

KING GEORGE'S FIELD CHARITY BOARD

**Tuesday, 4 October 2016 at 3.00 p.m. or at the rise of Cabinet,
whichever is later**

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

The meeting is open to the public to attend.

Members:

Mayor John Biggs	(Executive Mayor)
Councillor Asma Begum	(Cabinet Member for Culture)
Councillor Rachel Blake	(Cabinet Member for Strategic Development)
Councillor David Edgar	(Cabinet Member for Resources)
Councillor Amy Whitelock Gibbs	(Cabinet Member for Health & Adult Services)
Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing Management & Performance)
Councillor Shiria Khatun	(Deputy Mayor and Cabinet Member for Community Safety)
Councillor Ayas Miah	(Cabinet Member for Environment)
Councillor Joshua Peck	(Cabinet Member for Work & Economic Growth)
Councillor Rachael Saunders	(Deputy Mayor and Cabinet Member for Education & Children's Services)

[The quorum for this body is 3 Members]

Contact for further enquiries:

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Web:

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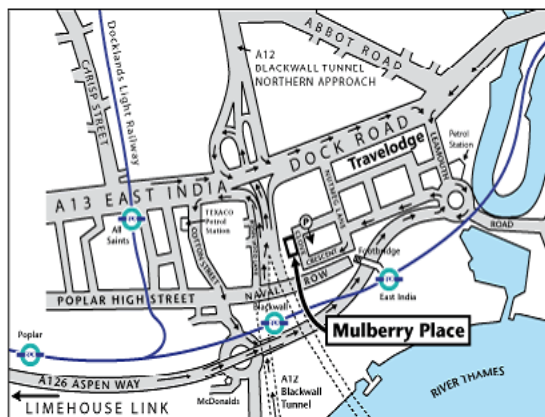
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A Guide to KING GEORGE'S FIELD CHARITY BOARD

Decision Making at Tower Hamlets

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

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

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

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

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

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

Published Decisions and Call-Ins

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

- The decisions will be published on: **Thursday, 6 October 2016**
- The deadline for call-ins is: **Thursday, 13 October 2016**

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

Public Engagement at King George's Field Charity Board

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

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

LONDON BOROUGH OF TOWER HAMLETS

KING GEORGE'S FIELD CHARITY BOARD

TUESDAY, 4 OCTOBER 2016

3.00 p.m. or at the rise of Cabinet, whichever is later

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS (Pages 1 - 4)

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.

3. MINUTES OF THE PREVIOUS MEETING(S) (Pages 5 - 8)

To confirm as a correct record the minutes of the meeting of the Board held on 26 July 2016.

	PAGE NUMBER	WARD(S) AFFECTED
4. REPORTS FOR CONSIDERATION		
4.1 Update on Mile End Park	9 - 14	Bow West; Mile End

To provide an update on activities in Mile End Park, management planning for the park and Mile End Friends' Group.

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.

	PAGE NUMBER	WARD(S) AFFECTED
6. EXEMPT REPORTS FOR CONSIDERATION		
6.1 Rent Review - 552 Mile End Road	15 - 20	Bow West; Mile End
<p>This report relates to a rent review for 552 Mile End Road. The lease provides for periodic rent reviews. This report sets out the outcome of the extensive negotiations with the tenant and seeks the board's authority to agree and conclude the rent review.</p>		
7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT		

Next Meeting of the Board.

Tuesday, 24 January 2017 at 5.00 p.m. in the Room C1, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

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Agenda Item 2

DECLARATIONS OF INTERESTS - NOTE FROM THE MONITORING OFFICER

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

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

Interests and Disclosable Pecuniary Interests (DPIs)

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

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

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

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

Effect of a Disclosable Pecuniary Interest on participation at meetings

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

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

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

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

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

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

Further advice

For further advice please contact:-

Meic Sullivan-Gould, Monitoring Officer, 020 7364 4801; or

John Williams, Service Head, Democratic Services, 020 7364 4204

APPENDIX A: Definition of a Disclosable Pecuniary Interest

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

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

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LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE KING GEORGE'S FIELD CHARITY BOARD

**HELD AT 6.30 P.M (ADJOURNED UNTIL 7.51 P.M.) ON TUESDAY, 26 JULY
2016**

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

Members Present:

- | | |
|--------------------------------|------------------------------------------------------------------------------------|
| Mayor John Biggs | – (Executive Mayor) |
| Councillor Rachel Blake | – (Cabinet Member for Strategic Development) |
| Councillor David Edgar | – (Cabinet Member for Resources) |
| Councillor Amy Whitelock Gibbs | – (Cabinet Member for Health & Adult Services) |
| Councillor Sirajul Islam | – (Statutory Deputy Mayor and Cabinet Member for Housing Management & Performance) |
| Councillor Rachael Saunders | – (Deputy Mayor and Cabinet Member for Education & Children's Services) |

Apologies:

- | | |
|--------------------------|----------------------------------------------------------|
| Councillor Asma Begum | – (Cabinet Member for Culture) |
| Councillor Shiria Khatun | – (Deputy Mayor and Cabinet Member for Community Safety) |
| Councillor Ayas Miah | – (Cabinet Member for Environment) |
| Councillor Joshua Peck | – (Cabinet Member for Work & Economic Growth) |

Officers Present:

- | | |
|-----------------|----------------------------------------------------------------------------------|
| Will Tuckley | – (Chief Executive) |
| Shazia Hussain | – (Service Head Culture, Learning and Leisure, Communities Localities & Culture) |
| Stephen Murray | – (Head of Arts and Events, Communities Localities & Culture) |
| Lisa Pottinger | – (Head of Sport & Physical Activity) |
| Graham White | – (Interim Service Head, Legal Services, Law, Probity and Governance) |
| Matthew Mannion | – (Committee Services Manager, Democratic Services, Law, Probity and Governance) |
| David Knight | – (Senior Democratic Services Officer) |
| Joel West | – (Senior Democratic Services Officer) |

ADJOURNMENT

At 6.30 pm, the Mayor advised that the meeting of King George's Field Charity Board would be adjourned until after the Cabinet meeting.

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

None were declared.

2. MINUTES OF THE PREVIOUS MEETING(S)

That the minutes of the Board meeting held on Tuesday 26 January 2016 be approved and signed by the Mayor as a correct record of proceedings.

3. UNRESTRICTED REPORTS FOR CONSIDERATION

3.1 Lease Arrangements for Mile End Park Leisure Centre

Shazia Hussain, Service Head Culture Learning and Leisure, introduced the report. The Board asked why it was necessary to include the lease on parts of Mile End Park as part of the contract for leisure management provision. Graham White, Interim Head of Legal Services, explained that linking the lease and management contract helped to secure the most profitable deal for the Council and agreed to supply the Board with an explanatory note on this issue.

The **Mayor** agreed the recommendations as set out in the report.

RESOLVED

1. To agree the Board are satisfied, having considered this report, that the terms on which the disposal set out in recommendation 2 is proposed to be made are the best that can reasonably be obtained for the trust;
2. To agree in principle to Lease the land shown red in Appendix 1 to Greenwich Leisure Limited until 1 May 2019 with effect from date of completion;
3. To agree to the publication of notices under S121(2) of Charities Act 2011 and S123(1) (2A) Local Government Act 1972 which are required when disposing of public space which is held on trust;
4. To agree that in the absence of representations or objections being made in response to the notice in 3 above, the lease will be granted. If representations or objections are made, the final decision be referred back to the Board;
5. To agree to a Deed of Dedication in respect of Sport England which places a restriction on the disposal of the Leisure Centre;

6. To agree to the Service Head of Culture, Learning and Leisure arranging for the publication of the notices and negotiating the terms of the lease & restriction, this includes incurring costs to give effect to these.


4. ANY OTHER BUSINESS WHICH THE MAYOR CONSIDERS TO BE URGENT

The Mayor asked that the report on the Management of Mile End Park, as referred to in Minute 6 of the 26 January 2016 meeting, be brought to the next meeting of the Board. The report will set out the options for how the park is operated and increasing the role of park users and supporters.

The meeting ended at 7.56 p.m.

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

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<p>King George's Field Charity Board</p> <p>4 October 2016</p>	
<p>Report of: Will Tuckley, Chief Executive, on behalf of the Communities, Localities and Culture Directorate</p>	<p>Classification: Unrestricted</p>
<p>Update on Mile End Park</p>	

Lead Member	Councillor Asma Begum, Cabinet Member for Culture
Originating Officer(s)	Steve Murray, Head of Parks and Events
Wards affected	Bow West; Mile End
Key Decision?	No - No Decision Required
Community Plan Theme	A Great Place to Live

Executive Summary

To provide an update on activities in Mile End Park, management planning for the park and Mile End Friends' Group.

Recommendations:

The King Georges Fields Charity Board is recommended to:-

- 2.1 Note the information update on Mile End Park.

1. REASONS FOR THE DECISIONS

- 1.1 N/A – No decisions are being sought; the report gives an update on Mile End Park.

2. ALTERNATIVE OPTIONS

- 2.1 N/A.

3. DETAILS OF REPORT

- 3.1 Mile End Park is managed by the Council's Parks and Open Spaces Team which sits in Arts Parks and Events, part of Culture Learning and Leisure, within the CLC Directorate.
- 3.2 The grounds maintenance and cleaning of the Park is undertaken by the Clean and Green Team which sits in Public Realm within CLC.
- 3.3 The Park's financial objectives are to at least break even and any income generated within the park is ring fenced for Park use. This includes all rentals and hire fees from pavilions. Any surplus is held in reserve. Whilst for many years the Mile End Park's budget has been subsidised by the Parks and Open Spaces budgets, it is currently operating at zero subsidy.
- 3.4 This report is an update on park management and activities, including commercial and community engagement and work with Mile End Friends' Group.
- 3.5 The commercial units located under the Green Bridge are all now let including a newly created unit from an underused office space. These units generate income of £495,000 pa.
- 3.6 The car park next to the Green Bridge, Lawton Road, was resurfaced and marked out as an official car park last year. The car park is managed by the Council's Parking Service and the income generated contributes to the Mile End Park budgets.
- 3.7 A number of new parking bays were also created last year inside the park at Haverfield Road on the same arrangement as Lawton Road.
- 3.8 From April to August 2016 the income generated by these new bays has averaged £2,212 per month for Lawton and £1,373 for Haverfield Road.
- 3.9 Bookings at both the pavilions continue to improve with a mixed programme of private functions and weddings and events open to the public, such as exhibitions. Turnover in 2015/16 for the pavilions was £89,877 for the Arts and £90,707 for the Eco. Projected income on existing bookings for 2016/17 as at September is Arts £118,561 and Eco £88,658. Bookings for 2017/18 have been made, totalling an expected £34,550.

- 3.10 Whilst income generation from the parks assets is increasingly important the aim is to try to strike a good balance in the pavilions between private hires and hires open to the public. In 2015-16 there were 169 hire days of which 101 were open to the public. These included 5 community events, 10 public events, 10 exhibitions totalling 91 days, 33 days for Queen Mary University exams and 12 days closed for works. There is now an annual exhibition specifically to promote locally based artists.
- 3.11 Last year saw many physical improvements to the park, including a new children's growing zone, new planting to central reservation area, 50,000 spring bulbs planted, 20 new bird boxes and a bug city. There are now 30 habitat piles to support the park's bio diversity. Both ponds have been cleaned and replanted in some areas. Water levels in the main eco pond have dropped due to a probable leak and bore hole pumps have recently failed. These issues are being addressed.
- 3.12 Mile End Park is staffed by rangers who also have duties at Mile End Play Centre and other parks across the borough. The staffing of the pavilions is now undertaken largely by casual staff, allowing rangers more time for park duties. Rangers patrol the park, inspect equipment, organise up to 12 community events per year, organise corporate volunteer groups and monitor grounds maintenance and cleaning.
- 3.13 **Parks Maintenance.** The bulk of grounds maintenance in the park is carried out by the Council's Green team who meet fortnightly with the parks team to monitor works and deal with any issues. The Council's bio diversity officer advises on maintenance aspects such as which areas to leave uncut and encouraging certain plant growth. An annual management plan is produced which also plays a part in the maintenance of Green Flag status. A now firmly-established corporate volunteer programme is in place which both generates income and covers tasks in the park which cannot be covered by the regular maintenance regimes. The Park retains its Green Flag status for 2016.
- 3.14 Maintenance of the shops units and the pavilions falls to Parks along with play equipment and other structures. There have been a string of problems with older equipment and some buildings in the park, leaks to shop units, failing bore hole pumps, leaking ponds and air conditioning at Arts Pavilion. These have been or are being addressed and additional income has enabled maintenance issues to be addressed and managed and general improvements to the park and its infrastructure to be made.
- 3.15 **Mile End Friends' Group.** Mile End Friends' Group have an established relationship with the park. Rangers attend Friends' meetings on request and have regular meetings to discuss parks issues. The group acts as one route for consulting local residents and receive feedback on a variety of issues and concerns. They are able to feedback on parks' management plans and regularly walk the park with rangers. Rangers also support Friends' events in the park.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 This report provides an update for the King Georges Fields Charity Board (KGFB) on the activities undertaken within Mile End Park. The budgeted expenditure for the current year for maintenance of the Park is expected to be £772,000, this compares with £815,189 in 2015/16. The expenditure is financed by income generated from rental income of £582,000, fees and charges are projected to achieve £207,000 mainly from the hire of both the Arts Pavilion and the Ecology Centre and £43,000 income from parking in the park.
- 4.2 Mile End Park is projecting to achieve total income of £832,000 which will generate a surplus of £60,000. This will be used to support the net costs of the other parks within the KGFB responsibility, Belgrave Open Spaces, Whitehorse Road and Stepney Green. The projected net cost is expected to be around £8,000 for the year. A surplus on operations of £52,000 is anticipated for the year. This will mean that no general fund contribution is required to support the KGFB in 2016/17.
- 4.3 The income contributes to offsetting the rising costs of the Park and to improve the community access subsidy and community access to arts activity whilst reducing the dependence on General Fund resources. Therefore, the extent to which any additional income generated is realised and used as a subsidy will need to be considered alongside the Council's Medium Term Financial Strategy process, and the ongoing need for investment in the parks infrastructure.
- 4.4 The KGFB reserve position at the end of the 2015/16 financial year shows a total of £142,399. The balance is available to support the parks' operations and is also earmarked for the upkeep of the park infrastructure.

5. LEGAL COMMENTS

- 5.1 This is a report upon activities which took place in Mile End Park in 2015/16 and April 2016 to date. There are no immediate legal implications arising from the report.

6. ONE TOWER HAMLETS CONSIDERATIONS

- 6.1 Mile End Park is an important community asset that is open to all. As the population of the borough increases it, along with other parks, becomes increasingly important as a facility for healthy living and community activity promoting community cohesion.

7. BEST VALUE (BV) IMPLICATIONS

- 7.1 We will continue to carry out bench marking against similar facilities in the area to ensure we remain competitive in the hire of our buildings and spaces.

7.2 The maintenance of the Park is carried out by the Council's Green Team which services were subject to best value testing when the service was brought back in house from external contracting.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

8.1 The management of Mile End Park is focussed on providing good quality green spaces in a sustainable way.

8.2 The commercial aspects of the park directly link to supporting the maintenance of this key green space.

8.3 The park plays an important role in promoting biodiversity and educating the public on environmental issues.

9. RISK MANAGEMENT IMPLICATIONS

9.1 The Park management acts to create a sustainable income stream to support the maintenance of the park and its infrastructure.

9.2 The Park management operate a comprehensive inspection and repair regime for its facilities.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

10.1 Mile End Park forms part of the borough's facilities that help to engage young people in healthy outdoor and indoor activity.

11. SAFEGUARDING IMPLICATIONS

11.1 There are no safeguarding implications.

Linked Reports, Appendices and Background Documents

Linked Report

- None

Appendices

- None

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

- None

Officer contact details for documents:

Steve Murray, Head of 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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