

# The Shadwell Community Project

## *Glamis Adventure Playground*

*Free adventure play for children in Shadwell*

16<sup>th</sup> January 2017

Lease renewal 2016. Glamis Adventure Playground.

To Whom It May Concern: Commissioner's Meeting 17<sup>th</sup> January 2017.

Dear Commissioners,

The Shadwell Community Project is aware that the subject of our lease with LBTH for the above site may be discussed at the meeting on the 17<sup>th</sup> January 2017. Therefore we would like the Commissioners to be aware of our diligence in trying to renew the lease over the last 16 months, as set out below.

The first lease granted to The Shadwell Community Project by LBTH, for land on which Glamis Adventure Playground and Glamis Place Community Gardens sit, was for a period of five years, from October 2011 to 2016. The land which these projects occupy, is designated open space. The agreed rent was a peppercorn rent.

During the period of the first lease, The Shadwell Community Project, raised almost £240k to have a log cabin building constructed on the Glamis Adventure Playground site. This was undertaken after consent was obtained from LBTH. Construction began in December 2013 and the building is now in use.

In September 2015 contact was made with the Parks Department, specifically Stephen Murray, with a view to beginning the renegotiation process for the lease. Despite the renewal date being over a year away we felt that this would be sufficient time to achieve renewal.

Stephen Murray with Devesha Gandesha (Parks Dept) paid a visit to the project to discuss renewal terms, in September 2015. It was agreed that the renewal would go ahead on the same terms as the first lease.

However, in the intervening months between the end of 2015 and the spring of 2016 a rent, rates and lease review was conducted by LBTH, thus effectively holding up the renewal process. It was not until July 2016 that any approach was made to us, by LBTH via SFP Properties, who were carrying out the property reviews for LBTH. At this point they wanted to carry out an inspection of the site which was undertaken on the 7<sup>th</sup> July.

The next contact we received was from SFP to arrange an informal meeting on the 13<sup>th</sup> Sept 2016, with SFP (Jeremy Percival) and Mark Handford-Jones LBTH to discuss the findings of the review with a view to negotiating a rent for the property. This meeting was also attended by Gemma Cossins of THCVS

Following the visit and meeting Shadwell Community Project consulted with a range of interested parties including local councillors and the conclusion we came to was that our proposal should ask for the same lease conditions as the previous lease, with a peppercorn rent. We sent this proposal to SFP and by Councillor Dave Chesterton to The Mayor, Deputy Mayor and Anne Sutcliffe, Service Head, Corporate Property & Capital Delivery.

Glamis Adventure Playground is managed by **The Shadwell Community Project Ltd**

The Shadwell Community Project:

Chair: Peter McGeary

Treasurer: Paul Kellaway

Company No: 04647229

Charity No: 1100271

Registered Address:

10 Glamis Road, London, E1W 3EG

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In a reply to Councillor Chesterton's enquiry, from Anne Chesterton dated 20<sup>th</sup> October 2016 (Enquiry number: 625365), it was agreed by LBTH that the lease should be renewed, with a peppercorn rent.

However, as of today's date no further progress has been made with the lease renewal, and although we were assured by LBTH that lease conditions still apply whilst the negotiations take place, some of our funders are concerned that the renewal hasn't been completed. This concern even extends to our LBTH MSG Grants Officer, who has advised us that our grant is at risk without a current lease.

As you will be aware The Shadwell Community Project manages both Glamis Adventure Playground and Glamis Place Community Gardens. Our main function is to manage the adventure playground, but we have oversight of and support the Glamis Place Community Gardens.

Glamis Adventure Playground has provided a much needed playspace, with well trained staff in Shadwell, since the late 1960's, becoming a charity in 2003, embracing all children, even the difficult ones, offering them a space away from the tensions of urban life, in a place where they can be children and do the things children do.

We are funded entirely by grants from organisations such as the Lottery, Tower Hill Trust and many other organisations, including a small grant from LBTH, which funds our People GAP, outreach programme.

Should you require any further information, please don't hesitate to contact me.

Regards,

Mark Halden  
Project Manager/Senior Playworker

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