategic Plan Priority / Outcome	A borough that our residents are proud of and love to live in

Executive Summary

This report provides details of planned activities in King Georges Fields Trust ('KGFT') sites over the summer period and outlines plans for the development of a ten year maintenance plan.

Recommendations:

The Board is recommended to:

1. Note the draft outturn budget for 2018-19
2. Note the update on the 10 year maintenance plan
3. Note report back from KGFT working group
4. Approve plans for two new 5 a side Astro turf pitches at Stepney Green

1. REASONS FOR THE DECISIONS

- 1.1 The King Georges Fields charity is registered with the Charity Commission as King Georges Field, Mile End Charity, registered number 1077859.
- 1.2 The Council is the trustee of the charity and the Council is the freehold owner of the land which is subject to this report.
- 1.3 The King Georges Fields Charity Board (the Board) is established by section 3.3.12 of the Council's Constitution, which gives the Board the following

functions:

- 3.2.1 To administer the affairs of the King Georges Fields Charity and discharge all the duties of the Council a sole trustee of the Charity; and
- 3.2.2 To administer the affairs and discharge the duties of trustee of such other charities controlled by the Council as the Cabinet might authorise by resolution

1.4 The Board are asked to consider the proposal for new pitches in Stepney Green as this is a material change to the park and the facilities on offer. Should the Board support the proposal then officers would also consult with the KGFT for their view on the proposal.

2. ALTERNATIVE OPTIONS

2.1 The option would be not to have new pitches thereby adversely affecting the future income streams for the KGFT and also lose the opportunity to improve sports facilities within the Borough.

3. DETAILS OF THE REPORT

3.1 Appendix 1 details the draft figures for the end of financial year April 2018 to March 2019. Headline figure is a surplus of £273,399. These figures are subject to change and clarification but a healthy surplus will have been achieved within this year.

3.2 Appendix 2 is notes from the first meeting of the KGFT working group. A group set up to look at the governance of the Board and how it might widen the participation of managing the park spaces beyond the Board consisting of cabinet members.

3.3 Appendix 3 is an update on the proposed 10 year maintenance plan for KGFT lands and infrastructure. This remains a work in progress but the report highlights some key issues which have been identified by parks staff.

3.4 Appendix 4 is a proposal for two new five a side all weather pitches in Stepney Green. Parks management believe that there is demand for such a facility and that it would provide a reliable income stream for future years.

4. EQUALITIES IMPLICATIONS

4.1 Mile End Park is an important community asset that is open to all. As the population of the Borough increases it, along with other parks, becomes increasingly important as a facility to support healthy living and community activity that helps promote community cohesion.

5. OTHER STATUTORY IMPLICATIONS

5.1 This section of the report is used to highlight further specific statutory implications that are either not covered in the main body of the report or are required to be highlighted to ensure decision makers give them proper consideration. Examples of other implications may be:

- Best Value Implications,
- Consultations,
- Environmental (including air quality),
- Risk Management,
- Crime Reduction,
- Safeguarding.

6. COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 Appendix 1 details the outturn figures for the financial year April 2018 to end of March 2019. The surplus of £273k has been transferred into the KGFT reserve account.
- 6.2 Appendix 3 provides an update on the 10 year maintenance plan. All maintenance costs will be covered within existing budgets and income targets.
- 6.3 Appendix 4 details the proposal for 2 new 5 a side football pitches in Stepney Green. The £200k cost of these pitches will be met by Film location income previously generated within Arts Parks and Events. The annual running costs are expected to be in the region of £30k, but with additional income generation likely to be in the region of £63 to £88k, there will be a surplus of between £33k and £58k per annum.

7. COMMENTS OF LEGAL SERVICES

- 7.1 The Council is the Trustee of the Mile End Charity pursuant to the Governing Document which is a Scheme dated 28th February, 2000. The Council's Constitution establishes the King George's Fields Charity Board to administer the charities affairs and discharge the Council's trustee functions.
- 7.2 The purpose of the charity is to preserve the Park Lands in perpetuity as a memorial to King George V under the provisions of the King George's Fields Foundation. The 1965 Scheme which established the Foundation gave its purpose as "to promote and to assist in the establishment and to promote the preservation throughout the United Kingdom of Playing Fields for the use and enjoyment of the people..." Additionally, the trustees may "apply the land to such charitable purposes as are set out in the Recreational Charities Act 1958".
- 7.3 As trustees, the Board must make sure that the charity is carrying out the purposes for which it is set up, and no other purpose. Further, the Board must act in the Charity's best interests and manage the Charity's resources responsibly.

- 7.4 This report provides information to the Board so that the trustees can undertake their duties. In considering this report and its recommendations, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty).

Linked Reports, Appendices and Background Documents

Linked Report

- NONE.

Appendices

1. Draft budget outturn 2018-19
2. Notes from working group
3. Maintenance update
4. Proposal for new football pitches Stepney (To Follow)

Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012

None

Officer contact details for documents: Stephen Murray. Head of Arts Parks and Events x7910

Appendix 1

King Georges Fields Trust

Draft Outturn for 2018-19

Income and Expenditure 2018/19 KGFT

	Cash Limit £	Actual Outturn £	Variance £
INCOMING RESOURCES			
Rentals	639,000	887,710	(248,710)
Other Lettings	164,000	227,634	(63,634)
Sponsorship & Donations	0	5,500	(5,500)
Multi Pitch Income	75,000	100,627	(25,627)
Other Income	110,000	112,801	(2,801)
Total Incoming Resources	988,000	1,334,272	(346,272)
RESOURCES EXPENDED			
Salaries	209,600	212,576	2,976
Employee Related Expenditure	5,600	10,627	5,027
Agency	32,000	79,844	47,844
Rent	75,900	23,192	(52,708)
Repairs & Maintenance	443,957	541,689	97,732
Energy & Water	63,000	32,766	(30,234)
Other Services	102,043	95,053	(6,990)
Communications		6,230	6,230
Stock & Equipment	37,200	47,440	10,240
Fees & Insurance	33,400	26,155	(7,246)
Total Resources Expended	1,002,700	1,075,572	72,872
Net Expenditure /(Income/Suplus)	14,700	(258,699)	(273,399)

This page is intentionally left blank

King Georges Fields Trust 12th June 2019

Appendix 2

Report back from first working group meeting on 8th May 2019.

Present: Cllr Amina Ali, Cllr David Edgar, Cllr Denise Jones and Steve Murray Head of Arts Parks and Events.

Conversation was wide ranging with regard to scope of the working group and possible objectives.

There were also some specific questions from the group which will be followed up:

- What is the way in which LBTH decided the membership, etc of the board? Is it a decision of the full council? Is it done by amendments to the constitution? Could we have a copy of the decision that led to the current arrangements along with a copy of the section of the constitution that deals with it.
- Would also like a copy of the trust deed dated 9 November 1965 and the Deed of Variation dated 29 January 1997 referred to in the accounts for the year ended 31 March 2017 which were filed with the Charity Commission please?
- Would like copy of maps of the areas covered by the King George's Field Mile End, the area in Stepney, the Tredegar Square area, and the area defined as Mile End Park.
- Clarification of the Charity's relationship with Fields in Trust

Suggestions

- There should be training sessions for Trustees on their role and responsibilities
- Meetings should take place in a venue within the park rather than the Town Hall and walkabouts should be arranged for Trustees in order to gain a better understanding of what the offer is in Mile End Park and Stepney Green.
- Would like to engage outside interested parties, such as Friends Group members, but needs more thought regards role and voting rights
- Reference membership of working group should consider Cabinet Members with relevant portfolios, up to two back benchers, and a representative from the Mile End Friends Group.

Members felt that there should be a more active involvement by Trustees in the KGFT land, it's management, activities and how it engages the public. This would help to highlight Mile End Park as uniquely different for other parks and ensure it is developed and maintained going forward that befits this special status.

This page is intentionally left blank

Appendix 3

Update on Maintenance Plans for KGFT lands and infrastructure.

Background

As KGFT is a Trust the budget is ring fenced and any surplus income generated can be held in reserves to cover future expenditure including repairs and maintenance. This enable us to plan ahead and develop plans for ten years ahead which inform how we spend income generated and how much we should seek to hold in reserves.

Maintenance is informed by:

- Health and safety issues
- Maintaining quality of buildings which we rely on for hire income
- Life expectancy of specific items such as play equipment, sports pitches, water pumps
- Overall quality of the park and the plants within

Past problems

Past problems can help inform how we plan for the future.

Some years ago leaks within the retail units under the bridge were costly to repair and occurred in part due to faults in the original designs and last minute changes due to budget issues. When trying to resolve these it was difficult to obtain detailed plans and in the end only a full scale excavation revealed where the problem was. The lesson here is that we need to improve our records and files and work closely with facilities management to ensure that all future works and major repairs are logged into an accessible data base.

There have been problems with the level of the ponds adjacent to the pavilions. It is likely that there is some leakage, probably caused by tree roots penetrating the lining, but this was compounded by the breakdown of the bore hole pumps which keep the water topped up. The lesson here is that the pumps did not get the regular servicing they required but also had reached the end of their useful life and we should have planned for this. For the time being as the pumps are now working the water levels are kept at reasonable levels without excessive water costs. Initial estimates of a full repair are around £250K plus for each area, as it would require a complete draining, relining and removal of some trees or redesigning the ponds. So this is a big ticket item for future spend and will help inform financial targets over the next ten years.

Planting

Mile End Park is maintained by the Council's Green team and they recharge for these services. Their budgets do not stretch to the replacement of dead shrubs or damaged trees and so we need to develop an effective management plan going forward if the park is not to deteriorate in quality of its environment. We work closely with the borough's bio diversity officer to ensure we maintain a friendly environment for a wide variety of flora and fauna and this has budget implications going forward.

We also need to plan for the impact of a variety of diseases currently attacking particular tree species. We will work closely with the council's arboriculture officer to develop long term planting plans for the park.

Buildings

The three pavilions in Mile End Park have all required some work in recent times and we need to get detailed conditions surveys for them with particular attention to the timber elements of construction. The arts pavilion has recently undergone a refurb of its lighting and a new air conditioning unit fitted. The Eco requires similar work in the near future.

New features

Whilst the shape and area of the park is unlikely to change significantly in future years there is scope for significant changes within its borders. This can be informed by a number of factors and it is healthy for any park to reinvent itself and change the offer to the public. If the board chose to we could introduce a savings target specifically to support new features within the park.

Summary

A detailed ten year maintenance plan is in development and will be reviewed annually. It will inevitably involve an element of prioritisation and so future reports to the board will contain proposals for significant spend on repairs or replacement for the board to consider.