

King George's Field Charity Board

Agenda

**Wednesday, 13 March 2024 at 5.30 p.m.
Council Chamber - Town Hall, Whitechapel**

Members:

Mayor Lutfur Rahman

Councillor Maium Talukdar	(Deputy Mayor and Cabinet Member for Education, Youth and Lifelong Learning (Statutory Deputy Mayor))
Councillor Kabir Ahmed	(Cabinet Member for Regeneration, Inclusive Development and Housebuilding)
Councillor Saied Ahmed	(Cabinet Member for Resources and the Cost of Living)
Councillor Suluk Ahmed	(Cabinet Member for Equalities and Social Inclusion)
Councillor Gulam Kibria Choudhury	(Cabinet Member for Health, Wellbeing and Social Care)
Councillor Abu Chowdhury	(Cabinet Member for Safer Communities)
Councillor Iqbal Hossain	(Cabinet Member for Culture and Recreation)
Councillor Kabir Hussain	(Cabinet Member for Environment and the Climate Emergency)
Councillor Abdul Wahid	(Cabinet Member for Jobs, Skills and Growth)

Substitutes:

[The quorum for this body is 3 voting Members]

Contact for further enquiries:

Jack Painter, Democratic Services Officer (Committee),

jack.painter@towerhamlets.gov.uk

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<http://www.towerhamlets.gov.uk/committee>



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A Guide to King George's Field Charity Board

The Board is an Executive Body. The role of the Board is as follows:

To administer the affairs of the King George's Field, Mile End charity, and the King George's Field – Stepney (Tredgar Square, Bow) charity and discharge all duties of the Council as sole trustee of these Charities.

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.

The Board is made up of the Mayor and all Members of the Cabinet.

Public Engagement

Meetings of the Board are open to the public to attend, and a timetable for meeting dates and deadlines can be found on the council's website.

London Borough of Tower Hamlets

King George's Field Charity Board

Wednesday, 13 March 2024

5.30 p.m.

APOLOGIES FOR ABSENCE

1. DECLARATIONS OF INTERESTS (PAGES 7 - 8)

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.

Members are reminded to consider the categories of interest in the Code of Conduct for Members to determine whether they have an interest in any agenda item and any action they should take. For further details, please see the attached note from the Monitoring Officer.

Members are reminded to declare the nature of the interest and the agenda item it relates to. Please note that ultimately it's the Members' responsibility to declare any interests form and to update their register of interest form as required by the Code.

If in doubt as to the nature of your interest, you are advised to seek advice prior to the meeting by contacting the Monitoring Officer or Democratic Services

2. PUBLIC BENEFIT GUIDANCE (PAGES 9 - 10)

To note the Charity Commission's Public Benefit Guidance which explains the duties members have when acting for the King George's Field Trust.

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

To confirm as a correct record the minutes of the meeting of the Board held on Wednesday 22 November 2023.

4. UNRESTRICTED REPORTS FOR CONSIDERATION

- 4.1 King George's Field Trust update on audited accounts 21/22, current financial position, governance update, activity update and allocation of Fields in Trust grant funding (Pages 15 - 34)**



4 .2 King George’s Field Trust Review of Fees and Charges 2024/25 (Pages 35 - 52)

4 .3 King George’s Field Trust update on leases for Commercial and Retail Assets (Pages 53 - 60)

5. 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.

6. EXEMPT REPORTS FOR CONSIDERATION

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

Next Meeting of the King George's Field Charity Board

Wednesday, 17 April 2024 at 5.30 p.m. to be held in Council Chamber - Town Hall, Whitechapel



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Agenda Item 1

DECLARATIONS OF INTERESTS AT MEETINGS– NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Code of Conduct for Members at Part C, Section 31 of the Council's Constitution

(i) Disclosable Pecuniary Interests (DPI)

You have a DPI in any item of business on the agenda where it relates to the categories listed in **Appendix A** to this guidance. Please note that a DPI includes: (i) Your own relevant interests; (ii) Those of your spouse or civil partner; (iii) A person with whom the Member is living as husband/wife/civil partners. Other individuals, e.g. Children, siblings and flatmates do not need to be considered. Failure to disclose or register a DPI (within 28 days) is a criminal offence.

Members with a DPI, (unless granted a dispensation) must not seek to improperly influence the decision, must declare the nature of the interest and leave the meeting room (including the public gallery) during the consideration and decision on the item – unless exercising their right to address the Committee.

DPI Dispensations and Sensitive Interests. In certain circumstances, Members may make a request to the Monitoring Officer for a dispensation or for an interest to be treated as sensitive.

(ii) Non - DPI Interests that the Council has decided should be registered – (Non - DPIs)

You will have 'Non DPI Interest' in any item on the agenda, where it relates to (i) the offer of gifts or hospitality, (with an estimated value of at least £25) (ii) Council Appointments or nominations to bodies (iii) Membership of any body exercising a function of a public nature, a charitable purpose or aimed at influencing public opinion.

Members must declare the nature of the interest, but may stay in the meeting room and participate in the consideration of the matter and vote on it **unless:**

- A reasonable person would think that your interest is so significant that it would be likely to impair your judgement of the public interest. **If so, you must withdraw and take no part in the consideration or discussion of the matter.**

(iii) Declarations of Interests not included in the Register of Members' Interest.

Occasions may arise where a matter under consideration would, or would be likely to, **affect the wellbeing of you, your family, or close associate(s) more than it would anyone else living in the local area** but which is not required to be included in the Register of Members' Interests. In such matters, Members must consider the information set out in paragraph (ii) above regarding Non DPI - interests and apply the test, set out in this paragraph.

Guidance on Predetermination and Bias

Member's attention is drawn to the guidance on predetermination and bias, particularly the need to consider the merits of the case with an open mind, as set out in the Planning and Licensing Codes of Conduct, (Part C, Section 34 and 35 of the Constitution). For further advice on the possibility of bias or predetermination, you are advised to seek advice prior to the meeting.

Section 106 of the Local Government Finance Act, 1992 - Declarations which restrict Members in Council Tax arrears, for at least a two months from voting

In such circumstances the member may not vote on any reports and motions with respect to the matter.

Further Advice contact: Janet Fasan, Director of Legal and Monitoring Officer, Tel: 0207 364 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	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. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	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— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
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	Any tenancy where (to the Member's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (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.

Agenda Item 2

King George's Field Trust (KGFT) Charity Commission's Public Benefit Guidance

About public benefit

All charity trustees have a duty to 'have regard' to the commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

As a charity trustee, this means being able to show that:

- you are aware of the guidance
- you have taken it into account when making a decision to which the guidance is relevant
- if you have decided to depart from the guidance, you have a good reason for doing so

The public benefit requirement has two aspects:

To satisfy the 'benefit aspect'

To satisfy the benefit aspect:

- the charity's purpose must be beneficial – in an identifiable way and capable of being proved by evidence where necessary and which is not based on personal views
- any detriment or harm that results from the purpose (to people, property or the environment) must not outweigh the benefit - this is also based on evidence and not on personal views

The 'public aspect'

To satisfy the 'public aspect' the purpose must:

- benefit the public in general, or a sufficient section of the public
- not give rise to more than incidental personal benefit - personal benefit is 'incidental' where (having regard both to its nature and to its amount) it is a necessary result or by-product of carrying out the purpose

It is the trustees responsibility to ensure that the King George's Field Mile End Charity and King George's Field -Stepney (Tredegar Square, Bow) charity in a way that carries out its purposes for the public benefit. This means, you should

Make decisions :

- i) to ensure your charity's purpose provides benefit** - understanding how the purpose is beneficial and carrying it out so as to benefit the public in that way.
- ii) to manage risks of detriment or harm to your charity's beneficiaries or to the public in general that might result from carrying out the purpose** - identifying risks of harm, minimising the risks and making sure that any harm that might arise is a minor consequence of carrying out the purpose.

- iii) about who benefits in ways that are consistent with the purpose**
Knowing who can potentially benefit from the purpose and giving proper consideration to the full range of ways in which you could carry out your charity's purpose.

iv) Make decisions to make sure any personal benefits are no more than incidental

This means making sure that any personal benefits people receive (having regard both to its nature and to its amount) are no more than a necessary result or by-product of carrying out the purpose.

You must make decisions that are within the range of decisions that trustees could properly make in those particular circumstances. Provided that you do that, then you will have made a 'right' decision.

This means that, as a charity trustee, you generally have a choice about how to carry out your charity's purposes, provided that you exercise your discretion in a way which:

- is in accordance with your charity's purpose (so not operating outside of that purpose)
- is for the public benefit
- has regard to the commission's public benefit guidance where relevant
- is in accordance with the general framework for [trustee decision making](#)

Report on public benefit

The trustees' annual report must explain how you have carried out its purpose for the public benefit. A detailed report is only required if your charity's gross income exceeds £500,000; otherwise a brief summary is all that's needed.

You must also state whether you and the other trustees had due regard to the commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE KING GEORGE'S FIELD CHARITY BOARD

HELD AT 5.45 P.M. ON WEDNESDAY, 22 NOVEMBER 2023

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present in Person:

Mayor Lutfur Rahman	
Councillor Saied Ahmed	(Cabinet Member for Resources and the Cost of Living)
Councillor Iqbal Hossain	(Cabinet Member for Culture and Recreation)
Councillor Kabir Hussain	(Cabinet Member for Environment and the Climate Emergency)
Councillor Abdul Wahid	(Cabinet Member for Jobs, Skills and Growth)

Apologies:

Councillor Maium Talukdar	(Deputy Mayor and Cabinet Member for Education, Youth and Lifelong Learning (Statutory Deputy Mayor))
Councillor Kabir Ahmed	(Cabinet Member for Regeneration, Inclusive Development and Housebuilding)
Councillor Suluk Ahmed	(Cabinet Member for Equalities and Social Inclusion)
Councillor Gulam Kibria Choudhury	(Cabinet Member for Health, Wellbeing and Social Care)
Councillor Abu Chowdhury	(Cabinet Member for Safer Communities)

Officers Present in Person:

Catherine Boyd	(Head of Arts, Parks and Events)
Raj Mistry	(Corporate Director for Communities)
Kamran Rashid	(Interim Project Manager)
Paul Sammut	(Parks Engagement and Projects officer)
Richard Ward	(Interim Head of Contracts and Procurement)
Jack Painter	(Democratic Services Officer (Committees))

1. DECLARATIONS OF INTERESTS

None were declared.

2. PUBLIC BENEFIT GUIDANCE

RESOLVED:

1. That the Charity Commission's Public Benefit Guidance be noted.

3. MINUTES OF THE PREVIOUS MEETING

That the unrestricted minutes of the Board meeting held on Wednesday 12 April 2023 be approved and signed by the Chair as a correct record of proceedings.

3.1 King George's Field Trust audited accounts 21/22, management recommendations and governance update, current financial position, activity update and allocation of Fields in Trust grant funding

The board received a report providing an update on the submission of the audited accounts and annual report for 2021/22 to the Charity Commission. The report included management recommendations from the auditors in respect of the 2021/22 audited accounts for the Board's noting.

This report also provided an update on the 2022/23 accounts is provided as part of this report as well as an overview of the current financial position for 2023/24 and activities update. A governance update is also provided as part of this report. In addition, the report seeks a decision from the Board on the allocation of grant funding from Fields in Trust.

The board of the trust considered the report and the Chair of the Trust then moved the recommendations and it was:-

RESOLVED that the Board;

1. Notes the update on the submission of the 2021/22 audited accounts and annual report to the Charity Commission.
2. Authorises Catherine Boyd to be the nominated charity contact to access the Charity Commission's "My Commission Account".
3. Notes the recommendations by the external auditors (Management Letter) with regards to the 2021/22 accounts.
4. Notes the update on the end of year accounts 2022/23.
5. Notes the current financial position for 2023/24.
6. Notes the activities update for 2023/24.
7. Notes the Governance update.
8. at their next meeting reviews the options and takes a decision on the allocation of Fields in Trust funding.

3.2 King George's Fields Trust – Commercial Property Recommendations and Updates

The board received a report that provided an update on the lease arrangements for the King George's Field Trust (KGFT) retail and rental units, income from which supports the Charity to maintain park land and amenities for the benefit of Tower Hamlets residents. This Report also provides an update in respect of lease renewal discussions and service charge arrears. The report outlines requirements for management arrangements and recommends that a new management agent contract is tendered

It was decided that the board would consider this item with the exclusion of the press and public. What was resolved by the board is shown below.

The board of the trust considered the report and the Chair of the Trust then moved the recommendations and it was:-

RESOLVED that the Board;

1. Notes the status of payments received and arrears for Green Bridge retail units.
 2. Notes the actions being taken to recover outstanding arrears from "Tenant A".
 3. Notes the ongoing discussions in respect of the rent review for "Tenant B" and the valuation provided.
 4. Grants permission for officers to enter into negotiations to settle a new rental agreement with "Tenant C" based on the valuation provided.
 5. Authorises the Corporate Director of Communities in consultation with the Chair to act against tenants listed in Table 1 of the report submitted to recover costs of unpaid service rent.
 6. Agrees to procure external services to manage lettings in regard the management of leases
- 4. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT**
- None.
- 5. EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED

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.

6. EXEMPT REPORTS FOR CONSIDERATION

See minute 3.2.

The meeting ended at 6.25 p.m.

Chair, Mayor Lutfur Rahman
King George's Field Charity Board

<p>King George's Field Trust Board Meeting 13 March 2024</p>	 <p>TOWER HAMLETS</p>
<p>Report of: Simon Baxter, Corporate Director Communities</p>	<p>Classification: [Unrestricted]</p>
<p>King George's Field Trust audited accounts, management recommendations and governance update, current financial position, activity update and allocation of Fields in Trust grant funding</p>	

Lead Member	Cllr Iqbal Hossain, Cabinet Member for Culture and Recreation
Originating Officer(s)	Catherine Boyd, Head of Arts Parks and Events
Wards affected	All wards
Key Decision?	No
Reason for Key Decision	This report has been reviewed as not meeting the Key Decision criteria.
Forward Plan Notice Published	N/A
Strategic Plan Priority / Outcome	N/A

Executive Summary

This report provides an update on the submission of the trust's audited accounts and annual report to the Charity Commission.

An update on the current financial position and activities delivered by the trust this financial year (2023/24) is provided as part of this report. A governance update is also provided as part of this report.

In addition, this report seeks a decision from the Board on the allocation of grant funding from Fields in Trust.

Recommendations:

The Board is recommended to:

1. Note the update on audited accounts and annual reports to the Charity Commission.
2. Review the forecasted financial position for 2023/24. (Appendix 1)
3. Review the activities update for 2023/24. (Appendix 2)
4. Note the Governance update.
5. Review the options and take a decision on the allocation of Fields in Trust funding. (Appendix 3)
6. Note, and have regard to, the Charity Commission's Public Benefit Guidance (Appendix 4)

1 REASONS FOR THE DECISIONS

- 1.1 The King George's Field Trust (KGFT) board is required to submit audited accounts to the Charity Commission for England and Wales.
- 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 as sole trustee of the Charity;*
 - 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 is required to take a decision on how the funds from Fields in Trust are utilised to further support the King George's Fields Trust charitable objectives.

2 ALTERNATIVE OPTIONS

- 2.1 There are no alternatives as KGFT is a registered charity and bound by the legislation for charities to submit independently audited accounts.

- 2.2 The alternative would be not to take regular updates to the Board for consideration, however this would go against the expectations of the Charity Commission.
- 2.3 Decide not to use the grant funding from Fields in Trust. This would remove an opportunity to improve to use the funds for the maintenance, equipping and improvement of, or the provision of facilities for, any playing field situated in the London Borough of Tower Hamlets and styled “King George’s Fields”.

3 DETAILS OF THE REPORT

- 3.1 The accounts for King George’s Field, Mile End Charity (registered number 1077859) for 2021/22 have been independently audited by Arnold Hill & Co LLP in line with the requirements of the Charity Commission for organisations with a turnover of over £1million to publish audited accounts. The accounts are accompanied by an annual report, in keeping with the requirements of the Charity Commission for organisations with a turnover of over £1million.
- 3.2 The annual accounts and report for King Goerge’s Mile End Charity for 2021/22 have been submitted to the Charity Commission. The 2022/23 accounts and annual report are in the process of being audited by Arnold Hill & Co LLP and will be brought to the board for approval on 17 April 2024.
- 3.3 Audited accounts are not required for King George’s Field – Stepney (Tredegar Square Bow), registered number 108899, as the value is under £1 million.
- 3.4 The accounts for King George’s Field – Stepney (Tredegar Square Bow) are up to date with the Charity Commission, including for 2022/23.
- 3.5 At the 22 November 2023 Board meeting Catherine Boyd (Tower Hamlets Council officer) was nominated as the Charity Account representative. Access to the Charity Commission portal to the nominated charity contact has been processed.
- 3.6 **Appendix 1** provides an overview of the forecasted and current financial position for financial year 2023/24. The Charity’s finances are on course to be balanced. It should be noted that the cost-of-living crisis and increasing costs for goods and services may impact income and expenditure.
- 3.7 The major items of income and expenditure are outlined within the account as follows:
- Income - the major income items are commercial rents generated from shop lettings at Mile End Park and the hire of the Arts and Ecology Pavilions. Additional income is generated through Stepney Green astroturf pitch bookings and a corporate volunteer programme.
 - Expenditure – the main expenditure items relate to:

(a) Salaries – this covers the cost of the Parks Service staff who manage the facilities and provide activities.

(b) Repairs and maintenance – including the cost of all repairs to buildings, trees and fences, and grounds maintenance costs.

3.8 The variations to income are shown in the table below between what was in achieved 2021/22 against financial year 2022/23.

Source of income	2021/22 Income £	2022/23 Income £	Variance £	Comment
Commercial Retail units (Green Bridge retail units)	£497,951	£489,954	-£7,997	
Astro-turf pitch bookings and Arts and Ecology Pavilion Hires	£253,881	£389,679	£135,798	Increased bookings across facilities including expanding corporate and private hires programme at the pavilions.

3.9 Table 2 below provides an estimated year end (2023/24) position in relation to income against the projections provided to the board in November 2023.

Table 2:

Source of income	Forecasted income 2023/24 (November 2023) £	Forecasted income 2023/24 (as of February 2024) £	Comment
Commercial Retail units	£490,000	£490,000	Forecast based on rental fees that form part of the tenant lease agreement.
Astro-turf pitch bookings	£128,000	£130,000	Forecast based on usage patterns.
Arts and Ecology Pavilions	£292,000	£292,000	On course to meet target.

3.10 King George's Field Tredegar Square charity (registered number 1088999) achieved a balanced position. There was £10,200 of expenditure for Repairs and Maintenance related to grounds maintenance.

- 3.11 **Appendix 2** provides an overview of the activities undertaken by the Charity from 1 April 2023 to 31 January 2024.
- 3.12 Stepney Green astro turf has had 2,380 bookings to date with 53,100 participants 1 April 2023 and 31 January 2024.
- 3.13 **Governance update:** as part of the external audit, the independent auditors noted that the title deeds for many of the charity's fixed assets do not reflect the charity as legal owner. Work on this matter is continuing with legal investigating historical records and documentation. Contact has been made with the Land Registry regarding a simplified approach to reregistration as numerous titles are involved.
- 3.14 At the 26 October 2022 KGFT Board meeting, the Board agreed to accept the funding from Fields in Trust to invest in improving facilities and increase use of the parks space by the public. A report with options for how the funds could be used to help the charity fulfil its charitable objectives was reviewed by the Board at the 22 November 2023 meeting. Officers were asked to review the options with Board members.
- 3.15 King George's Fields Stepney (charity number 1001827) (the "Charity") is a charity that manages a fund (the "Fund") which was established to make grants for the maintenance, equipping and improvement of, or the provision of facilities for, any playing field situated in the London Borough of Tower Hamlets and styled "King George's Fields", with a preference to be given to such playing fields situated in Stepney. Fields in Trust (charity number 306070) is the sole trustee of the King George's Fields Stepney Charity (the "Trustee").
- 3.16 Fields in Trust, as Trustee of the "Charity" referenced in 3.14, have been administering an endowment for a number of years on behalf of London Borough Tower Hamlets, which they are no longer able to continue to do. Fields in Trust have proposed and confirmed with the Charity Commission that the entire fund can be transferred as a grant to KGFT.
- 3.17 The transfer of the grant from Fields in Trust to KGFT will be accompanied by a grant agreement, outlining the purpose of the grant and the required evidence of completion.
- 3.18 Officers have provided a range of options for how the funding of an estimated £265,000 could be allocated. Should the Board approve one or a combination of the options proposed, final approval would be required from Fields in Trust. **Appendix 3** provides an overview of options and estimated costs.

4 EQUALITIES IMPLICATIONS

- 4.1 The King George's Field Trust manages lands and facilities which are open to all. Where charges have to be made, such as artificial football pitches, charges are kept at affordable levels for the local community.

5 OTHER STATUTORY IMPLICATIONS

5.1 There are no further statutory implications.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

6.1 This report provides an update on the submission of the King George's Field Trust's audited accounts and annual report to the Charity Commission along with details of its current financial position. The financial implications are detailed throughout the report.

7 COMMENTS OF LEGAL SERVICES

7.1 As trustee, the Board must act in the Charity's best interests and manage the Charity's resources responsibly.

7.2 The framework for accounting by charities imposes on charities a legal duty to submit to the Commission annual reports, accounts and returns.

Linked Reports, Appendices and Background Documents

Linked Report

- NONE.

Appendices

- Appendix 1 – Financial forecast (2023-24)
- Appendix 2 – Activity update (2023-24)
- Appendix 3 – Fields in Trust allocation of grant options
- Appendix 4 - Public Benefit Guidance

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

Officer contact details for documents:

Catherine Boyd, Head of Arts Parks and Events

Appendix 1

Financial Forecast

King George's Fields Trust 2023/2024

Table 1 below shows the current financial forecast for King George's Fields Trust for the financial year ending 31 March 2024. Note that the below figures are indicative only.

All figures are provisional and based on known and estimated income and expenditure. Utility cost spend has been increased to allow for increased costs for water, gas and electricity.

Table 1: Financial forecast 1 April 2023 to 31 March 2024

Spend/Income Category	Disclosure information	March 2024 Forecast
Income from donations and legacies	Donations	-363,000
Income from donations and legacies Total		-363,000
Income from charitable activities	Hire of premises - Astro turf pitches	-130,000
	Hire of Premises-Arts Pavilion	-147,000
	Hire of Premises-Ecology Pavilion	-152,000
Income from charitable activities Total		-429,000
Income from other trading activities	Car Park	-18,000
Income from other trading activities Total		-18,000
Investment Income	Green Bridge Shops	-490,000
Investment Income Total		-490,000
Expenditure on charitable activities		50,000
	Cleaning and waste management	25,200
	Depreciation	3,100
	Employee Related Expenditure	30,000
	Event and Exhibitions	2,000
	Insurance	60,000
	Rates and Water Charges	103,000
	Rent	400,000
	Repairs and Maintenance	57,000
	Revenue - Stock and Equipment	440,000
	Salaries	93,200
	Services - Professional Fees	22,800
	Transport costs	3,000
	Uniforms	
Expenditure on charitable activities Total		1,289,300
Grand Total		-10,700

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Appendix 2 Activity Update

King George's Fields Trust, 13 March 2024

1) Activities for Children, Young People and Families

The data and information provided in Table 1 is for activities held between 1 April 2023 and 31 January 2024 at Mile End Park, Whitehorse Adventure Playground, Stepney Green astroturf and the volunteer programme. A full report will be provided to the Charity Commission as part of the Charity's annual returns.

Table 1: 1 April 2023 to 31 January 2024

	Mile End Park		Whitehorse Adventure Playground	
	Sessions	Engaged with	Sessions	Engaged with
April Half term Monday 3 April – 15 April 2023	6	429	7	597
May Half term Monday 29 May – 2 June 2023	3	431	2	291
Summer Holidays 2023	6	2,309	21	3,321
October Half term Monday 23 October – Friday 27 October 2023	2	327	3	422
Term Time Sessions 17 April – 20 October 2023	98	1,894	60	3,143
Term Time Sessions 30 October 2023 – 2 February 2024	43	1,035	26	670
<i>Total</i>	<i>158</i>	<i>6,425</i>	<i>119</i>	<i>8444</i>

Facility	Number of sessions	Number of Participants
Mile End Corporate Volunteers	23	763
Total		

In addition to the above, the Stepney Green astroturf has had the following sessions and people using the facility:

- Total sessions including ad-hoc and contractual block bookings was estimate 2,830 between 1 April 2023 and 31 January 2024.
- Total participants including ad-hoc and contractual block bookings was estimate 53,100 between 1 April 2023 and 31 January 2024.

Activity overview 1 April 2023 to 31 January 2024:

During the Easter school holiday, May half-term and summer holidays, the following workshops and activities have been delivered by the Parks service and partner organisations:

- Nature walks, growing activities, pizza making and arts and crafts at Mile End Park and Play Pavilion.
- Guided play sessions at Whitehouse Adventure Playground.

As part of the Summer of Fun programme, free to access sessions were provided over five weeks at both Mile End Park and Play Pavilion and Whitehorse Adventure Playground. These sessions included a variety of free activities and workshops for families that included:

- Two Family fun days in partnership with the Children's and Family centres.
- Guided play sessions at Whitehorse Adventure Playground.
- Arts and Crafts, Gardening, Growing and Cooking sessions at Mile End Park and Play Pavilion.

2) Overview of Activities and Bookings at the Pavilions

Table 2 below provides an overview of the activities and bookings held at the Arts and Ecology Pavilions from 1 April 2023 to 31 March 2024. (As of 9 February 2024).

	Art Pavilion (Number of Days)	Eco Pavilion (Number of days)
Private Hire	29	52
Corporate	30	61
Exhibition (including set up)	108	
Private Hire (including set up and clear up)	22	19
Works / Turnaround	35	32
Closed	3	3
Totals	227	167

Included in the above activities and bookings are:

Public access days	100	15
Subsidised Hire (per booking)	10	6

	Art Pavilion	Ecology Pavilion
Total Occupancy (out of 365 days)	227/365	167/365
Percentage %	62.2%	45.8%
Total occupancy for both Pavilions %	54%	
Total Activity Days in both pavilions	(394/365)	

Analysis:

The total number of days available for hire is 362*, total number of days where both pavilions were occupied is 394 which is 1.8th of an activity every day demonstrating the pavilions are operating to a high-level.

However, the total number of days available in both pavilions is 730 which equals a current occupancy rate of 54%. Whilst there is room for growth, there are factors that influence the level of bookings that can be facilitated at the venues including:

- Maintenance and repairs to the venues and assets. Both venues typically close for three to four weeks per year to enable essential maintenance and repairs to the venues (normally in January).
- Turn around between bookings to allow for cleaning etc.
- Staffing resources, with a reliance on casual staff, impacts on the ability of the charity to facilitate higher numbers of bookings. However, there is ongoing recruitment of casuals with one overall venue manager (across both venues).
- Whilst extensive marketing and promotions are undertaken, see section below, more resources for targeted marketing are required.

*Pavilions are closed Christmas Day, Boxing Day and New Years Day. Pavilions are available to hire every other day including weekends and Bank Holidays. Private hire days of occupancy are from 9am-1am and this counts as 1 day.

**Where no activity is recorded staff carry out administration tasks in event preparations, preparing and sending quotes, arranging and undertaking viewings, finance tasks etc.

Marketing and promotional activity:

The pavilions are promoted through internal platforms including thvenues.com, Tower Hamlets website, Tower Hamlets Arts website, Our East End - What's on Section, The

registrars' ceremonies guide. Tower Hamlets Social Media platforms including Facebook, X/Twitter, Instagram and google.

The pavilions are promoted through external venue finders Hitched, Bridebook and Canvas Events and Art Rabbit.

Additional action being taken to increase visibility includes:

- Working with comms to consolidate all available information onto the [Venues & Halls for Hire | Tower Hamlets, London \(thvenues.co.uk\)](https://www.thvenues.co.uk) website and create a single landing page for clients.
- Working with hirers to provide 5-star reviews on google or hitched/bridebook platforms which increases online profile and visibility.
- Increase presence on platforms such as Asian Bride, Asian Wedding Directory.
- Commission new photography to promote corporate events as well as private hires.
- Working with customer services to design and implement an online booking a payments system.
- Identifying opportunities to create packages.
- Investigating options for increasing visibility on social media through ads.

Corporates:

There is a trend for corporates to move back to face-to-face meetings after a long period of hybrid or virtual working. We have worked with several corporates to deliver a wide range of face-to-face planning and team away days to brand launches and panel talks. Clients we have worked with include Natural England, KPMG, UK Green Buildings and Dishoom, London in Bloom, Historic Buildings, Met Police Magpie Weddings, Judy's Vintage Flea and Furniture Market.

We have also hosted several high-profile internal events including LBTH Civic Awards Ceremony and Children Services Cherry Blossom staff event and Tower Hamlets in Bloom.

Private Hire:

Family celebration events form most private hires with a prominent level of these bookings being mehndi celebrations. Mehndi's are often booked within three months of the date and usually occupy Sundays and midweeks, are lower value half day bookings and are attracted by the 'smaller' capacity of the pavilions at 260 and 220 respectively.

Higher value full day bookings tend to be for wedding receptions and legal ceremonies, usually taking place on a Saturday and are mostly booked over a year in advance. The capacity of the venues for this type of booking is seen as quite large.

We have seen a slight increase in midweek full day bookings for weddings, usually on a Thursday, booking over the peak summer months attracted by the lower rate available Monday to Thursday. We are starting to see a trend of increased Asian weddings as families opt for smaller celebrations, potentially due to the cost-of-living crisis.

Community and Cultural Hires:

The pavilions receive a wide range of enquiries for events and activities from local organisations and groups and, through the subsidised hire policy, have supported free to access community and cultural activities with highlights including:

The Creativist - Peter Gibson: 1943-2021

Exhibition celebrating life of local artist and contributor to Tower Hamlets cultural and arts scene, Peter Gibson. An events programme including practical drawing, textile and embroidery sessions, and a special film screening and discussion accompanied the exhibition.

Warped - Prism Textiles

International textile exhibition exploring themes of Warped views post covid. Featuring a large programme of free workshops. Images [2023 EXHIBITION — PRISM TEXTILES](#).

Tower Project JET service - Let's Work Event 4 May

In partnership with the London Borough of Tower Hamlets and the Prince's Trust, Lets Work is a Job Expo specifically for young people aged 14-25 with SEND from the London Borough of Tower Hamlets. Free for all residents to enter and meet with positive employers.

BBC Earth Day: Max Richter Live

A Live Performance from Max Richter in the Ecology Pavilion, free to residents of Tower Hamlets, broadcast Nationally on Radio 3, BBC Sounds and Across Europe. Featuring the Chineke! Orchestra.

St Georges Day Tea Dance

Arts and Events managed activity attended by 200 over 50's.

Urban Makers 24-25 June / 25-26 November and 9-10 December

Regular Makers Market in the Ecology Pavilion supporting 200 small businesses.

Noor Aromas 3rd December Bakers and Abayas Market & 16 December Winter Market Supporting many local start up small businesses.

Sommilito Sahitya O Sangskritik Parishad Juktarajya. (The Council for Bengali Cultural Alliance UK) September 10-11

Literary and cultural festival. Showcasing Bengali performance and poetry including workshops and book fair.

Festival of Spice War Stories, 24 October-4 November 2023,

This exhibition is part of the East India Company Spice War Stories Project (1600-1625) by Brick Lane Circle.

Acme50 Supporting artists for 50 Years, 8-10 November,

This exhibition brings together archival material, artists moving image, artworks and documentation to both celebrate this history and signpost future plans.

Glasgow Girls, 18-27 November 2023

'Resist Much, Obey Little'

Three women artists Rosemary Beaton, Lesley Burr and Alison Harper who were known as the Glasgow Girls. Celebrating 40 years of painting and friendship.

ELP Festival of Print, 1-10 December,

Embrace the magic of printmaking at East London Printmakers' annual Festival of Print exhibition.

3) Overview of Improvements and upgrades

Since 1 April 2023 until 31 January 2024, the Charity has welcomed 763 volunteers, with 23 sessions to support improvements to the park infrastructure and landscape including:

- Building 20 benches located in several areas of the park (Haverfield and Wellington Green, the Events field, and at the rear of the Arts Pavilion).
- Overhauling the raised beds in the growing zone including building additional raised planters.
- Removal of substantial light vegetation across Mile End Park to improve sight lines (nesting was not affected).
- Weeding pathways throughout Mile End Park.
- Removal of unwanted vegetation such as docks, cumfrey's and Brambles within Mile End Park, to make areas safe addressing issues relating to ASB, rough sleeping, drug taking and sexual activities.
- Preparation and decoration of the cascade water feature at Mile End terraced garden.
- Distribution of 40 tonnes of crushed concrete within the Haverfield Woodland Walk.
- Horticultural maintenance in conservation areas to support and encourage wildlife and biodiversity in the park.
- Bulb planting at Brickfield Gardens and Haverfield Green.

Please note that we did not facilitate corporate volunteers during the summer school break, to focus on our summer activities programme.

In addition to corporate volunteers, the trust has also been delivering Community Payback sessions since November 2023. To date, we have had 10 sessions and total of 50 participants. Participants undertake a range of activities including horticultural maintenance, litter picking, painting railings and helping to clear weeds and prune shrubs etc.

Appendix 3

Fields in Trust Grant Funding Options

The table below provides a range of options considered by officers and discussed in principle with Fields in Trust. Final allocation of the funds will be subject to contract and approval by Fields in Trust. The value of the grant will be in the region of £265,000, however this value is market index linked and subject to fluctuation. There is sufficient funding to cover all the proposed projects below (total £264,500), subject to board approval.

Funds can only be used to improve KGFT assets, and all schemes will be subject to contract and approval by Fields in Trust.

Proposed scheme	Estimated cost	Benefits	Considerations
Match fund practice cricket nets at a KGFT park / open space.	£20,000	Would increase the range of sporting facilities.	Working with the English Cricket Board to review suitable locations that will best service residents of Tower Hamlets. The final location needs to be flat, not cause minimal disturbance to residents and other park users. This includes considering any conflict between players and park users that may have health and safety considerations.
Stepney Green Astroturf improvements to pedestrian entrance, spectator covered area, building security and creation of a small refreshment kiosk.	£10,000 to improve the entrances and spectator covered area. £8,500 to improve building security.	Would increase the number of spectators and enable wider participation allowing additional spectators to be on site all in a safe, accessible agreed location. The current building needs security upgrades including new security	Fence and gate would need to be installed so that the kiosk can be accessed when the Stepney Green Astroturf is closed. Improvements to the pathways around the kiosk, security office and spectator areas are required to ensure the site is level and more accessible.

	<p>£8,500 to improve accessibility.</p> <p>£20,000 to create the kiosk and create a seating area into the park.</p>	<p>shutters installed to each door and upgrading all the door locks.</p> <p>A kiosk would enable astroturf users and other park users to purchase drinks and snacks. This would help to increase dwell time in the park and also provide revenue.</p>	<p>Income from the kiosk would be approximately £10,000 per annum to the charity.</p>
<p>Play equipment, CCTV and site access upgrades at Wennington Green</p>	<p>£110,000 for playground upgrades.</p>	<p>The current play equipment is nearing end of life and as equipment becomes unusable, it will be removed and not replaced.</p>	<p>Investment and upgrades to the site would be done in consultation with users and at least 50% of the new play equipment would be accessible.</p>
<p>Match funding towards Playzone scheme upgrades to the artificial pitches at Mile End Park.</p>	<p>£87,500</p>	<p>The existing pitches are well used but in poor condition. The Council will be seeking investment through the Playzones scheme, which will cover up to 75% of the costs.</p>	<p>The pitches must be booked and would not be free of charge.</p>

Appendix 4 King George's Field Trust (KGFT) Charity Commission's Public Benefit Guidance

Introduction

London Borough of Tower Hamlets, as Corporate Trustee, is aware of the Charity Commission's guidance on Public Benefit. For information an overview of the Public Guidance is being provided to the King George's Field, Mile End Charity Board. Below is an extract of the Charity Commission's guidance on Public Benefit.

Public benefit: rules for charities

Charity trustees must 'have regard' to the Charity Commission's public benefit guidance when carrying out activities to which it's relevant.

About public benefit

In England and Wales, public benefit is part of what it means:

- to be a charity - your charity must have only charitable purposes which must be for the public benefit ('the public benefit requirement')
- to operate as a charity - as a charity trustee, when running your charity you must carry out your charity's purposes for the public benefit
- to report on a charity's work - as a charity trustee, you must report each year on how you have carried out your charity's purposes for the public benefit and confirm that, in doing so, you have had regard to the [Charity Commission's public benefit guidance](#) where relevant

All charity trustees have a duty to 'have regard' to the commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant. As a charity trustee, 'having regard' to the commission's public benefit guidance means being able to show that:

- you are aware of the guidance
- you have taken it into account when making a decision to which the guidance is relevant
- if you have decided to depart from the guidance, you have a good reason for doing so

The public benefit requirement

Your charity's 'purpose' is what it is set up to achieve. For an organisation to be a charity, each of its purposes must be for the public benefit. The Charities Act 2011 calls this the 'public benefit requirement'.

The public benefit requirement has two aspects:

The 'benefit aspect'

To satisfy this aspect:

- a purpose must be beneficial - this must be in a way that is identifiable and capable of being proved by evidence where necessary and which is not based on personal views

- any detriment or harm that results from the purpose (to people, property or the environment) must not outweigh the benefit - this is also based on evidence and not on personal views

The ‘public aspect’

To satisfy this aspect the purpose must:

- benefit the public in general, or a sufficient section of the public - what is a ‘sufficient section of the public’ varies from purpose to purpose
- not give rise to more than incidental personal benefit - personal benefit is ‘incidental’ where (having regard both to its nature and to its amount) it is a necessary result or by-product of carrying out the purpose

In general, for a purpose to be a charitable purpose it must satisfy both the benefit and the public aspects. However, charities for the relief (and in some cases the prevention) of poverty need only satisfy the benefit aspect.

Your organisation cannot be a charity if it has some purposes that are charitable and some that are not. For more information, read [Public benefit: the public benefit requirement](#).

Carry out purposes for the public benefit

As a charity trustee, it’s your responsibility to run your charity in a way that carries out its purposes for the public benefit. This means:

Make decisions to ensure your charity’s purpose provides benefit

This means understanding how the purpose is beneficial and carrying it out so as to benefit the public in that way.

Make decisions to manage risks of detriment or harm to your charity’s beneficiaries or to the public in general that might result from carrying out the purpose

This means identifying risks of harm, minimising the risks and making sure that any harm that might arise is a minor consequence of carrying out the purpose.

Make decisions about who benefits in ways that are consistent with the purpose

This means knowing who can potentially benefit from the purpose and giving proper consideration to the full range of ways in which you could carry out your charity’s purpose. You may choose to focus on certain beneficiaries. You can do this provided that you have proper reasons for doing so and you make your decisions in accordance with the framework for trustee decision making.

Other factors that can also affect who can benefit from your charity’s purpose include membership provisions, physical access to facilities provided by the charity (such as opening hours) and charging for a charity’s services.

Make decisions to make sure any personal benefits are no more than incidental

This means making sure that any personal benefits people receive (having regard both to its nature and to its amount) are no more than a necessary result or by-product of carrying out the purpose.

You must make decisions that are within the range of decisions that trustees could properly make in those particular circumstances. Provided that you do that, then you will have made a 'right' decision. It is not for the courts or the commission to tell trustees which decision to make if there is a range of decisions open to them.

This means that, as a charity trustee, you generally have a choice about how to carry out your charity's purposes, provided that you exercise your discretion in a way which:

- is in accordance with your charity's purpose (so not operating outside of that purpose)
- is for the public benefit
- has regard to the commission's public benefit guidance where relevant
- is in accordance with the general framework for [trustee decision making](#)

The commission would expect you and the other trustees to address and resolve a situation in which your charity's purposes were not being carried out for the public benefit. For more information, read the commission's guide: [Public benefit: running a charity](#).

Report on public benefit

If your charity is registered, your trustees' annual report must explain how you have carried out its purpose for the public benefit. A detailed report is only required if your charity's gross income exceeds £500,000; otherwise a brief summary is all that's needed. You must also state whether you and the other trustees had due regard to the commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

If you send the commission your charity's trustees' annual report, it will be displayed on [the public register of charities](#). The commission provides [examples of good public benefit reporting](#) but it does not endorse individual reports.

The commission checks a random sample of trustees' annual reports for the quality of reporting, including about public benefit, and would consider persistent non-reporting of public benefit a potential regulatory issue.

However, reporting on public benefit should not just be seen as a legal requirement that trustees must meet and that the commission regulates. Done well, it can help you stay focused on what your charity is there to achieve. It can also help you demonstrate the value and impact of your charity's work to its supporters, beneficiaries, grant makers and funding bodies.

For more information, read the commission's guide: [Public benefit: reporting](#).

The law relating to public benefit

The commission's public benefit guidance is not the law on public benefit. The law on public benefit is contained in charities' legislation and decisions of the courts.

Its public benefit guidance is high level general guidance, written for charity trustees, to explain what the law says on public benefit and how it interprets and applies that law.

The commission makes decisions about public benefit in individual cases based on the law as it applies to the facts of the particular case, and not on this high-level guidance.

This is because its general guidance cannot cover all the complexities of the law relating to public benefit.

For more information about the commission's view of what the law says on public benefit see:


- [Analysis of the law relating to public benefit](#)

This analysis of the law may be of interest to charity trustees who wish to know more about the legal basis of the commission's guidance. However, it does not form part of the commission's set of public benefit guides, and so is not, as such, guidance to which charity trustees must have regard.

The commission checks a random sample of trustees' annual reports for the quality of reporting, including about public benefit, and would consider persistent non-reporting of public benefit a potential regulatory issue.

However, reporting on public benefit should not just be seen as a legal requirement that trustees must meet and that the commission regulates. Done well, it can help you stay focused on what your charity is there to achieve. It can also help you demonstrate the value and impact of your charity's work to its supporters, beneficiaries, grant makers and funding bodies.

For more information, read the commission's guide: [Public benefit: reporting](#).

King George's Field Trust Board Meeting 13 March 2024	 TOWER HAMLETS
Report of: Simon Baxter, Corporate Director, Communities	Classification: [Unrestricted]
Fees and Charges Review Report, King George's Fields Trust (KGFT)	

Lead Member	Cllr Iqbal Hossain, Cabinet Member for Culture and Recreation
Originating Officer(s)	Catherine Boyd, Head of Arts Parks and Events
Wards affected	All wards
Key Decision?	No
Reason for Key Decision	This report has been reviewed as not meeting the Key Decision criteria.
Forward Plan Notice Published	N/A
Strategic Plan Priority / Outcome	N/A

Executive Summary

This report provides an update of a review by the Council's Arts, Parks and Events of fees and charges for the hire of assets owned by King George's Field (Mile End) charity.

The report provides an overview of the benchmarking carried out by officers and proposed options for new fees and charges for the hire of the Art and Ecology Pavilions and Stepney Green astroturf facility.

Recommendations:

The Board is recommended to:

1. Review and approve the proposed hire charge increases for the Art and Ecology Pavilions from 1 April 2024 and authorise the Corporate Director of Communities and Director of Finance to implement the new charges. (Appendix 1)
2. Review and approve the proposed hire charge increase for the Stepney Green astroturf from 1 April 2024 and authorise the Corporate Director of

Communities and Director of Finance to implement the new charges.
(Appendix 2)

1 REASONS FOR THE DECISIONS

- 1.1 There are two King George's Fields charities, both of which are registered with the Charity Commission: (1) The King George's Field, Mile End charity, registered number 1077859 ("the Mile End charity"); and (2) the King George's Field – Stepney (Tredegar Square, Bow) charity, registered number 1088999 ("the Tredegar Square charity"). The Council is the sole trustee of both charities.
- 1.2 On 28 February 2000, the Charity Commissioners for England and Wales ordered under the Charities Act 1993 that the charity known as King George's Field, Mile End, at Stepney in the London borough of Tower Hamlets be administered according to a specified scheme ("the 2000 Scheme").
- 1.3 Under the 2000 Scheme, the London Borough of Tower Hamlets ("the Council") is the trustee of the charity. The Council is empowered to delegate its trustee function to a committee consisting of any two or more members, provided that the Council exercises reasonable supervision over the committee. The committee must "promptly" report their acts and proceedings to the Council.
- 1.4 The Council is the trustee of the charity and holds the land in trust for the charity.
- 1.5 The King George's Field 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 George's Field Charity and discharge all the duties of the Council a sole trustee of the Charity
 - 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
- 1.6 The Council is to keep the Park Lands in perpetuity as a memorial to King George V and may use the land.
 - 3.8.1. For playing fields named and sign posted as "King George's Fields".
 - 3.8.2. For facilities for recreation or other leisure time occupation, provided that it is in the interests of social welfare and for the public benefit.
- 1.7 The principal purpose of the Mile End charity is to maintain the Park Lands in perpetuity as playing fields for the use and enjoyment of the public.
- 1.8 Stepney Green Park astroturf and the Art and Ecology Pavilions are part of the KGFT estate. Therefore, the KGFT Board is required to approve any increases to hire charges.

- 1.9 Due to increased costs for maintaining and operating the pavilions at Mile End at astroturf at Stepney Green Park, it is recommended that the Board increases hire charges. (**Appendices 1 and 2**)
- 1.10 Increases to hire charges are being proposed, in line with the Council's fees and charges review. If approved by the Board, the increased hire charges would be applied to bookings from 1 April 2024. The level of inflation were the key factors in determining the recommended changes. Other factors such as demand, the projected cost of providing the different services, benchmarking with other local authorities and the impact of general economic factors including cost of living on residents and users have been considered.
- 1.11 At the Council's 3 January 2024 [Cabinet](#) meeting, hire charges for all sports facilities in the borough were approved, which included the astroturf pitch at Stepney Green. In addition, the increase to hire charges requires approval by the KGFT Board.

2 ALTERNATIVE OPTIONS

- 2.1 Not take forward the recommendations to increase hire costs and reduce the Charity's ability to generate sufficient income to cover the maintenance and running costs of the Mile End Park Pavilions and astroturf at Stepney Green astroturf.
- 2.2 Failure to generate sufficient income could result in the assets not being properly maintained and invested in and in the Charity needing to use reserves to meet any income shortfall.

3 DETAILS OF THE REPORT

Mile End Park Art and Ecology Pavilions

- 3.1 The Art and Ecology pavilions are located in Mile End Park, which forms part of the KGFT estate. The Art and Ecology Pavilions supports the Charity's objectives through the provision of free to enter art exhibitions and community events. In addition, the pavilions are hired by private, commercial and corporate clients, which helps to generate income for the Charity.
- 3.2 The revised proposed charges are provided in Tables 1 and 2 in **Appendix 1**. **Appendix 1** also provides details on the benchmarking carried out by officers. From the benchmarking carried, the proposed increased rates would still make the pavilions competitive compared to other similar venues. If approved by the Board, the increased hire charges would be applied to new bookings from 1 April 2024.

- 3.3 A new “Corporate” booking rate for Tower Hamlets based charities or not-for-profit organisations (including Community Interest Companies and Council bookings) that are using the venues for conferences/events that are not open to the public and therefore are not able to apply for the community subsidised hire rate is recommended. Examples of this may include bookings by the NHS or educational institutions. This new proposed category will enable the charity to increase bookings during less booked periods. This rate is proposed for Mondays to Wednesdays only (9am to 6pm), excluding bank holidays, which is a lower demand period. This rate does not include staffing or technical support (including equipment).

Stepney Green Park Astroturf

- 3.4 The astroturf at Stepney Green Park is used by a range of local teams, schools, youth and community groups as well as private hirers.
- 3.5 The Charity has kept the hire charges for the astroturf pitch below market level to enable more of the borough’s residents to be able to benefit from access to a high quality astroturf provision and to support health and wellbeing agendas.
- 3.6 The pitch at Stepney Green is a third-generation pitch and was built in 2015. The pitch comprises of a full 11-a-side pitch that can be split into three and five a side pitches. The changing rooms were refurbished in May 2020 and the external pitch lighting was upgraded to LED in September 2021.
- 3.7 The Stepney Green astroturf was developed with a grant of £451,180 from Premier League and Football Association Facilities Fund grants administered by the Football Foundation and awarded on 31 May 2013. Pending approval by the KGFT Board, the revised pitch hire fees and community use need to be in accordance with the grant conditions and community use needs to be considered.
- 3.8 Please refer to **Appendix 2** for further details on benchmarking carried out by officers and for more information on the charging structure for astroturf at Stepney Green Park including the proposed increases.

4 EQUALITIES IMPLICATIONS

- 4.1 The King George’s Fields Trust manages lands and facilities which are open to all. Where charges have to be made, such as artificial football pitches, charges are kept at affordable levels for the local community.
- 4.2 The pavilions have a wide range of bookings that are of wider benefit to the community that include supporting the NHS’s response to the pandemic, blood donor banks, food bank distribution, free-to-access art exhibitions and workshops.

- 4.3 The income generated from the Charity's assets help to support the upkeep of the facilities with any profit going back into the maintaining and improving of Mile End Park and Stepney Green Park.

5 OTHER STATUTORY IMPLICATIONS

- 5.1 There are no further statutory implications applicable to this report.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 The report is seeking approval of a revised fees and charge schedule for the hire of assets owned by King George's Field (Mile End) charity. Details of the charges are contained in Appendices to this report.
- 6.2 The King George's Field Trust charity is self-financing and does not receive any contribution from the Council's General fund. The trust is experiencing cost increases in maintaining and running its assets and therefore its income streams will need to increase to meet these additional costs and ensure there is no financial impact on the Council. The recommended changes in fees and charges are in line with inflation and with other areas of the council and also compare favourably with similar facilities shown through benchmarking exercises. The revised fees and charges would be expected to ensure the trust's continued self-sufficiency.

7 COMMENTS OF LEGAL SERVICES

- 7.1 The London Borough of Tower Hamlets is the corporate trustee of the King George's Fields Trust ("the Charity"). Decisions of the Council as trustee are made by the King George's Field Trust Board. When Councillors are sitting as Board members they must act in the Charity's best interests and manage the Charity's income and resources responsibly and ensure that the Charity complies with its legal obligations.

Linked Reports, Appendices and Background Documents

Linked Report

- [3 January 2024 Cabinet meeting](#)

Appendices

- Appendix 1 – Pavilion Hire Rate Review
- Appendix 2 – Stepney Green Astro turf Hire Rates Review

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

- None

Officer contact details for documents:

Catherine Boyd, Head of Arts Parks and Events

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Appendix 1

Fees and Charges Review

Art and Ecology Pavilions 2023/24

1. Introduction

- 1.1. The Art and Ecology Pavilions are King George's Fields Trust (KGFT) assets, are managed on behalf of the Charity by the Council's Arts, Parks and Events team. Bookings are managed and staffed by parks staff and the upkeep of the building is undertaken by Facilities Management.
- 1.2. The venues are hired out for commercial and private use to generate income that supports the upkeep of Mile End Park to support public access to good quality sports, leisure and cultural facilities.
- 1.3. Commercial and private hires also enable the charity to provide a limited number of subsidised and free hires for cultural and community events and exhibitions.
- 1.4. The pavilions are hired out for private events such as significant family celebrations including weddings, anniversaries, graduations, memorials. They are also popular venues for conferences, meetings, and workshops.
- 1.5. The Art Pavilion hosts on average ten exhibitions per year that are free for the community to access and help to raise the profile of the venues.
- 1.6. The Arts, Parks and Events team have been successful in developing both venues as attractive wedding venues through targeted marketing and a dedicated Instagram account (over 1,200 followers).

2. Purpose of the Hire Rate Review

- 2.1. A review of the hire rates for the pavilions is proposed to enable the Charity to have sustainable levels of income that take into consideration inflation and rising energy and staffing costs. It is proposed that the increase aligns with the average increase of 11.4%, which is being applied to Council hire fees from 1 February 2024.
- 2.2. Comparisons with other venues has been undertaken to benchmark our rates and proposed increases to ensure that the venues remain competitive.

3. Background Information

- 3.1. The Art Pavilion is a large, contemporary, open plan venue and the borough's flagship gallery. It has capacity to seat up to 260 guests for a banquet. The pavilion comes equipped with tables and chairs for the seated capacity and has up to 460sqm of temporary exhibition space that can be configured to accommodate large scale exhibitions.
- 3.2. The Ecology Pavilion is a similar large scale, contemporary, open plan venue and has capacity to seat up to 220 for a banquet. The Ecology Pavilion is equipped with tables and chairs for the seat capacity and houses the

conference AV equipment and staging. The Ecology Pavilion hosts private events, conferences, and community activity year-round.

- 3.3. Since 2014 the average turnover across the two venues per annum has increased from £25,000 to in excess of £230,000. This current financial year (2023/2024) we are on target to generate £292,000.
- 3.4. The Arts, Parks and Events team has increased bookings through investment in the buildings and infrastructure to make them more appealing to clients and through targeted marketing, which has included a large increase in wedding bookings.
- 3.5. With increased bookings and greater use of the venues there has been an increase in maintenance and running costs (staffing, facilities etc). To maintain our competitiveness and sustainability, and to be able to increase profitability, it is recommended that commercial, corporate and private hire fees are reviewed.

4. Proposal

- 4.1. In line with the Council's hire rate review for venue, it is proposed that the hire rates for hires is increased by 11.4% against inflation, rising energy and staff costs.
- 4.2. Table 1 below shows the current rate card for both pavilions and proposed revised charges.
- 4.3. "Private" bookings include activities such as weddings, family celebration events, award ceremonies and other bookings. In line with other venues, staffing costs are factored into the hire cost. However, clients pay for additional services including tech support.
- 4.4. "Corporate" bookings include lower impact use of the venues by organisations, companies and groups that are using the venues for meetings, workshops and training. This type of booking is usually daytime activity during the week (when the venues are quieter) and a per hour rate is offered to enable the charity to generate income during low usage periods. In addition to the per hour rate, charges for tech equipment and staffing are applied to bookings. This rate is applicable Monday to Friday (9am to 6pm) but not offered on bank holidays. This rate does not include staffing or technical support (including equipment).
- 4.5. A new "Corporate" booking rate for Tower Hamlets based charities or not for profit organisations (including Community Interest Companies and Council bookings) that are using the venues for conferences/events that are not open to the general public and therefore are not able to apply for the community subsidised hire rate is recommended. Examples of this may include bookings by the NHS or educational institutions. This new proposed category will enable the charity to increase bookings during less booked periods. This rate is proposed for Mondays to Wednesdays only (9am to 6pm), excluding bank holidays, which is a lower demand period. This rate does not include staffing or technical support (including equipment).
- 4.6. The "Exhibition" rate is applied to art exhibitions, which are open to the public. Exhibitions are primarily held off season (October to April) and help generate income during quiet periods and to increase footfall in the venue. The Art

Pavilion is an established arts venue and destination, which attracts local and London wide visitors with exhibitions often covered by media (Time Out, Metro).

- 4.7. The “Subsidised Exhibition” rate is only applied to art exhibitions that are free to the public and offer additional community benefits including workshops and talks.

Table 1: Art Pavilion Proposed Rates

Art Pavilion Capacity: 260	Current charges (2023/24)	Proposed 2024/25 charges (average 11.4% increase)	Increase (£'s)
Half day private hire rate - 8hrs (Monday to Thursday)	£1,650 (includes staffing)	£1,839	£189
Full day private hire rate – 16hrs (Monday to Thursday)	£3,300 (Includes staffing)	£3,677	£377
Full day private hire rate – 16hrs (Friday, Saturday, Sunday and Bank Holidays)	£4,070 (includes staffing)	£4,534	£464
Corporate hire rate per hour (9am to 5pm, Monday to Friday excluding bank holidays) – minimum 5hrs	£162p/h (excludes staffing costs and tech hire)	£181p/h	£19p/h
Corporate hire rate per hour for Tower Hamlets based charitable organisations / not for profit organisations (subject to application checks). (9am to 5pm, Monday to Wednesdays excluding bank holidays only) – minimum 5hrs.	NA (proposed for 24/25 to increase bookings midweek)	£145p/h	
Exhibition Rate for 7 days (generally October to April). (9am to 6pm)	£1,925	£2,145	£220
Subsidised Exhibition Rate for 7 days (generally, October to April). (9am to 6pm)	£1,375	£1,532	£157

Table 2: Ecology Pavilion Proposed Rates

Ecology Pavilion Capacity: 220	Current charges (2023/24)	Proposed 2024/25 charges (11.4% increase)	Increase (£'s)
Half day private hire rate - 8hrs (Monday to Thursday)	£1,375 (includes staffing)	£1,532	£157
Full day private hire rate - 16hrs (Monday to Thursday)	£2,750 (includes staffing)	£3,064	£314
Half day private hire rate - 8hrs (Friday, Saturday, Sunday and Bank Holidays)	£1,650 (includes staffing)	£1,839	£189
Full day private hire rate - 16hrs (Friday, Saturday, Sunday and Bank Holidays)	£3,300 (includes staffing)	£3,677	£377
Corporate hire rate per hour, (9am to 5pm, Monday to Friday) – minimum 5hrs	£131 p/h (excludes staffing costs and tech hire)	£146 p/h	£15 p/h
Corporate hire rate per hour for Tower Hamlets based charitable organisations / not for profit organisations (subject to application checks). (9am to 5pm, Monday to Wednesdays excluding bank holidays only) – minimum 5hrs.	NA (proposed for 24/25 to increase bookings midweek)	£117p/h	

5. Benchmarking

- 5.1. A benchmarking exercise was undertaken to establish where the rates sit for both pavilions against comparable competitors. Venues were chosen for their locations, have similar modern contemporary unique feel and hire options.
- 5.2. Table 2 demonstrates that both the Art and Ecology Pavilions are offered at a very competitive rate per head. Even with proposed rate increase applied the Pavilions offer a good value option against our nearest competitors.
- 5.3. As part of this exercise officers have compared the pavilion hire rates against rates for the following venues:

- [Core Clapton](#) – Independent wellness centre / social enterprise

- [Hackney Venues](#) – Hackney Venues - Hackney Council
- [Trinity Buoy Wharf](#) – Urban space events
- [West Reservoir centre](#) - GLL / Better

5.3. Table 2 shows a comparison of the hire rates for a booking for the maximum number of guests allowed on a Saturday (whole day booking).

The rates below are for basic room hire and do not include additional charges for cleaning, equipment hire or security staffing. Competitors rates have been taken from their latest published rates for 2023 however these venues may be undertaking their own rate reviews and introducing rate rises for 2024.

Table 2: Benchmarking

Venue	Private Hire 2023/24 £	Times	Capacity	Per Head* 2023/24 £	NOTES
Core Clapton	£3,800 - £4,200	08.00-00.00	150	£28	Cease to offer Private hire from April 2024
Hackney Town Hall	£6,660	11.00-00.00	250	£26.64	New website clearer Packages. Fee includes security, furniture set up prior to arrival, venue coordinator.
Trinity Buoy Wharf	£6,800	09.00-04.00	210	£30.95	Exclusive use, Thames location, full catering kitchen, onsite staff and security.
West Reservoir	£3,800	12.00-01.00	150	£25.33	Undergoing extensive refurbishment from April 2024 so ceasing bookings from April 2024.
The Art Pavilion (current rate)	£4,070	09.00-01.00	260	£15.65	
The Art Pavilion (with 11.4% increase)	£4,534	09.00-01.00	260	£17.43	
The Ecology Pavilion (current rate)	£3,300	09.00-01.00	220	£15	

The Ecology Pavilion (with 11.4% increase)	£3,676	09.00-01.00	220	£16.71	
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Appendix 2

Fees and Charges Review

Stepney Green Park Astro turf 2024/25

1. Introduction

- 1.1. The astro turf pitch at Stepney Green Park is a King George's Field Trust (KGFT) asset, through which bookings are managed on behalf of the Charity by the Council's Parks service.
- 1.2. The current hire rates can be found in Table 3.1 below. Hirers can book a third (5 a-side), two thirds (7 a-side) or the whole pitch (11 a-side) with different rates for the following categories:
 - Adult peak (borough/non-borough)
 - Adult off-peak (borough/non-borough)
 - Junior (under 16 years)
 - State School (borough Primary, Secondary and non-borough)

2. Proposed Hire Rate Review

- 2.1. A review of the hire rates for the astro turf at Stepney Green Parks is proposed to enable the Charity to have sustainable levels of income generation against inflation and rising energy and staffing costs.
- 2.2. The rates have not increased since April 2023 and it is proposed that increases of between 11.6% and 15% are applied to the current pitch hire charges from April 2024. This aligns with the approximate increases being applied to Council hire fees (approved by [Cabinet](#) on 3 January 2024). The current rates and proposed increases can be found in **Appendix 2.1** below.

3. Benchmarking

- 3.1. Comparisons with other venues has been undertaken to benchmark our rates and proposed increases. This benchmarking can be found in **Appendix 2.2** below.
- 3.2. The proposed new charges for Stepney Green astro turf hire charges for two-thirds of a pitch (7 a-side) are on average £11.93 lower for borough-based adults and on average £1.07 more expensive non-borough adults (compared to other venues, peak times). For 11 a-side the new rates are on average £44.36 lower for borough-based adults and £22.36 for non-borough adults (peak times). This price comparison takes into consideration the additional hire charge for the use of changing room facilities at Stepney Green Park. Furthermore, it is likely that other venues will increase their pitch rates for 2024/25 and therefore the proposed charges will be competitive for borough and non-borough adult users.
- 3.3. To support the Charity's objective to provide "*facilities for recreation or other leisure-time occupation*", it is proposed that the prices should remain affordable to residents. Tower Hamlets has high levels of childhood obesity and therefore there is social and public benefit to encouraging all residents to have healthier and more active lifestyles through the provision of accessible and affordable sports and recreation facilities.

Appendix 2.1: Current and proposed increases

Adults (borough) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 86.00	£ 96.00	£ 10.00	11.60%
With changing room		£112	£125	£ 13.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 58.00	£ 65.00	£ 7.00	12.10%
With changing room		£76	£85	£ 9.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 30.00	£ 34.00	£ 4.00	13.00%
With changing room		£ 39.00	£ 45.00	£ 6.00	
Adults (borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 63.00	£ 71.00	£ 8.00	12.70%
With changing room		£82	£93	£ 11.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 42.00	£ 47.00	£ 5.00	11.90%
With changing room		£55	£62	£ 7.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 22.00	£ 25.00	£ 3.00	14.00%
With changing room		£ 29.00	£ 33.00	£ 4.00	
Adults (non-borough) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 101.00	£ 113.00	£ 12.00	11.90%
With changing room		£132	£147	£ 15.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 67.00	£ 75.00	£ 8.00	11.90%
With changing room		£88	£98	£ 10.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 34.00	£ 38.00	£ 4.00	12.00%
With changing room		£ 45.00	£ 50.00	£ 5.00	
Adults (non-borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 89.00	£ 100.00	£ 11.00	12.40%
With changing room		£116	£130	£ 14.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 60.00	£ 67.00	£ 7.00	11.70%
With changing room		£78	£88	£ 10.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 31.00	£ 35.00	£ 4.00	13.00%
With changing room		£ 41.00	£ 46.00	£ 5.00	
Juniors (under 16s) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 43.00	£ 48.00	£ 5.00	11.60%
With changing room		£56	£63	£ 7.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 30.00	£ 34.00	£ 4.00	13.30%
With changing room		£39	£45	£ 6.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 17.00	£ 19.00	£ 2.00	12.00%
With changing room		£ 23.00	£ 25.00	£ 2.00	
Juniors (under 16s) - off peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 36.00	£ 41.00	£ 5.00	13.90%
With changing room		£47	£54	£ 7.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 24.00	£ 27.00	£ 3.00	12.50%
With changing room		£32	£36	£ 4.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 13.00	£ 15.00	£ 2.00	15.00%
With changing room		£ 17.00	£ 20.00	£ 3.00	
Borough Primary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 33.00	£ 37.00	£ 4.00	12.10%
With changing room		£ 43.00	£ 49.00	£ 6.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 24.00	£ 27.00	£ 3.00	12.50%
With changing room		£32	£36	£ 4.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 13.00	£ 15.00	£ 2.00	9.10%
With changing room		£ 17.00	£ 20.00	£ 3.00	
Borough Secondary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 43.00	£ 48.00	£ 5.00	11.60%
With changing room		£56	£63	£ 7.00	
7-a-side (2/3rds of a pitch)	Per hour	£ 31.00	£ 35.00	£ 4.00	12.90%
With changing room		£41	£46	£ 5.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 17.00	£ 19.00	£ 2.00	12.00%
With changing room		£ 23.00	£ 25.00	£ 2.00	
Non-borough school	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 59.00	£ 66.00	£ 7.00	11.90%
With changing room		£77	£86	£ 9.00	
Half pitch (2/3rds of a pitch)	Per hour	£ 40.00	£ 45.00	£ 5.00	12.50%
With changing room		£52	£59	£ 7.00	
7 a-side (1/3rd of a pitch)	Per hour	£ 21.00	£ 24.00	£ 3.00	14.00%
With changing room		£ 28.00	£ 32.00	£ 4.00	

Appendix 3.2 – Benchmarking

	Mile End Stadium Astro turf (GLL Tower Hamlets) - 3G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults		No rates for schools could be sourced. Hire fee include use of changing rooms.	https://weplayfootball.com/venues/mile-end
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£102.77	£88.20		
11 aside	£180.47	£175.85		

	John Orwell (GLL Tower Hamlets) - 2G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults		Prices are for 5 aside. No rates for schools could be sourced. Hire fee include use of changing rooms.	https://bookings.better.org.uk/location/john-orwell/astro-5-a-side/2023-01-09/by-location
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
5 aside	£82.25	£68.25		

	Whitechapel Sports Centre (GLL Tower Hamlets) - 3G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults		Hire fee include use of changing rooms.	https://weplayfootball.com/venues/whitechapel
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£97.25	£83.50		

	Bow School Astro turf - 3G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults (borough users)		Evenings and weekend hire only due to being a school. There is also 5 aside which is £55per hour. School premises so only evening bookings available from 18.00 onwards. Hire fee Include use of changing rooms.	https://www.playfinder.com/london/venue/bow-school
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£84			

	Central Foundation Girls School - 2G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults (borough users)		Prices are for 5 aside. Evenings from 18.30 onwards and weekend hire only, due to being a school. Hire fee include use of changing rooms.	https://hireapitch.com/Mile-End
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
5 aside only	£75			


	Weavers Adventure Playground - 2G astro turf		Notes	Web link
	Peak / Off-peak rates for Adults (borough users)		Hire fee Include use of changing rooms.	https://www.playfinder.com/london/venue/weavers-adventure-playground
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
5 aside	£82			

	Powerleague Shoreditch 3G astroturf		Notes	Web link
	Peak / Off-peak rates for Adults		Hire fee include use of changing rooms.	https://www.powerleague.co.uk/football/pick-a-time?siteId=a20a54a1-3bdd-57b8-e211-6f44da11e82f&date=14%2F01%2F2023
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£120 (40 mins play)	£65		

	Feel Good Too - Newham		Notes	Web link
	Peak / Off-peak rates for Adults		Hire fee include use of changing rooms.	https://www.playfinder.com/london/venue/feel-good-too-sports-centre-ive-farm/football-11-a-side-42125
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£80			
11 aside	£180			

	Powerleague 3G astro turf - Newham		Notes	Web link
	Peak / Off-peak rates for Adults		Weekends: £90 per hour Weekdays: £112 per hour No School rates could be sourced. Hire fee include use of changing rooms.	https://www.playfinder.com/london/venue/powerleague-newham/football-7-a-side-36043
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside	£90 - £112			

	Mabley Green - 3G - Hackney		Notes	Web link
	Peak / Off-peak rates for Adults		No School rates could be sourced. Hire fee include use of changing rooms.	https://hackney.gov.uk/mabley-green
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside (or 5 aside)	£79.35			
11 aside	£147.60			
	Peak / Off-peak rates for Juniors			
Hire Cost	Peak (current cost)	Off-Peak (current cost)		
7 aside (or 5 aside)	£39.75			
11 aside	£74.90			

King George’s Field Trust Board Meeting 13 March 2024	 TOWER HAMLETS
Report of: Simon Baxter, Corporate Director, Communities	Classification: Partially restricted (exempt Appendix 1)
Leases Update, King George’s Field Trust (KGFT)	

Lead Member	Cllr Iqbal Hossain, Cabinet Member for Culture and Recreation
Originating Officer(s)	Catherine Boyd, Head of Arts Parks and Events
Wards affected	Mile End and Bow West
Key Decision?	No
Reason for Key Decision	This report has been reviewed as not meeting the Key Decision criteria.
Forward Plan Notice Published	N/A
Strategic Plan Priority / Outcome	N/A

Executive Summary

This report provides an update on the lease arrangements for the King George’s Field Trust (KGFT) retail and rental units, income from which supports the Charity to maintain park land and amenities for the benefit of Tower Hamlets residents.

This report also provides an update in respect of lease renewal discussions and service charge arrears.

Recommendations:

The Board is recommended to:

1. Note the status of payments received and arrears for Green Bridge retail units.
2. Note the ongoing discussions with “Tenant A” in respect of outstanding arrears and their lease arrangements and approve the proposal from the tenant to offset their arrears.
3. Note the outcome of discussions in respect of the rent review for “Tenant B” and their lease arrangements.

4. Note the current position with regard to negotiations with “Tenant C” regarding their lease renewal.
5. Note the status of lease renewal arrangements with “Tenant D”.
6. Note the ongoing discussions with “Tenant E” regarding their rent review.

1 REASONS FOR THE DECISIONS

- 1.1 The King George’s 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 King George’s Fields Trust (KGFT) Board should consider its charity’s responsibilities as landlord of the Green Bridge retail and other commercial units. This includes ensuring that all statutory requirements are met.
- 1.4 In order to ensure the Charity is in receipt of the funds owing to it, it is incumbent upon the Council to ensure that all tenants are up to date with their rental fees and charges.
- 1.5 “Tenant A” in Table 1 of Exempt Appendix 1 have historical arrears, for which discussions to offset the debt are ongoing. The trust needs to take a decision to accept their proposal or not to clear these arrears through the assignment of the lease.
- 1.6 In order to ensure the Charity is in receipt of the funds owing to it, it is incumbent upon the Council to ensure the rent being received reflects market values in line with the lease provisions.
- 1.7 Negotiations with “Tenant C” in respect to their lease review is being taken forward and the appropriate notice has been served in respect of “Tenant E’s” lease to ensure that the rent received reflects market values.
- 1.8 The Board is required to act in the best interest of the Charity and to consider Public Benefit when taking a decision. A guide to Public Benefit has been provided to Board members (Appendix 2).

2 ALTERNATIVE OPTIONS

- 2.1 The Charity needs to recover the rental and utility arrears so that the Charity is not deprived of funds to undertake its remit.
- 2.2 The Charity needs to ensure that market value rent is obtained for leases in accordance with the lease terms.

3 DETAILS OF THE REPORT

- 3.1 All tenants with the exception of “Tenant A” are up to date with their rent and utility demands.
- 3.2 “Tenant A’s” outstanding utility charges and rent arrears are being pursued by the managing agents on behalf of the trust.
- 3.3 “Tenant A” have submitted a proposal to assign their lease and use the rental deposit to offset part of their arrears. All arrears would need to be cleared before any assignment could be completed.
- 3.4 “Tenant A”, under the terms of the lease, have the right to assign their lease.
- 3.5 “Tenant B” remains as the same company under the lease with a change of company director and change of business name.
- 3.6 Negotiations are ongoing with “Tenant C” and subject to third party arbitration.
- 3.7 The final arrangements for the lease renewals with “Tenant D” are now concluded (sealed), resulting in an increase of income to the trust.
- 3.8 “Tenant E” have been served a Section 25 notice under the Landlord and Tenants Act (1954) to surrender their lease and enter a new lease from April 2024.

4 EQUALITIES IMPLICATIONS

- 4.1 The King George’s Field Trust manages lands and facilities which are open to all. Where charges have to be made, such as artificial football pitches, charges are kept at affordable levels for the local community.

5 OTHER STATUTORY IMPLICATIONS

- 5.1 None applicable.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 There are no financial implications directly emanating from this report, which is a noting report providing an update on the lease arrangements for the King George’s Field Trust retail and rental units. This income supports the Charity to maintain park land and amenities for the benefit of Tower Hamlets residents. King Georges Fields Trust is a self-financing Charity with no direct contributions from the Council general fund. To ensure its sustainability it is important that the Charity maximises the income from these available sources through negotiation of longer-term leases and pursues any non-payment of monies owed.

7 COMMENTS OF LEGAL SERVICES

- 7.1 The London Borough of Tower Hamlets is the corporate trustee of the King George's Field Trust ("the Charity"). Decisions of the Council as trustee are made by the King George Trust Board. When Councillors are sitting as Board members they must act in the Charity's best interests and manage the Charity's resources responsibly and ensure that the Charity complies with its legal obligations.
- 7.2 Before granting a lease for 7 years or more, the charity trustee must obtain and consider a written report on the proposed lease from a qualified person. A surveyor who is a member of the RICS and has experience in the relevant area is such a person.
- 7.3 The trustees must then decide if they are satisfied (having considered the written report) that the terms of the lease are the best that can be reasonably obtained.

Linked Reports, Appendices and Background Documents

Linked Report

Appendices

- Appendix 1 (exempt) – Commercial Property Recommendations and Updates
- Appendix 2 – Public Benefit Guidance

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

- None

Officer contact details for documents:

Catherine Boyd, Head of Arts Parks and Events

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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