

King George's Field Charity Board

Agenda

**Wednesday, 12 April 2023 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 Jobs, Skills and Growth)
Councillor Iqbal Hossain	(Cabinet Member for Culture and Recreation)
Councillor Kabir Hussain	(Cabinet Member for Environment and the Climate Emergency)

Substitutes:

[The quorum for this body is 3 voting Members]

Contact for further enquiries:

Jack Painter, Democratic Services Officer (Committee),

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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 (Tredegar 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, 12 April 2023

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. MINUTES OF THE PREVIOUS MEETING(S) (PAGES 9 - 14)

To confirm as a correct record the minutes of the meeting of the Board held on 22 October 2022.

3. UNRESTRICTED REPORTS FOR CONSIDERATION

3.1 King George's Field Trust End of Year Accounts and Annual Report Approval (Year End 31 March 2022) (Pages 15 - 70)

3.2 Fees and Charges Review Report (Pages 71 - 100)

3.3 Leases Update (Pages 101 - 112)

4. EXCLUSION OF THE PRESS AND PUBLIC



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

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

EXEMPT SECTION (Pink Papers)

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

- 5. EXEMPT REPORTS FOR CONSIDERATION**
- 6. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT**

Next Meeting of the King George's Field Charity Board

Wednesday, 21 June 2023 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.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE KING GEORGE'S FIELD CHARITY BOARD

HELD AT 7.07 P.M. ON WEDNESDAY, 26 OCTOBER 2022

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

Members Present:

Mayor Lutfur Rahman	(Chair of the Trust)
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 Ohid Ahmed	(Cabinet Member for Safer Communities)
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 Iqbal Hossain	(Cabinet Member for Culture and Recreation)
Councillor Kabir Hussain	(Cabinet Member for Environment and the Climate Emergency)

Apologies:

Councillor Abu Chowdhury	(Cabinet Member for Jobs, Skills, and Growth)
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Officers Present in Person:

Kevin Bartle	(Interim Corporate Director, Resources & Section 151 Officer)
Catherine Boyd	Head of Arts, Parks, and Events
Paul Sammut	Parks Engagement and Projects officer
Stephen Shapiro	(Acting Director of Property and Major Programmes)
Richard Ward	(Interim Head of Contracts and Procurement)
Kay Goodacre	(Head of Strategic Finance, Children & Culture)
David Knight	(Democratic Services Officer, Committees, Governance)

1. DECLARATIONS OF INTERESTS

None were declared.

2. MINUTES OF THE PREVIOUS MEETING(S)

That the unrestricted minutes of the Board meeting held on 6th July, 2022 be approved for signature by the Chair of the Trust as a correct record of proceedings.

3. UNRESTRICTED REPORTS FOR CONSIDERATION

3.1 GOVERNANCE REPORT

A report was received that provided an update of a review by the Council's legal team of the governance arrangements for King George's Field (Mile End) charity. A summary of the discussions is outline below:

The Board:

- ❖ **Noted** that the Council has undertaken a review of the governance arrangements on behalf of the King George's Field Trust.
- ❖ **Noted** that 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 pursuant to the governing documents detailed in this report.
- ❖ **Noted** that 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").
- ❖ **Noted** that the 2000 Scheme refers to the objectives of the Fields in Trust, those objectives have now been updated and it is therefore desirable for the 2000 Scheme to be amended to reflect these changes. Furthermore, there may be a requirement to make additional amendments to the 2000 Scheme.
- ❖ **Noted** an overview of the key findings that have informed the recommendations that have been made for consideration by the Board.
- ❖ **Reviewed** the summary of recommendations (**Appendix 1**) to agree which of the recommendations should be applied and sanction Director of Legal and Corporate Director of Children and Culture to progress these recommendations.
- ❖ **Agreed** that once it has been decided which recommendations detailed in **Appendix 1** are to be taken forward it would then **(i)** apply to the Charity Commission to change the King George's Field Mile End "2000 Scheme"; **(ii)** authorise the Corporate Director of Children and Culture and the Director of Legal to apply to the Charity Commission to change the King George's Field Mile End "2000 Scheme".

The Chair of the Trust then **Moved** and it was:-

RESOLVED to:

1. **Review** the summary of recommendations (**Appendix 1** of the report refers) to decide which of the recommendations should be implemented and authorise Director of Legal and Corporate Director of Children and Culture to progress these recommendations.

The Board agreed to the following actions regarding each of the recommendations/advisory notes:

KGF1 – reviewed and noted

KGF2 – did not authorise the merging of the two charities. However, the Board reviewed and authorised the Director of Legal to apply to the Charity Commission for a uniting direction if required for administrative and financial purposes.

KGF3 - reviewed and noted

KGF4 – reviewed and not approved

KGF5 – reviewed and no additional/separate delegation to be given to officers. Current Council scheme of delegation to be applied to the Charity. Approval to be sought from the Charity Commission to allow for an amendment of the “2000 Scheme”.

KGF6 - reviewed and noted

KGF7 – reviewed and authorised the Director of Legal and Corporate Director of Children and Culture to apply to the Charity Commission for an amendment of the “2000 Scheme” in relation to the charitable objectives

KGF8 - reviewed and noted

KGF9 – reviewed and not approved

2. **Authorise** the Corporate Director of Children and Culture and the Director of Legal to apply to the Charity Commission to change the King George’s Field Mile End “2000 Scheme” when it is known which recommendations referred to in **Appendix 1** are to be taken forward.
3. **Note** and had regard to, the Charity Commission’s Public Benefit Guidance (**Appendix 2** of the report refers).

3.2 FINANCE AND ACTIVITY REPORT

A report was considered that provided an update on the audited accounts submission, the current financial position for King George’s Field Trust (KGFT) and an update on the charitable activities conducted to date this year. The report also provides an update on grant funding from Fields in Trust.

The Board:

- ❖ **Noted** that the King Georges Fields Charity Board (the Board) charity is registered with the Charity Commission as King Georges Field, Mile End Charity, registered number 1077859.
- ❖ **Noted** that **(i)** if the Board does not receive updates for consideration this would go against the expectations of the Charity Commission; and **(ii)** to not agree in principle to the grant from Fields in Trust it 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". **(iii)** it was Noted by the Board that Fields in Trust funds will have restrictions as to how they can be spent. The funds are strictly limited for use on improvements on Mile End Park and Stepney Green Park. Any alternative scheme would need to be formally agreed with Field in Trust before the grant could be received.
- ❖ **Noted** The Council is the trustee of the Charity, and the Council is the freehold owner of the land which is subject to this report.
- ❖ **Noted** that the Board is established by the Council's Constitution, which gives the Board the following functions to **(i)** administer the affairs of the King Georges Fields Charity and discharge all the duties of the Council as sole trustee of the Charity; and **(ii)** administer the affairs and discharge the duties of trustee of such other charities controlled by the Council as the Cabinet might authorise by resolution.
- ❖ **Noted** that any decision to accept the allocation of resources via a contribution from Fields in Trust is required from the Board.
- ❖ **Noted** that the major items of income and expenditure are **(i)** 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; and **(ii)** 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.

The Chair of the Trust then **Moved** and it was:-

RESOLVED to

- a) **Note** the submission of the audited accounts 2020/21 and annual report 2020/21 to the Charity Commission
- b) **Note** the forecasted financial position of King George's Fields Trust for 2022/23
- c) **Note** the 2022 activity programme update.
- d) **Approve** the transfer of funds from Fields in Trust (as a grant) to King George's Fields Trust to support the maintenance, equipping and improvement of, or the provision of facilities in Stepney Green Park or Mile End Park. However, the Board **agreed** that the grant would not be used to fund additional five-a-side astroturf facilities at Stepney Green Park.

4. EXCLUSION OF THE PRESS AND PUBLIC

The Chair of the Trust then **Moved** and it was:-

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.

5. EXEMPT REPORTS FOR CONSIDERATION

5.1 LEASES REPORT

A report was received that **(i)** 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; **(ii)** sought separate decisions from the KGFT Board regarding the renewal of a Green Bridge Shop unit, the renewal of a Mile End Park lease and to consider whether a Green Bridge lease should be re-gear; and **(iii)** provided an update on a Green Bridge unit that has breached its lease and the potential extension of a services contract with external agents who manage the Green Bridge tenants on behalf of Asset Management.

The Board:

- ❖ **Noted** that 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.
- ❖ **Noted** that the Board has to act in the best interest of the Charity and to consider Public Benefit when taking a decision as detailed in **Appendix 2** of the report.
- ❖ **Understood** that decisions from the Board on several leases is requested in order for the Council's Asset Management team to be able to instruct lawyers and the external agents to enter into a new lease with "**Tenant A**," "**Tenant B**," and "**Tenant C**."
- ❖ **Noted** that **(i)** the Board is requested to consider the lease breaches by a tenant and give authority to council officers to be able to take forfeiture action against the tenant if they fail to comply with the current Section 146 notices that have been issued to them; and **(ii)** the current external letting management agent is contracted by the Council's Asset

Management team to oversee management arrangements for retail units on behalf of Board and the Housing Revenue team.

The Chair of the Trust then **Moved** and it was:-

RESOLVED to


1. **Not give** authority to the Corporate Director of Children and Culture and the Corporate Director for Place to enter into and conclude the renewal of the lease with "Tenant A" on the terms proposed by the tenant in restricted Appendix 3.3. **The Board instructed** that matters were to be resolved by way of Statutory dispute resolution. The additional cost implications of taking matters to further dispute resolution were **noted** by the Board.
2. **Note** the position of the discussions for the lease renewal with "Tenant B" and the Board advised they would want a term of five years.
3. **Not give** authority to the Corporate Director of Children and Culture and the Corporate Director for Place to authorise the re-gear of the lease with "Tenant C" but **Gave authority** to document the rent review at the passing rent.
4. **Note** the update provided in exempt **Appendix 1** regarding lease breaches by "Tenant D" and authorised the Corporate Director of Children and Culture and the Corporate Director for Place to take forfeiture action against these breaches if they are not resolved, and then market the property as appropriate.
5. **Grant** approval of an optional one-year extension with the external management Contractor to continue to oversee letting management arrangements on behalf of the Council and KGFT.
6. **Authorise** the Chair of King George's Fields Trust to review Lease Agreements on behalf of the Board prior to any formal decisions being made by the Board.

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

With no other business to discuss the Chair of the Trust called this meeting to a close and thanked the Members and Officers of the Board for their contributions to this evening's discussions.

The meeting ended at 7.43 p.m.

The Chair of the Trust (**Mayor Lutfur Rahman**)
King George's Field Charity Board

King George's Field Trust Board Meeting 12 April 2023	 TOWER HAMLETS
Report of: James Thomas, Corporate Director Children and Culture	Classification: [Unrestricted]
2021/22 End of Year Accounts Approval, 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	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

Special Circumstances Justifying Urgent Consideration (also known as 'Reasons for Urgency')

The audited accounts and reports for 2021/22 are now overdue to the Charity Commission.

This report seeks approval in order for the accounts and annual report to be submitted to the Charity Commission, a legal duty for organisations with a turnover of more than £1million. The accounts and annual reports have been subject to external audit. Should this report be delayed then the King George's Fields Trust will be unable to meet the requirements of the Charity Commission. Therefore, the report cannot wait until the next scheduled meeting of the Committee.

Executive Summary

This report seeks approval of the audited accounts for 2021/22 and the annual report for 2021/22. Approval is needed in order for the accounts and report to be submitted to the Charity Commission, a legal duty for organisations with a turnover of more than £1million.

This report also provides an update on the current financial position 2022/23.

Recommendations:

The Board is recommended to:

1. Approve the audited accounts 2021/22 for submission to the Charity Commission. (Appendix 1)
2. Approve the annual report for 2021/22 for submission to the Charity Commission. (Appendix 1)
3. Approve the Letter of Representation from Arnold Hill & Co LLP. (Appendix 2)
4. Note the Letter of Ownership Confirmation sign off required by the charities auditors, Arnold Hill & Co LLP. (Appendix 3), from the Mayor of the London Borough of Tower Hamlets, before the accounts can be signed off by the charity's auditors.
5. Grant permission to appoint Arnold Hill & Co LLP to audit the accounts for 2022/23.
6. Note the current financial position for 2022/23. (Appendix 4)
7. Note the activities update for 2022/23 (Appendix 5)

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. These were due by the 31 January 2023 and require Board approval in order to be submitted.

2 ALTERNATIVE OPTIONS

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

3 DETAILS OF THE REPORT

- 3.1 The accounts 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. (**Appendix 1**)
- 3.2 The report and accounts relate to the King George's Field, Mile End (charity

registered number 1077859), which includes Stepney Green and Whitehorse Road Open Space. From the accounts attached in **Appendix 1**, the Board will note that King George's Field Mile End had a revenue deficit for the year amounting £19,373, resulting in a carry-forward cumulative unrestricted revenue reserve of £57,914 (taking into consideration the deficit).

3.3 The variations in both the sources of income and variations in expenditure are analysed in more detail in paragraph 3.5 of this report.

3.4 The major items of income and expenditure are outlined within the account as follows:

- Income - the primary 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.

3.5 Income from the KGFT's venues and astro turf, shown in the table below, increased due to the easing of COVID-19 restrictions. The variations to income are shown in the table below between what was achieved 2020/21 against financial year 2021/22.

Source of income	2020/21 Income £	2021/22 Income £	Variance £	Comment
Commercial Retail units (Green Bridge retail units)	£481,487	£497,951	£16,464	
Astro-turf pitch bookings and Arts and Ecology Pavilion Hires	£78,600	£253,881	£175,281	Bookings increased post pandemic.

3.6 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.

3.7 To comply with the Charity Commission's requirements, the Board are asked to note and endorse the accounts, and agree their submission to the Charity Commission.

- 3.8 **Appendix 4** provides an overview of the forecasted financial position for financial year April 2022 to March 2023. The headline figure is a forecasted surplus of £36,362. It should be noted that the volatility of energy prices may impact the final position, however the expected expenditure for services has been increased to allow for higher costs.
- 3.9 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.
- 3.10 Table 2 below provides an estimated year end (2022/23) position in relation to income against the projections provided to the board in September 2022.

Table 2:

Source of income	Forecasted income 2022/23 (September 2022) £	Current Forecast 2022/23 (March 2023) £	Comment
Commercial Retail units	£500,000	£490,000	Forecast based on rental fees that form part of the tenant lease agreement.
Astro-turf pitch bookings	£130,000	£115,000	Forecast based on usage patterns. Gross income from 1 April – 28 February was £113, 720, and on target to reach £115,000 by end of March 2023.
Arts and Ecology Pavilions	£270,000	£240,000	Actual income is £267,000; however, adjustments have been made to take into account receipts in advance against deposits for bookings in 2023/24.

- 3.11 **Appendix 5** provides an overview of the activities undertaken by the Charity from 1 April 2022 to March 2023. A total of 18,574 participants, across 371 sessions, participated in free to access activities over the school holidays. A final activity report will be provided as part of the annual report for 2022/23.

- 3.12 Stepney Green astro turf has had 895 bookings to date with 12,530 people using the facility.

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 As this report is primarily a financial report, all financial details are contained within the Audited Accounts and Annual Report (2021-22) and the Financial Forecast (2022-23) attached.

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 – Audited Accounts and Annual Report (2021-22)
- Appendix 2 – Letter of Representation (2021-22)
- Appendix 3 - Letter of Ownership Confirmation
- Appendix 4 – Financial Forecast (2022-23)
- Appendix 5 – Activity Update (2022-23)

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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KING GEORGE'S FIELD, MILE END
Audited Financial Statements
for the year ended 31 March 2022

KING GEORGE'S FIELD, MILE END

Contents

	Page
Reference and Administrative Details of the Charity, its Trustee and Advisers	3
Trustee's Report	4 - 17
Statement of Trustee's Responsibilities	18
Auditors Report	19 - 21
Statement of Financial Activities, Balance Sheet and Cash Flow Statement	22 - 26
Notes to the Financial Statements	27 - 36

KING GEORGE'S FIELD, MILE END

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

Trustee London Borough of Tower Hamlets

Principal Office: London Borough of Tower Hamlets
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

Auditors: Arnold Hill & Co LLP
6th Floor, Capital Tower
91 Waterloo Road
London
SE1 8RT

Charity Number: 1077859

REPORT OF THE TRUSTEE

For the Year Ended 31 March 2022

The trustee presents its report and the financial statements for the year ended 31 March 2022.

Explanatory Note:

King George's Field, Mile End Charity is a registered charity. It is referred to throughout this report as the "Charity".

1. Structure, Governance and Management

- 1.1. The King George's Field charity is registered with the Charity Commission as King George's Field, Mile End Charity, registered number 1077859.
- 1.2. The King George's Field, Mile End charity is governed by a Trust Deed. The King George's Field, Mile End charity is unincorporated, and the charitable trust is established by a Scheme of the Charity Commission dated 28 February 2000.
- 1.3. The Council as Trustee holds the freehold land referred to in this report on behalf of the Charity.
- 1.4. The King George's Field, Mile End Charity Board (which sits as a committee) was established by section 3.3.12 of the Council's Constitution, which gives it the following functions:
 - To administer the affairs of the King George's Field charity and discharge all the duties of the Council as sole trustee of the Charity.
 - To administer the affairs and discharge the duties of trustee of such other charities controlled by the Council as the Executive might authorise. The Executive function is to discharge all functions not specified as the responsibility of the full Council or of any other Committee, where the Mayor has delegated his powers to the Cabinet as set out in the Executive Scheme of Delegation.
- 1.5. For Mile End Park and Stepney Green Park annual Management Plans are produced, which are geared to the annual Green Flag campaign, and looks at the park for the period January to December.
- 1.6. The Parks Service within Tower Hamlets Council was restructured into the Arts, Parks and Events Service during 2012/2013. Key responsibility for this service rests

with the Head of Arts, Parks and Events. Mile End Park is managed by the Parks Manager and the day to day running of Mile End Park is delegated to the Parks Development Officer (Community); Parks Development Officer (Infrastructure) and Parks Community Engagement and Projects Officer.

- 1.7. The original Trust Deed, and the subsequent variations, which are referred to below, also dealt with the use of other open space and park areas, within what is now the London Borough of Tower Hamlets. These other areas are managed by other Council employees.

2. Objectives and Activities

- 2.1. The Charity's objectives are set out in the Trust Deed, dated 9 November 1965, and a Deed of Variation, date 9 January 1997. They are as follows:

- To preserve in perpetuity the covenanted land and to apply the land to such charitable purposes as are set out in the Recreational Charities Act 1958, including the construction of indoor recreational facilities, subject to the approval of the National Playing Fields Association and the Charity Commission in respect of any additional purposes.

- 2.2. Generally, the Charity maintains the area of Mile End Park, and the other open spaces within King George's Field, Mile End, for the recreation of the general public, including but not limited to the inhabitants of the London Borough of Tower Hamlets. The other park and open space areas are managed to achieve similar objectives.

- 2.3. The land is managed by Tower Hamlets Parks and Open Spaces whose service priorities are as follows:

- Strives to make all parks and open spaces within Tower Hamlets places where people feel safe, secure, and that visiting such green spaces is an enjoyable experience.
- Recognises the importance of parks and green spaces as major community assets.
- Fully recognises the importance and benefits of parks and open spaces as places for recreation, leisure and play for all communities within Tower Hamlets.
- Recognises the importance of the Borough's parks and open spaces and ensures that all of our wide-ranging communities and partners have equal opportunities to use them.

- Encourages the historical heritage of many of Tower Hamlets parks and open spaces and works closely with colleagues and partners alike to protect such cultural assets.
- Manages and maintains the Borough's parks and open spaces on behalf of the communities we serve.

2.4. The key landscape design aims for all Tower Hamlets parks and open spaces will inform any future developments in Mile End Park:

- Retain the open, green aspect of the park
- Retain and enhance the main desire lines but avoid criss-crossing the park with paths
- Enhance the public's feelings of security
- Enhance nature conservation and biodiversity
- Enhance and manage boundary and other planting
- Provide public art features that increase the visual interest and identity of the site and involve the community
- Enhance the attractiveness of the park
- Establish a positive site identity that is clear from within and outside the park
- Focus formal design and ensure that this sight line remains open for all time

3. Compliance with Public Benefit Requirements

3.1. London Borough of Tower Hamlets, as Corporate Trustee, is aware of the Charity Commission's guidance on Public Benefit and believes this has been followed as outlined below.

3.2. The Charity has maintained the lands within Mile End Park and other King George's Field charity sites to an acceptable standard with ongoing improvements implemented listed in the above investments. The parks continue to be well used supporting as they do a number of key facilities:

- Mile End Leisure Centre
- Stepney Green artificial football pitch
- Playgrounds
- Outdoor activities centre including BMX track
- Various water features
- Areas of biodiversity
- Pavilions with free activity
- Outdoor gym equipment
- Programme of events and workshops
- Variety of spaces for walks and informal sports activity

4. Achievements and Performance

4.1. General:

- Both Mile End and Stepney Green Park retained their Green Flag status for 2022.
- During spring and summer of 2021 our activity programme resumed, as detailed below, with over 8,000 participants and benefitting from a range of free activities.
- The Arts Pavilion hosted over 100 days of free to access arts exhibitions and eight community days were supported at the Ecology Pavilion.
- The charity continued to support the NHS of DHSC through hosting COVID-19 testing and vaccine centres at the pavilions.

4.2. Events and Activities in Mile End Park and Whitehorse Adventure Playground:

During the 2021/ 2022 year the team delivered a variety of activities for the community at both Mile End Park and Whitehorse Adventure. Activities included:

- Weekly Stay and Play sessions at Mile End Park (Monday to Friday, between 12:30 – 15:30).
- Weekly satellite sessions working with Toy House Children's Library at Mile End Park (Mondays and Wednesdays, between 10:00 – 12:00).
- Weekly Adventure Play sessions at Whitehorse Adventure Playground (Tuesday to Thursday, between 15:30 – 18:00).

During Half terms and Schools holidays the provision of activities at both sites, increased:

- Daily sessions (Monday – Friday) at Whitehorse Adventure Playground throughout the holiday period, between 10:30 – 16:30.
- At least three weekly sessions at Mile End Park, between 10:30 – 15:30.

	Mile End Park Half-term activities	Mile End Park Term Time (Stay and Play)	Whitehorse Half-term (Mon – Fri)	Whitehorse Term Time (Tue, Wed, Thu)
Number of Participants	2,593	1,324	1,695	2,876
Number of Session	34	118	22	88

4.3. Stepney Green astroturf bookings:

From April 2021 to March 2022 there were 841 bookings taken for the astroturf pitches in Stepney Green.

4.4. Volunteer programmes:

Due to lockdown periods and uncertainty resulting from the pandemic, the charity had a minimal corporate volunteer programme. The Friends of Mile End Park worked in partnership with the Parks team to carry out numerous bulb planting activities, litter picking, and soft horticultural maintenance across Mile End Park.

A corporate group of approximately 50 volunteers was facilitated in Stepney Green Park in November 2021. Through this activity approximately 600 mixed species of whips were planted, covering an estimated 300 metres squared around the perimeter of Stepney Green Park. Additionally, the group planted over 3000 spring bulbs in Stepney Green Park.

4.5. Events and Activities in Mile End Park Arts and Ecology Pavilions:

The Arts and Ecology Pavilions hosted a number of free to access days for the public and commercial bookings across the year to support community engagement and income generation. A summary of the bookings is provided in Table 2, below.

Table 2: Summary of bookings

	Arts Pavilion (Number of days)	Ecology Pavilion (Number of days)
LTS Testing Site	0	163
NHS Vaccination Centre	163	0
Corporate events	1	23
Private hires	0	20
Exhibitions (including set up)	105	0
Community event days	0	8
Blood donor sessions	0	6
Closed for works	17	22
Total Occupancy	286	242

Pavilion highlights:

The Pavilions continued to play a central role in the Council's COVID-19 response, with an NHS run vaccine centre at the Art Pavilion and LTS Test Centre at the Ecology Pavilion. Both were onsite until 10 September 2021.

The Ecology Pavilion

The Ecology Pavilion hosted a greater number of corporate bookings. This was in line with an investment made into equipment pre-pandemic, which post pandemic has resulted in increased bookings for both external and internal clients. Corporate clients of note included Gate One Consultancy (two-day conference and team celebration), Queen Mary University London's Business school fresher's week, production crew holding areas and filming and several internal Council "away days" and awards events.

Community activities supported included:

- East End Kids for whom we provided a safe space for children supported by the group and their families to meet up and re connect post pandemic.
- School visits connected to ecological enrichment days organised by the Council's Parks and Open Spaces team.
- The Festive Tea Dance attended by over 180 residents.
- Six blood donor sessions.
- Four Urban Maker Market Days
- Noor Aromas Fair prompting local businesses that started up at home during the pandemic and part of "# Small Business Saturday".

Investments included the lighting upgrade making the Ecology Pavilion run more efficiently and greatly reducing the maintenance costs. This investment also compliments the sleek modern style of the venue and will improve customer experience whilst in the Pavilion. This brings the Ecology Pavilion in line with the Art Pavilion, which has a lighting upgrade pre- pandemic.

The Art Pavilion

Once handed back from NHS vaccine centre, the Art Pavilion hosted a busy schedule of exhibitions, which saw over 3500 people visiting free to access art shows.

Exhibition highlights included:

LOOK AGAIN - 24 September to 2 October 2021

Paintings by Dharmacari Abhayavajra (AKA Paul Newman), which explored how traditional materials and processes can give rise to new and unexpected meanings.

UTOPIA - 7 to 17 October 2021

Multi-media art group show, which was part of the ECO-feminism festival and inspired by the 1970's movement exploring the relationship between nature and women.

IN SEARCH OF POSSIBILITIES - 21 to 31 October 2021

Exhibition from the international exhibiting group Prism showcasing a range of quality textile practices with a fine art approach.

ART MATTERS - Essential School of Painting, 6 to 20 November 2021

Essential School of Painting presented their annual end of year shows with brilliant and topical artwork made during extraordinary times.

East London Printmakers Festival of Print 2021 - 26 November to 5 December 2021

East London Printmakers showcased a broad range of contemporary printmaking, ranging from traditional techniques to experimental processes.

FIVE: 50 - 9 to 16 December 2021

Five artists shared their work on the theme of freedom and independence, 50 years after the liberation of Bangladesh.

SELF-CONSCIOUS - Dennis Beckton Art Collective, 2 to 6 March 2022

Mixed media works from a group of emerging artists who did not have degree shows due to the impact of COVID-19 and based around the theme of consciousness.

THAT NETWORK - Reflect, Reconnect and Renew, 22 to 31 March 2022

A celebration of local students' artwork created during the pandemic offered visitors the opportunity to capture memories and thoughts as part of a live collaborative art piece.

4.6. Mile End Park Friends Group:

Rangers continue to work with and support the Friends of Mile End Park who organise events and act as a critical friend regarding development of plans and priorities. The Friends Group also self-managed tasks such as litter picking, sort horticultural maintenance and bulb planting.

4.7. Other community engagement schemes:

Across the park and pavilions a range of community engagement schemes are supported including:

- Volunteer schemes
- Community Garden schemes
- Community arts exhibitions

- Corporate volunteering in Stepney Green Park

5. Improvement works

5.1. A range of improvements were made to improve sports and wellbeing facilities and to improve access, including:

- New outdoor gyms at Mile End Park and Stepney Green Park
- Resurfacing of the multi-use games area at Mile End Park
- BMX track resurfacing at Mile End Park
- Improved lighting at Mile End Park

6. Biodiversity activities and achievements

6.1. In 2021/22 we achieved the following improvements towards biodiversity in Mile End Park and Stepney Green Park:

- Estimated 10,000 spring bulbs planted by Park Rangers and Friends of Mile End Park in various sections of the park.
- Estimated 300 metres square of 600 mixed whip planting in Stepney Green Park.
- Estimated 20 British Native Trees planted in Mile End Park (mainly in sections of Agnes Green and Haverfield Green), planted in autumn 2021.

7. Financial Review

7.1. The full year's accounts are attached to this annual report.

7.2. All income generated within the King George's Field charity lands go to the charities accounts to support the public access to good quality sports and leisure facilities.

7.3. The Charity generates income to fund the maintenance of the park and its programme of activities. This income is generated through:

- Rentals of shop/restaurant units plus climbing wall centre. These properties are managed by Council's Asset Management team. They have outsourced the management of the shop units under the green bridge. The external company collect rents and service charges, reviews leases and find tenants for any vacant lots.
- Operation of car parking spaces, these being in Haverfield Road and Lawton Road (by green bridge). These are managed by the Council's parking services.

- Corporate volunteer schemes. Managed by the Parks Team these provide a useful volunteer work force for maintenance of the park and also income from a fee per participant.
- Hire of artificial football pitch at Stepney Green. Managed by the Parks Team. The site does generate a small surplus and the majority of the teams using the facility are local to Tower Hamlets and the fees are amongst the cheapest in London.
- Hire of pavilions for weddings, private parties and exhibitions. Bookings are managed and staffed by parks personnel, including a pool of casual events staff. Facilities Management manage the utility bills, cleaning and maintenance.
- Commercial activity such as fairgrounds and film locations. These are managed by the Council's Festivals and Events team with the income coming to the Charity.

7.4. The Charity's financial position at the end of 2021/22 shows a decrease in net assets of £86,773 to £15,954,314 (2020/21: £16,041,087) driven largely by a reduction within our endowment funds of £67,400 and decreases in unrestricted funds of £19,373.

7.5. The Charity's endowment funds totalling £15,896,400 (2020/21: £15,963,800), include tangible and investment fixed assets. Tangible fixed assets totalling £9,714,653 (2020/21: £9,735,378), support the public access to good quality sports and leisure facilities, including Mile End and Stepney Green Park as well as the pavilions and football pitches on park lands. Investment assets totalling £6,273,900 (2020/21: £6,319,700), are held to generate rental income to further support the charitable objects of the Charity.

7.6. The Charity's unrestricted funds totalling a surplus of £57,914 (2020/21: £77,287 surplus) comprises the cumulative surplus/deficits at the year-end. All rental income arising from investment assets held in the endowment fund is credited directly to this fund. The unrestricted fund is available to use in carrying out the charitable objects of the Charity.

7.7. The Charity currently does not have a policy on level of reserves since the sole Trustee is the London Borough of Tower Hamlets, which meets in full the Charity's net expenditure, so the Charity's funding is secured. The Trust Charity Board therefore has not set up any financial reserves to protect against any unforeseen fluctuations in income or expenditure.

8. Risk Management

The key risks to the Charity include financial, reputational and public safety risks.

8.1. Income generation:

The Park management team, on behalf of the Charity, acts to create a sustainable income stream to support the maintenance of the park and its infrastructure. The Green Bridge rental units provide a significant contribution to the Charity's income stream.

In relation to this property rental income stream we have identified the following risks:

- Non payment of rent/arrears
- Tenants vacating/serving Notice
- Breaches of leases

To mitigate against the above risks a competent lettings agent, appointed by the Council, manages the tenancy arrangements for the Green Bridge rental units to ensure best value and good management of tenants.

8.2. Rental arrears:

The lettings agent takes a proactive approach to monitoring rental income and take early intervention if there are any issues identified with a tenant. If required, the council can undertake debt recovery action ensuring rent is received and arrears are managed.

8.3. Tenants vacating/serving notice:

Historically the rental units have been fully occupied with a low turnover of tenants. Some of the units have been occupied by the same tenants for over ten years and during the pandemic only one tenant ceased to trade, and they easily assigned their lease, showing the resilience of the location. The location is attractive to a wide range of businesses due to its proximity to Mile End tube station, a nearby university and residential areas that provide a high level of footfall.

With a large number of the tenants benefitting from Security of Tenure under the Landlord and Tenant Act 1954, they would have to serve notice on the landlord to leave. As a result, there will be at least a 3-month notice period, which will assist

in the marketing of the unit and would hopefully mitigate the risk of a void period and loss of income. In the event of a unit being vacant for a period of time the Charity could utilise the council's Meanwhile Use programme to temporarily occupy a vacant unit with a 'pop-up' shop, thereby maintaining the vitality of the location. It also has the impact of maintaining occupation, and therefore mitigates void costs, as well as the risk of squatters.

8.4. Breaches of leases:

Leases are monitored by the letting agent and the Park management team with support from the council's enforcement and legal teams if required. This approach enables any breaches or compliancy issues to be resolved as quickly as possible.

- 8.5. In addition to rental income, the Charity also relies on income generated through the venue hire of the Arts and Ecology Pavilions. The Park management team promotes and manages bookings for the pavilions, which are now well-established venues for weddings, private, commercial and corporate events that generate income. Improvements include setting up an Instagram account, which has helped to increase the number of enquiries and bookings. Although there are peak periods for hirers (spring to autumn), the Park management team continue to diversify the range of clients and adapt to changing market considerations.

8.6. Costs of Repairs and Maintenance:

The Park management team operates a comprehensive inspection and repair regime for the Charity's land and facilities. In addition, the Charity reinvests some of the income generated through hires to upgrade facilities and equipment to ensure its open spaces and buildings are safe and welcoming places for the public and commercial tenants and venue hirers.

In addition, the council's Facilities Management team undertake regular preventative maintenance and surveys. This overall approach of maintaining and investing reduces the risk of significant building/facility failures that could lead to larger and unplanned for repairs and/or replacement costs.

8.7. Reputational and Safety Risks:

As outlined above, income from tenancies and hires is utilised to undertake repairs and maintenance of the Charity's assets. This approach enables the Charity to

ensure Health and Safety legislation is complied with and that the buildings remain in a good state of repair. As the venues are hired out regularly, it is important both operationally and reputationally that the buildings are well maintained.

The Parks management team implements safe practices for the parks and amenities including regular patrols by Park Rangers with any issues recorded and reported to management. There are operational procedures for the regular inspection and maintenance of play and gym equipment by trained park staff and independent play inspectors. These operating procedures have been developed in line with the relevant guidance and reviewed by the council's Corporate Health and Safety team.

Additional monitoring and maintenance of the Charity's park lands is undertaken by the Council's Green Team who ensure that the land is well maintained. The combination of regular Park patrols and Green Team maintenance helps to ensure that the Charity's land is well maintained and a safe environment for people to visit.

9. Reference and Administrative details

9.1. Charity Name: The King George's, Field Mile End Charity

9.2. Other name the charity uses: King George's Fields Stepney (Previous name)

9.3. Registered charity number: 1077859

9.4. Principal Address:

London Borough of Tower Hamlets
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

9.5. Auditors:

Arnold Hill & Co LLP
6th Floor, Capital Tower
91 Waterloo Road
London
United Kingdom
SE1 8RT

9.6. Bankers:

Royal Bank Scotland (RBS)

9.7. Solicitors:

The Charity's solicitors are the Legal Service of the London Borough of Tower Hamlets.

10. The King George's Field Charity Board

10.1. The Board consisted of the Cabinet with the following members for the financial year 2021/22 until present. Changes to the Cabinet's composition can be made by the Mayor at any time and any such changes in this period were reflected concurrently in the Board's membership.

2021/22 financial year to present	Appointed	Retired
Mayor Lutfur Rahman	25/05/22	N/A
Councillor Maium Talukdar	25/05/22	N/A
Councillor Kabir Ahmed	25/05/22	N/A
Councillor Saied Ahmed	25/05/22	N/A
Councillor Suluk Ahmed	25/05/22	N/A
Councillor Gulam Kibria Choudhury	25/05/22	N/A
Councillor Abu Chowdhury	25/05/22	N/A
Councillor Iqbal Hossain	25/05/22	N/A
Councillor Kabir Hussain	25/05/22	N/A
Councillor Ohid Ahmed	25/05/22	20/03/23
Mayor John Biggs	Prior to the start of period	09/05/22
Councillor Sirajul Islam	Prior to the start of period	09/05/22
Councillor Rachel Blake	Prior to the start of period	09/05/22
Councillor Asma Begum	Prior to the start of period	09/05/22
Councillor Danny Hassell	Prior to the start of period	09/05/22
Councillor Candida Ronald	Prior to the start of period	09/05/22
Councillor Motin Uz-Zaman	Prior to the start of period	09/05/22
Councillor Dan Tomlinson	Prior to the start of period	01/09/21

Councillor Eve McQuillan	Prior to the start of period	01/09/21
Councillor Asma Islam	Prior to the start of period	09/05/22
Councillor Kahar Chowdhury	01/09/21	09/05/22
Councillor Mufedah Bustin	Prior to the start of period	09/05/22
Councillor Sabina Akhtar	Prior to the start of period	09/05/22

The Chair of the King George's Field Charity Board on behalf of the trustee (London Borough of Tower Hamlets):

Date:

REPORT OF THE TRUSTEE

For the Year Ended 31 March 2022

STATEMENT OF TRUSTEE RESPONSIBILITIES

The trustee is responsible for preparing the Trustee Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England and Wales requires the trustee to prepare financial statements for each financial year which give a true and fair view of the incoming resources and application of the resources of the charity during the year and of its state of affairs at the end of the year. In preparing these financial statements the trustee is required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation;

The trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the Charity's constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPOINTMENT OF AUDITORS

In line with the requirements of the Charity Commission, the trustee appointed Arnold Hill & Co LLP (Chartered Accountants) as the auditors of the charity.

The Chair of the King George's Fields' Charity Board on behalf of the trustee (London Borough of Tower Hamlets):

Date:

KING GEORGE'S FIELD, MILE END
AUDITOR'S REPORT TO THE MEMBERS OF KING GEORGE'S FIELD, MILE END

Opinion

We have audited the financial statements of King George's Field, Mile End (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or

- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Detection of fraud and breaches of regulations

To identify risks of material misstatement due to fraud, we considered events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to do so. Our approach included:

- using analytical procedures to identify unusual relationships;
- reading minutes of trustee meetings;
- discussing charity policies and procedures on fraud detection and prevention with trustees, and enquiring about any knowledge of actual, alleged or suspected fraud.

We communicated identified fraud risks throughout our team and remained alert to any indications of fraud throughout the audit.

To identify risks of material misstatement due to non-compliance with laws and regulations, our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general charity experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102 and the Charities Act 2011) and the relevant tax compliance regulations;
- We considered the nature of the industry, the control environment and charity's performance.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. We also performed procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, in particular the risks that revenue is recorded in the wrong period and that management may be in a position to make inappropriate accounting entries. Our procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiries of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding non-detection of fraud rather than error, as fraud may involve intentional concealment, forgery, collusion, omission or misrepresentation. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Bobby Bhogal (Senior Statutory Auditor)
for and on behalf of Arnold Hill & Co LLP

.....

Chartered Accountants
Statutory Auditor

6th Floor, Capital Tower
91 Waterloo Road
London
United Kingdom
SE1 8RT

Arnold Hill & Co LLP is eligible for appointment as auditor of King George's Field, Mile End by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

KING GEORGE'S FIELD, MILE END
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

					Restated
	Notes	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Income & Endowments from:					
Donations & Legacies	4	378,507	-	378,507	588,809
Charitable activities	5	265,894	-	265,894	88,318
Other trading activities	6	39,429	-	39,429	24,239
Investments	7	497,951	-	497,951	481,487
Total income	A	1,181,781	-	1,181,781	1,182,853
Expenditure on:					
Charitable activities	8	1,201,154	76,225	1,277,379	1,180,040
Total expenditure	B	1,201,154	76,225	1,277,379	1,180,040
Net unrealised gain / (loss) on investments	C	-	(45,800)	(45,800)	8,400
Net income / (deficit) after transfers A-B+C		(19,373)	(122,025)	(141,398)	11,213
Other recognised gains/(losses)					
Net loss on revaluation of fixed assets		-	(326,500)	(326,500)	-
Depreciation write back		-	381,125	381,125	-
Net movement in funds		(19,373)	(67,400)	(86,773)	11,213
Reconciliation of funds:-					
Total funds brought forward		77,287	15,963,800	16,041,087	16,029,874
Total funds carried forward		57,914	15,896,400	15,954,314	16,041,087

All activities derive from continuing operations

KING GEORGE'S FIELD, MILE END - Analysis of prior year (2020/21) Restated

	Notes	Prior Year Unrestricted Funds 2021 £	Prior Year Endowment Funds 2021 £	Prior Year Total Funds 2021 £
Income & Endowments from:				
Donations & Legacies	4	588,809	-	588,809
Charitable activities	5	88,318	-	88,318
Other trading activities	6	24,239	-	24,239
Investments	7	481,487	-	481,487
Total income	A	<u>1,182,853</u>	<u>-</u>	<u>1,182,853</u>
Expenditure on:				
Charitable activities	8	1,103,815	76,225	1,180,040
Total expenditure	B	<u>1,103,815</u>	<u>76,225</u>	<u>1,180,040</u>
Net unrealised gain on Investments	C	-	8,400	8,400
Net income / (deficit) for the year	A-B+C	<u>79,038</u>	<u>(67,825)</u>	<u>11,213</u>
Other recognised gains/(losses)		-	-	-
Net movement in funds		<u>79,038</u>	<u>(67,825)</u>	<u>11,213</u>
Reconciliation of funds:-				
Total funds brought forward		(1,751)	16,031,625	16,029,874
Total funds carried forward		<u>77,287</u>	<u>15,963,800</u>	<u>16,041,087</u>

All activities derive from continuing operations

KING GEORGE'S FIELDS, MILE END - Resources applied in the year ended 31 March 2022 towards fixed assets for Charity use:-

	2022 £	Restated 2021 £
Funds generated in the year as detailed in the SOFA	(86,773)	11,213
Resources applied on functional fixed assets	(26,040)	(45,962)
Net resources available to fund charitable activities	<u>(112,813)</u>	<u>(34,749)</u>

Movements in revenue and capital funds for the year ended 31 March 2022

Revenue accumulated funds

	Unrestricted Funds 2022 £	Last year Total Funds 2021 £
Accumulated funds brought forward	77,287	(1,751)
Recognised gains and losses before transfers	(19,373)	79,038
	57,914	77,287
Closing revenue funds	57,914	77,287

	Restated Endowment Funds 2022 £	Last year Total Funds 2021 £
At 1 April	15,963,800	16,031,625
Net Movement	(67,400)	(67,825)
At 31 March	15,896,400	15,963,800

Summary of funds	Total Funds 2022 £	Restated Last Year Total Funds 2021 £
Unrestricted funds	57,914	77,287
Revaluation reserve fund	15,896,400	15,963,800
Total funds	15,954,314	16,041,087

KING GEORGE'S FIELD, MILE END
BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	Restated 2021 £
Fixed assets			
Tangible assets	9	9,714,653	9,735,378
Investments held as fixed assets	10	6,273,900	6,319,700
Total fixed assets		<u>15,988,553</u>	<u>16,055,078</u>
Current assets			
Debtors	11	327,601	455,573
Total current assets		<u>327,601</u>	<u>455,573</u>
Creditors: amounts falling due within one year	12	<u>(361,840)</u>	<u>(469,564)</u>
Net current assets		(34,239)	(13,991)
The total net assets of the charity		<u>15,954,314</u>	<u>16,041,087</u>
The total net assets of the charity are funded by the funds of the charity, as follows:-			
Endowment investment & Fixed assets funds	13	<u>15,896,400</u>	<u>15,963,800</u>
		15,896,400	15,963,800
Unrestricted Funds			
Unrestricted Revenue Funds	13	<u>57,914</u>	<u>77,287</u>
		57,914	77,287
Total charity funds		<u>15,954,314</u>	<u>16,041,087</u>

The Chair of the King George's Fields' Charity Board on behalf of the trustee (London Borough of Tower Hamlets):

Date:

**KING GEORGE'S FIELD, MILE END
CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022**

		2022	Restated 2021
		£	£
Cash flows from operating activities			
Net cash provided by operating activities as shown below	A	<u>(204,648)</u>	<u>(785,432)</u>
<i>Cash flows from investing activities</i>			
Other investment income, including rents from investments		497,951	481,487
Purchase of property, plant and equipment		(26,040)	(45,962)
Net cash provided by investing activities	B	<u>471,911</u>	<u>435,525</u>
Overall cash provided by all activities	A+B	<u>267,263</u>	<u>(349,907)</u>
Cash movements			
Change in cash and cash equivalents from activities in the year ended 31 March 2022		267,263	(349,907)
Cash and cash equivalents at 1 April 2021		(370,016)	(20,109)
Cash at bank and in hand less overdrafts at 31 March		<u>(102,753)</u>	<u>(370,016)</u>
Reconciliation of net income to net cash flow from operating activities			
Net income / (deficit) as shown in the Statement of Financial Activities		(141,398)	11,213
<i>Adjustments for :-</i>			
Depreciation charges		101,390	96,120
Provision for bad and doubtful debts		46,824	31,793
Write downs of assets		326,500	-
Net unrealised (Gain) / losses on investment assets		45,800	(8,400)
Dividends, interest and rents from investments		(497,951)	(481,487)
Other gains and losses		(381,125)	-
(Increase) / Decrease in debtors		81,149	(325,810)
Increase / (Decrease) in creditors, excluding loans		159,538	(108,861)
Revaluation		54,625	-
Net cash provided by operating activities	A	<u>(204,648)</u>	<u>(785,432)</u>

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the charities SORP (FRS 102) - Accounting and Reporting by Charities. Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 and the Charities Act 2011).

The financial statements have been prepared to give a true and fair view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

King George's Field, Mile End meet the definition of public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going Concern

The trustee has considered a period of at least 12 months from the date of signing these accounts and determined that there are no material uncertainties regarding the charity's ability to continue and to meet its on-going liabilities for the next 12 months. Therefore, the accounts are prepared on a going concern basis.

1.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received, and the amount of income can be measured reliably. The significant sources of income for the Trust relate to, donations received from the London Borough of Tower Hamlets (SOFA - Donations, Note 3), admissions fees for events and exhibitions and away days held at the park (SOFA – Charitable activities, Note 4) and rental income from retail units owned by the Trust (SOFA – Investment income, Note 6).

1.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. The charity's primary

activity is the maintenance of Mile End Park, and the other open spaces within King George's Field, Mile End, for the use and enjoyment of the public. All direct and support costs including central staff costs, and depreciation charges are allocated to this primary activity to further the charity's objective. Land and Buildings assets are subject to the de minimis for capitalisation of £50,000. Rentals payable from operating leases are charged to the Statement of Financial Activities (SOFA) to reflect the economic benefits consumed over the life of the lease.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets (Plant and Machinery) are initially recognised at cost. After recognition under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Tangible fixed assets (Land and Building) are valued every five years on the basis of Existing Use Value (EUV) and recognised in the Balance sheet using the Revaluation method. Valuation of Land and Building has been carried out by qualified RICS valuers (Wilks, Head & Eve).

Depreciation is charged so as to allocate the cost of tangible fixed assets, less their residual value, over their useful economic lives on a straight-line basis.

Useful economic lives are assessed on the following basis:

Land and Building	- 26-54 years
Plant and Machinery	- 5 years

1.6 Investments held as Fixed Assets

Investment properties assets are initially recognised at cost. After recognition under cost model, they are revalued on a fair value basis at the reporting date. These assets are revalued annually and not subjected to depreciation. Gains or losses on revaluation are recognised in the Statement of Financial Activities (SOFA).

1.7 Debtors

Trade debtors are recognised at the settlement amount after any trade discount offered. Where debts may not be settled, the balance of debtors is written down and a charge made to unrestricted revenue for the income that might not be collected.

1.8 Cash at bank and in hand

The Trust does not hold a bank account of its own, the London Borough of Tower Hamlets holds cash on behalf of the Trust or the Trust owes cash to the London Borough of Tower Hamlets.

1.9 Financial instruments

As per FRS 102 Section 11, the charity makes use of only basic financial instruments which are initially recognised at transaction value and subsequently measured at settlement value. Financial instruments held by the entity comprise debtors, creditors and cash.

1.10 Liabilities

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipated it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2. Prior Period Adjustments

The charity has made a prior period adjustment relating to one issue, where the classification of an asset has been reclassified from Fixed Assets (Land and Building) to Investments held as Fixed Assets. The previously reported closing balance of Fixed Assets (Land and Buildings) and Investment held as Fixed Assets at 31/03/2020 was £9,853,824 and £6,155,800 respectively. The prior year adjusted closing balance of Fixed Assets (Land and Buildings) and Investment held as Fixed Assets at 31/03/2020 is now £9,735,378 and £6,319,700 respectively.

3. Fund Accounting

Unrestricted Funds: General funds are unrestricted funds which are available for use at the discretion of the trustee in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Endowment Funds: The charity has permanent endowments with no power to convert the capital into income. The charity has permanent endowments in the form of investments in fixed assets and tangible fixed assets (Land and Building). The income generated from these permanent endowments are unrestricted and used to further the charity objective.

4. Income from Donations

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Donations	378,507	-	378,507	588,809
Total donations	378,507	-	378,507	588,809

All income from donations relate to unrestricted funds and none for endowment funds.

5. Income from Charitable Activities

	Unrestricted Funds 2022 £	Endowment Funds 2022 £	Total Funds 2022 £	Total funds 2021 £
Hire of Premises	260,831	-	260,831	88,318
Admission fees	5,063	-	5,063	-
Total income from charitable activities	265,894	-	265,894	88,318

All income from Charitable activities relate to unrestricted funds and none for endowment funds.

6. Income from Other Non-Charitable Activities

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Licence Fees	17,838	-	17,838	6,800
Car Park Income	21,591	-	21,591	17,439
Total from other activities	39,429	-	39,429	24,239

All income from other non-charitable activities relate to unrestricted funds and none for endowment funds.

7. Investment Income

The charity held in year, investment in fixed assets (shops), from which rental income was received and the proceeds have been used to further the charity's objective.

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Property Rental Income	497,951	-	497,951	481,487
Total investment income	497,951	-	497,951	481,487

All income from investment income relates to unrestricted funds and none for endowment funds.

8. Expenditure on charitable activities

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	<i>Restated</i> Prior Year Total Funds 2021 £
Gross wages and salaries - charitable activities	292,504	-	292,504	241,361
Employers' NI - Charitable activities	22,742	-	22,742	20,958
Defined benefit pension costs - charitable activities	27,274	-	27,274	33,978
Travel and Subsistence - Charitable Activities	21,752	-	21,752	19,948
Employee related expenses	13,304	-	13,304	6,166
Events and Exhibitions	7,363	-	7,363	180
Provision for Bad and Doubtful debts	46,824	-	46,824	31,793
Uniforms	183	-	183	-
Total direct spending	431,946	-	431,946	354,384

Support costs for charitable activities

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
<i>Premises Expenses</i>				
Rent payable under operating leases	78,152	-	78,152	89,617
Rates and water charges	22,232	-	22,232	88,324
Cleaning and waste management	49,227	-	49,227	47,095
Premises repairs, renewals and maintenance	482,930	-	482,930	449,371
<i>Administrative overheads</i>				
Telephone, fax and internet	2,968	-	2,968	-
Equipment expenses	30,665	-	30,665	23,461
Insurance	6,963	-	6,963	5,277
Advertising and marketing	-	-	-	959
Subscriptions and Licences	20	-	20	643
<i>Professional fees paid to advisors other than the auditor or examiner</i>				
Management fees	63,886	-	63,886	17,789
<i>Financial costs</i>				
Depreciation & Amortisation in total for the period	25,165	76,225	101,390	96,120
Total support costs - Current Year	762,208	76,225	838,433	818,656

All charitable expenditures in relation to prior year (2020/21) was on unrestricted funds, except for the support costs for depreciation charges (£76,225). This is relating to endowment tangible fixed assets – land and building, which was recorded against endowment funds.

Staff costs and emoluments

<i>Salary costs</i>	2022	2021 £
Gross Salaries excluding trustees and key management personnel	292,504	241,361
Employer's National Insurance for all staff	22,742	20,958
Employer's contribution to defined benefit pension schemes	27,274	33,978
Total salaries, wages and related costs	342,520	296,297

The average number of staff employed in the year was	8	8
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Employees working in the Mile End Park and other local parks and open spaces are London Borough of Tower Hamlets employees. No employee received more than £60,000 in 2021/22 and 2020/21. They are eligible to join the Local Government Pension Scheme administered by the London Borough of Tower Hamlets. No remuneration costs of key management personnel is included within the Trust's accounts.

Other Expenditure - Governance costs

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Auditor's fees	7,000	-	7,000	7,000
Total Governance costs	7,000	-	7,000	7,000

Total Charitable expenditure

	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £	Prior Year Total Funds 2021 £
Total direct spending	431,946	-	431,946	354,384
Total support costs	762,208	76,225	838,433	818,656
Total Governance costs	7,000	-	7,000	7,000
Total charitable expenditure	1,201,154	76,225	1,277,379	1,180,040

9. Tangible Fixed Assets

	Land and Buildings	Plant & Machinery	Total
	£	£	£
Cost			
At 1 April 2021	9,949,000	123,551	10,072,551
Additions	-	26,040	26,040
Surplus on revaluation	(326,500)	-	(326,500)
At 31 March 2022	9,622,500	149,591	9,772,091
Depreciation			
At 1 April 2021	304,900	32,273	337,173
Charge for the year	76,225	25,165	101,390
Charged on revaluation	(381,125)	-	(381,125)
At 31 March 2022	-	57,438	57,438
Net book value			
At 31 March 2022	9,622,500	92,153	9,714,653
At 31 March 2021	9,644,100	91,278	9,735,378
Restated			
Prior Year	Land and Buildings	Plant & Machinery	Total
	£	£	£
Cost			
01 April 2020	9,949,000	77,589	10,026,589
Additions	-	45,962	45,962
31 March 2021	9,949,000	123,551	10,072,551
Depreciation			
01 April 2020	228,675	12,378	241,053
Charge for the year	76,225	19,895	96,120
31 March 2021	304,900	32,273	337,173
Net book value			
31 March 2021	9,644,100	91,278	9,735,378
31 March 2020	9,720,325	65,211	9,785,536

10. Investment in fixed assets

2021/22	Investment Properties £	Total £
Cost		
B/fwd	6,319,700	6,319,700
Revaluations	(45,800)	(45,800)
	<u>6,273,900</u>	<u>6,273,900</u>
C/fwd		
	<u>6,273,900</u>	<u>6,273,900</u>
2020/21 Restated		
	Investment Properties £	Total £
Cost		
B/fwd	6,311,300	6,311,300
Revaluations	8,400	8,400
	<u>6,319,700</u>	<u>6,319,700</u>
C/fwd		
	<u>6,319,700</u>	<u>6,319,700</u>

Valuation of investment properties is carried out on an annual basis by qualified Royal Institute of Chartered Surveyors (RICS) based on market value.

11. Debtors

	2022 £	2021 £
Trade debtors	344,082	391,073
Prepayments and accrued income	20,010	19,975
Other debtors	42,125	76,318
Provision for Bad and Doubtful Debts	<u>(78,616)</u>	<u>(31,793)</u>
	<u>327,601</u>	<u>455,573</u>

Other debtors relate to cash due to the Trust in relation to rent collected by the managing agent of £42,125 in 2021/22, £76,318 in 2020/21.

12. Creditors: amount falling due within one year

	2022 £	2021 £
Trade creditors	25,720	15,651
Other creditors	130,752	391,016
PAYE, NIC VAT and other taxes	10,736	8,443
Receipts in advance	<u>194,632</u>	<u>54,454</u>
	<u>361,840</u>	<u>469,564</u>

Included in other creditors is cash due to the London Borough of Tower Hamlets of £102,753 in 2021/22 and £370,016 in 2020/21.

13. Funds represented by assets and liabilities

Particulars of how particular funds are represented by assets and liabilities

At 31 March 2022	Unrestricted funds	Endowment funds	Total Funds
	£	£	£
Tangible Fixed Assets	92,153	9,622,500	9,714,653
Investment in Fixed Assets	-	6,273,900	6,273,900
Current Assets	327,601	-	327,601
Current Liabilities	(361,840)	-	(361,840)
	57,914	15,896,400	15,954,314

At 31 March 2021 Restated	Unrestricted funds	Endowment funds	Total Funds
	£	£	£
Tangible Fixed Assets	91,278	9,644,100	9,735,378
Investment in Fixed Assets	-	6,319,700	6,319,700
Current Assets	455,573	-	455,573
Current Liabilities	(469,564)	-	(469,564)
	77,287	15,963,800	16,041,087

14. Leases

The Trust leases in properties, with the duration on these leases expected to end in 2097. In line with lease terms, the rent is required to be reviewed on a periodic basis. Based on the most recent rent review undertaken (between 2013 and 2016), the future minimum lease payments due under these leases in the future years are:

	2022	2021
	£	£
Not later than one year	79,898	79,898
Later than one year and not later than 5 years	319,592	319,592
Later than 5 years	5,632,809	5,712,707
Total	6,032,299	6,112,197

15. Related Party Transactions

The London Borough of Tower Hamlets is the trustee of the King George's Fields Trust charity. There are substantial material related party transactions between London Borough of Tower Hamlets (LBTH) and the charity for the year ended 31st March 2022. Significant related party transactions included council donations of £378,507 of income in 2021/22, which included no Covid-19 relief contribution (£588,809 in 2020/21, £390,000 of this related to Covid-19 relief contribution). Staffing related costs incurred by the Trust from the Council of £342,520 in

2021/22 (£296,297 in 2020/21) and grounds maintenance costs incurred by the Trust from the Council of £183,400 in 2021/22 (£183,400 in 2020/21). Cash owed to the London Borough of Tower Hamlets in regard to cash overdraft on behalf of the Trust amounted to £102,753 (2020/21 - Cash owed to the London Borough of Tower Hamlets in regard to a cash overdraft on behalf of the Trust amounted to £370,016).

16. Post Balance Sheet Event

Since the Balance Sheet date of 31st March 2022, there has been no material events that would necessitate amendments to these accounts.

17. Trustee Remuneration

There were no trustee remuneration, expenses, or other benefits for the year ended 31st March 2022 and 31st March 2021.

18. Contingent Liability

There were no contingent liabilities for the year ended 31st March 2022 and 31st March 2021.

Arnold Hill & Co LLP
6th Floor, Capital Tower
91 Waterloo Road
London
SE1 8RT

Dear Sirs

King George's Field, Mile End

During the course of your audit of our financial statements for the period ending 31 March 2022, the following representations were made to you by the councillors of London Borough of Tower Hamlets ("management") on behalf of London Borough of Tower Hamlets, the charity's trustee.

1. We confirm that the trustee has fulfilled its responsibilities under the Charities Act 2011 for preparing financial statements, in accordance with the applicable financial reporting framework FRS 102 and for making accurate representations to you as auditors.

We confirm that in our opinion the financial statements give a true and fair view and in particular that where any additional information must be disclosed in order to give a true and fair view that information has in fact been disclosed.
2. We confirm that all accounting records have been made available to you for the purpose of your audit, in accordance with your terms of engagement, and that all transactions undertaken by the charity have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management meetings, have been made available to you. We have given you unrestricted access to persons within the charity in order to obtain audit evidence and have provided any additional information that you have requested for the purposes of your audit.
3. We confirm that significant assumptions used in making accounting estimates, including those measured at fair value, are reasonable.
4. We confirm that all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to the auditor and accounted for and disclosed in accordance with the applicable financial reporting framework (FRS 102).
5. We confirm that there have been no events since the balance sheet date which require disclosing or which would materially affect the amounts in the financial statements, other than those already disclosed or included in the financial statements.
6. We confirm that all related party relationships and transactions have been accounted for and disclosed and we are not aware of further related party matters that require disclosure.
7. We confirm that the charity has had, at no time during the year, any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the company) for the trustee, nor to provide guarantees of any kind on behalf of the trustee.
8. We confirm that the charity has not contracted for any capital expenditure other than as disclosed in the financial statements.
9. Except for the breach of charity filing deadlines, we confirm that we are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the charity operates and which are central to the charity's ability to operate.
10. We acknowledge responsibility for the design and implementation of controls to prevent and

detect fraud. We confirm that we have disclosed to you the results of our risk assessment of the risk of fraud in the charity.

11. We confirm that there have been no actual or suspected instances of fraud involving management or employees who have a significant role in internal control or that could have a material effect on the financial statements. We also confirm that we are not aware of any allegations of fraud by former employees, regulators or others.
12. We confirm that, having considered our expectations and intentions for the next twelve months and the availability of working capital, the charity is a going concern.
13. We confirm that in our opinion the effects of unadjusted misstatements are immaterial, both individually and in aggregate, to the financial statements as a whole (see Appendix 1).
14. We confirm that, except for as already provided for, all debtors are deemed to be recoverable.
15. We acknowledge the legal responsibilities regarding disclosure of information to you as auditors and confirm that:
 - so far as management is aware, there is no relevant audit information of which you as auditors are unaware; and
 - management has taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that you are aware of that information.

We confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and expertise (and, where appropriate of supporting documentation) sufficient to satisfy ourselves that we can properly make these representations to you and that to the best of our knowledge and belief they accurately reflect the representations made to you by management during the course of your audit.

Yours faithfully

Signed on behalf of the trustee by:

in my capacity as The Chair of the King George's Field Charity Board on behalf of the trustee (London Borough of Tower Hamlets)

Date

Appendix 1

UNADJUSTED ERRORS

Description		BS Dr	BS Cr	P&L Dr	P&L Cr	Profit Effect
1	Trade debtors	24,607				
	Trade creditors		24,607			
	<i>Gross up of unknown credit items within trade debtors</i>					
		24,607	24,607			

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Dear Sirs,

I hereby confirm that the properties detailed below have been donated to King George's Field, Mile End (charity number 10778549) (the "charity") by London Borough of Tower Hamlets. Ownership and rights to income from these properties is considered by London Borough of Tower Hamlets to reside with the charity.

- Whitehorse Road Park
- Whitehorse Adventure playground
- Belgrave Open Space
- Stepney Park astroturf
- Stepney Park playground
- Stepney Green Park open space
- Haverfield Car Park
- Stepping Stones Farm, Stepney Way
- Linea Park (Northern Section)
- Mile End Park Arts Pavilion
- Mile End Park Ecology Pavilion
- Mile End Park Urban Gym
- Stepney Green Park Changing Rooms
- Stepney Green Park Storage Unit
- Mile End Park open space
- Green Bridge Shops Units 383-387
- Green Bridge Shop Unit 389
- Green Bridge Shop Unit 391
- Green Bridge Shop Unit 552
- Green Bridge Shop Unit 554
- Green Bridge Shop Unit 556
- Green Bridge Shop Unit 558
- Office adjacent 383 Mile End Road, 383a Mile End Road

Signed on behalf of London Borough of Tower Hamlets by the Mayor of the London Borough of Tower Hamlets:

Date:



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Appendix 4

Financial Forecast

King George's Fields Trust 2022/2023

Table 1 below shows the current financial forecast for King George's Fields Trust for the financial year ending 31 March 2023. 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 2022 to 31 March 2023

Spend/Income Category	Disclosure information	March 2023 Forecast
Income from donations and legacies	Donations	-392,278
Income from donations and legacies Total		-392,278
Income from charitable activities	Hire of premises - Astro turf pitches	-115,000
	Hire of Premises-Arts Pavilion	-112,000
	Hire of Premises-Ecology Pavilion	-133,659
Income from charitable activities Total		-360,659
Income from other trading activities	License Fee	-748
	Car Park	-15,000
Income from other trading activities Total		-15,748
Investment Income	Green Bridge Shops	-490,000
Investment Income Total		-490,000
Expenditure on charitable activities	Cleaning and waste management	44,500
	Employee Related Expenditure	1,600
	Event and Exhibitions	43,600
	Insurance	5,800
	Rates and Water Charges	40,000
	Rent	78,178
	Repairs and Maintenance	459,420
	Revenue - Stock and Equipment	25,600
	Salaries	400,525
	Services - Professional Fees	105,200
	Subscriptions	1,200
	Telephony	1,500
	Transport costs	15,200
Expenditure on charitable activities Total		1,222,323
Grand Total		-36,362

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Appendix 5 Activity Update 2022/23

King George's Fields Trust

1) Activities for Children, Young People and Families

The data and information provided in Table 1 is for activities held between 1 April 2022 and 7 March 2023 at Mile End Park, Whitehorse Adventure Playground, Stepney Green astroturf and via the volunteer programme. A full report will be provided to the Charity Commission as part of the charity's annual returns.

Table 1 provides an overview of the total number of beneficiaries and sessions delivered. All sessions, apart from the Astroturf usage, are free of charge.

Table 1:

Facility	Number of sessions	Number of Participants
Mile End Park	212	6,922
Whitehorse Adventure Playground	146	11,326
Mile End Corporate Volunteers	13	326
Total	371	18,574

In addition to the above, the Stepney Green AstroTurf has had 895 bookings to date with 12,530 people using the facility.

Activity overview:

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:

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

Quotes from participants:

Mile End Park, Locksley Street Family Day

- "Everything was great, great experience for my children, big thank you"

Mile End Park, Cooking Activity

- “My children like to do baking, we join every week because when they make food, they like to try it and they enjoy it so much”
- “Everything was really organised and really friendly staff. We loved it”

Mile End Park, Gardening Activity

- “My two year old and I stumbled upon the gardening activity today. Such a wonderful experience for him to plant and pick. Excellent opportunity for the community”



During the October and February half-term holidays, the following workshops and activities were delivered by the Parks service and partner organisations:

- Pond dipping, nature walks, growing activities, pizza making and arts and bird box making at Mile End Park and Play Pavilion
- Guided play sessions at Whitehouse Adventure Playground

Mile End Park – Halloween Activity



Mile End Park – Cooking Activity



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 to 7 March 2023.

	Arts Pavilion (no of days)	Eco Pavilion (no of days)
Private Hire	29	61
Corporate Hire	13	44
Exhibition - open to the public	95	NA
Subsidised Hire / community	8	13
Turnaround Days including exhibition and event set up and clear up	58	35
Works	42	32
Closed (Christmas Eve & Day, Boxing Day, NYE & Day)	5	5

Total Occupancy (out of 365 days)	250 days	190 Days
Percentage	68.5%	52%
Total occupancy for both Pavilions %	60%	

Overall bookings have started to recover from the impact of the pandemic, with a good level of private hires that contribute towards income generation for the Charity. In addition, the Pavilions have supported community and cultural activities with highlights including:

Untold 6 – 18 April

International Exhibiting group PRISM use textiles to offer a rich and dynamic interpretation of the title 'Untold' with storytelling, histories, and contemporary comment.

Trellis 29 April – 8 May

Showcase of new artwork created in collaboration between artist, east London communities and UCL researchers. Accompanying programme of workshops and events.

ART MATTERS 1 & 2 Essential School of Painting 23 -28 June & 1 – 6 July

ESOP presented their annual end of year shows, with some brilliant and topical artwork made during extraordinary times.

Middlesex University MA Postgraduate Exhibition 9 – 14 July

A diverse range of works from across the postgraduate community, featuring students from the MA Fine Art, MA Fine Art Printmaking and MA Photography courses.

The East End Canal Festival 16-17 July

Two days of free community activity celebrating 200 years of the Regent's Canal (postponed from 2020).

Urban Makers 14 – 15 May, 26 & 27 November, 10 & 11 December

Regular Makers Market in the Ecology Pavilion supporting small businesses.

Noor Aromas Summer Market 13 & 14 August, Pre-Ramadan Market 19 March 2023

Makers Market showcasing local businesses, the majority of whom are women led and started up during the pandemic.

Peruvian Cultural Dance Workshop 14 June, 7 July (13 Oct)

3 x Peruvian Dance workshop evenings, primarily to support QMUL students but open to all.

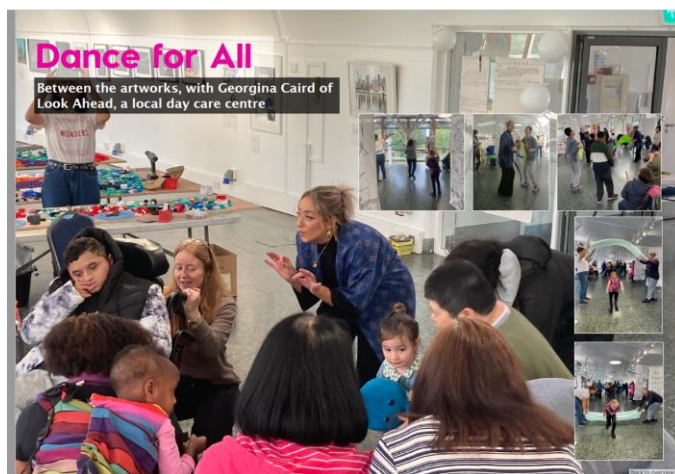
Create-a-Borough, Art Catcher 22-29 October

A week long exhibition of workshops and events celebrating all things Tower Hamlets. This culminated with an a bottle top mosaic, made by Tower Hamlets residents featuring their memorable places, which now has a permanent home in The Royal Foundation St Katherine's Yurt Café.


Tracks in Time, THAT Network 27 Feb – 10 March 2023

Showcase of 14 Tower Hamlets schools' art work, including several school workshops and opportunities for pupils to meet higher education providers and galleries.

Create-a-borough, Katja Romberg



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King George's Field Trust Board Meeting 22 March 2023	 TOWER HAMLETS
Report of: James Thomas, Corporate Director Children and Culture	Classification: [Unrestricted]
Fees and Charges Review Report, 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	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. It also includes a review of the subsidised community usage for the pavilions.

Recommendations:

The Board is recommended to:

1. Review and approve the proposed hire charge increases for the Art and Ecology Pavilions from 1 April 2023 and authorise the Corporate Director of Children and Culture and Director of Finance to implement the new charges. (Appendix 1)
2. Review the "Subsidised Hire of Pavilions for Community Groups", agreed by the Board on 6 March 2018. Approve an updated policy and authorise the

Corporate Director of Children and Culture to implement this revised policy from 1 April 2023. (Appendix 2)

3. Review and approve the proposed hire charge increase for the Stepney Green astroturf from 1 April 2023 and authorise the Corporate Director of Children and Culture and Director of Finance to implement the new charges. (Appendix 3)
4. Note, and have regard to, the Charity Commission's Public Benefit Guidance (Appendix 4)

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 3**)
- 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 2023. The level of inflation (CPI 9.0% & RPI 11.1% in April 2022) 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 COVID-19 and cost of living on residents and users have been considered.
- 1.11 At the Council's 4 January 2023 [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.
- 1.12 In March 2018 a policy for subsidised hire rates for community groups was approved by the KGFT board. (**Appendix 2**)
- 1.13 Since the subsidised hire policy was agreed the Charity's financial position has been adversely impacted by the Coronavirus pandemic. In addition, there has been a significant increase in maintenance costs and running costs as a result of rising inflation, utility and staffing costs. Therefore, a review of the subsidised hire policy is recommended to protect the ongoing viability of the venues and to support the KGFT's revenue streams and delivery of its charitable objectives.

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 Not revise the subsidised hire policy, resulting in additional financial pressure being placed on the Charity.
- 2.3 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 2023.

Community Rates Review

- 3.3 As part of this review, it is recommended that the community free and subsidised hire rates policy is reviewed to ensure greater clarity and transparency and to enable the Charity to fulfil its objectives.
- 3.4 The current policy is broad and allows for discounts ranging from 50% through to free use of the Pavilions for up to 20 bookings per annum. In addition, the policy allows the Friends of Mile End Park to have up to six free bookings per annum. Free usage currently includes all staffing costs being covered by the Charity.
- 3.5 It is proposed that the policy is revised to offer a discount for up to 20 bookings per annum from 50% to up to 80% on the hire rate with all applicants required to pay the balance of the hire fee (after the discount has been applied) and for any additional staffing, cleaning and equipment costs associated with the hire.
- 3.6 It is proposed that the Friends Group for Mile End Park continue to be supported under the current policy (i.e., six days free use per annum). However, it is proposed that the revised policy makes clarifies that these days are restricted for use by the Friends Group and are non-transferable to a third party. Furthermore, it is recommended that the Friends Group of Mile End Park are charged for any staffing costs for use of the pavilions outside of the core hours of 9am to 5pm Monday to Friday (excluding Bank Holidays) and for any additional oncosts such as security and equipment hire (if applicable).
- 3.7 Please see **Appendix 2**, which shows the current policy and a proposed revised policy for consideration by the Board.

Stepney Green Park Astroturf

- 3.8 The astroturf at Stepney Green Park is used by a range of local teams, schools, youth and community groups as well as private hirers.
- 3.9 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.
- 3.10 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.
- 3.11 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.
- 3.12 Please refer to **Appendix 3** 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 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.
- 4.2 In line with the Charity's community hire policy (**Appendix 2**), provision is made for local organisations (that meet the criteria) to benefit from a reduced hire charge for use of the Art an Ecology Pavilion.
- 4.3 The pavilions have a wide range of bookings that are of wider benefit to the community that have include supporting the NHS's response to the pandemic, blood donor banks, food bank distribution, free to access art exhibitions and workshops.
- 4.4 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 King George Fields trust Charity is self-financing and does not have any contribution from the Councils General fund. As costs increase for the trust fees and charges would need to be increased to continue to cover costs and ensure there is no financial impact to 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 the benchmarking exercise. The revised fees and charges would be expected to ensure the trusts 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 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 income and resources responsibly and ensure that the Charity complies with its legal obligations.

Linked Reports, Appendices and Background Documents

Linked Report

- [6 March 2018 King George's Fields Trust Community Subsidised Hire Rate review](#)
- [4 January 2023 Cabinet meeting](#)

Appendices

- Appendix 1 – Art and Ecology Pavilion Hire Rate Review
- Appendix 2 – Community Subsidised Hire Rate Review
- Appendix 3 – Stepney Green Astro turf Hire Rate Review
- Appendix 4 – 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

Appendix 1

Fees and Charges Review

Art and Ecology Pavilions 2022/23

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 (see **Appendix 2**).
- 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 10%, which is being applied to Council hire fees from 1 April 2023.
- 2.2. Comparisons with other venues has been undertaken to benchmark our rates and proposed increases to ensure that the venues remain competitive.
- 2.3. As part of this review, it is recommended that the community usage policy is reviewed to ensure greater clarity and transparency and to enable the Charity to fulfil its objectives. See **Appendix 2**.

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 (2022/2023) we are on target to generate £260,000.
- 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 10% 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.
- 4.5. 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).
- 4.6. 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 (2022/23)	Proposed 2023/24 charges (10% increase)	Increase (£'s)
Half day private hire rate - 8hrs (Monday to Thursday)	£1500 (includes staffing)	£1650	£150
Full day private hire rate – 16hrs (Monday to Thursday)	£3000 (Includes staffing)	£3300	£300
Full day private hire rate – 16hrs (Friday, Saturday, Sunday and Bank Holidays)	£3700 (includes staffing)	£4070	£370
Corporate hire rate per hour (9am to 5pm, Monday to Friday) – minimum 5hrs	£147 p/h (excludes staffing costs and tech hire)	£162	£15
Exhibition Rate for 7 days (generally October to April). (9am and to 6pm)	£1750	£1925	£175
Subsidised Exhibition Rate for 7 days (generally October to April). (9am and to 6pm)	£1250	£1375	£125

Table 2: Ecology Pavilion Proposed Rates

Ecology Pavilion Capacity: 220	Current charges (2022/23)	Proposed 2023/24 charges (10% increase)	Increase (£'s)
Half day private hire rate - 8hrs (Monday to Thursday)	£1250 (includes staffing)	£1375	£125
Full day private hire rate - 16hrs (Monday to Thursday)	£2500 (includes staffing)	£2750	£250
Full day private hire rate - 16hrs (Friday, Saturday, Sunday and Bank Holidays)	£3000 (includes staffing)	£3300	£300
Corporate hire rate per hour,	£119 p/h (excludes staffing costs and tech hire)	£131	£12

(9am to 5pm, Monday to Friday) – minimum 5hrs			
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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
 - [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 2022 however these venues may be undertaking their own rate reviews and introducing rate rises for 2023.

Table 2: Benchmarking

Venue	Private Hire 2022/23 £	Times	Capacity	Per Head 2022/23 £
Core Clapton	£3,600	08.00-00.00	150	£24.00
Hackney Town Hall	£6,900	09.00-00.00	250	£27.60
Trinity Buoy Wharf	£6,500	0900-0400	210	£30.95
West Reservoir	£3,800	1200-0100	150	£25.33
The Art Pavilion (Current rate)	£3,700	0900-0100	260	£14.23
The Art Pavilion (Proposed rate)	£4,070	0900-0100	260	£15.65
The Ecology Pavilion (Current rate)	£3,000	0900-0100	220	£13.64

The Ecology Pavilion (Proposed rate)	£3,300	0900-0100	220	£15
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Appendix 2

Fees Subsidised Hire of Pavilions Policy review Art and Ecology Pavilions

1. Introduction

- 1.1. The Art and Ecology Pavilions are King George's Fields Trust (KGFT) assets that operate both as a method of raising income through corporate/private hire and as community facilities.
- 1.2. At the [6 March 2018](#) King George's Fields Trust Board meeting, a proposal and policy for subsidised lettings (hires) of the Art and Ecology Pavilions to community organisations was approved (as set out in **Appendix 2.1** below). These have not been reviewed since they were implemented.
- 1.3. The subsidised hires policy was designed to support the charity's charitable aims to maintain Park Lands (and assets) for the use, enjoyment, and benefit of the public. Furthermore, the subsidised hires policy is in the interest of social welfare and public benefit.
- 1.4. The policy for subsidised community hire rates also provided greater transparency on the venue hire operating guidelines and information to the public on how decisions were made regarding free or subsidised use of the pavilions.
- 1.5. The subsidised hire rate policy was also considered against the charity's best interests and the need for the charity to manage its resources responsibly each year.

2. Purpose of the review

- 2.1. Since the subsidised hire policy was agreed the charity's financial position has been adversely impacted by the Coronavirus pandemic. In addition, there has been a significant increase in maintenance costs and running costs because of rising inflation, utility, and staffing costs.
- 2.2. A review of the subsidised hire policy has been proposed to protect the ongoing viability of the venues and to support the charity's best interests whilst continuing to support community usage.

3. Current Policy

- 3.1. The current policy for the subsidised hire of pavilions for community groups is set out as approved by KGFT board March 2018 in **Appendix 2.1** below.
- 3.2. An updated policy has been proposed for consideration by the Board in **Appendix 2.2** below.
- 3.3. A summary of the revisions is provided in Table 1 below.

Table 1: Summary of revised changes

Ref:	Current Policy	Proposed Revisions
a)	Free usage currently includes the cost of staff necessary to opening and managing the building during the hire period and these costs would be covered from commercial income generated through hire.	It is recommended that only the Friends of Mile End Park are eligible for free usage and staffing (see Section C below).
b)	Only groups based in the borough or able to demonstrate strong ongoing working ties to the borough should benefit from free or subsidised usage. Usage should be of benefit to Tower Hamlets residents and open to all.	<p>Only groups based in the borough or able to demonstrate strong ongoing working ties to the borough should benefit from free or subsidised usage. Usage should be of benefit to Tower Hamlets residents and open to all.</p> <p>Proposed activity must be open to the public throughout (event opening times) and free to enter.</p> <p>Applications will only be considered from registered charities, Community Interest Companies (CIC) or Tower Hamlets based voluntary and community organisations or cultural organisations with a track record in delivering high quality community, or cultural programmes.</p> <p>All organisations will be required to meet the terms and conditions of the Venue Hire Policy i.e., have Public Liability Insurance, equality and safeguarding procedures.</p>
c)	Friends of Mile End Park group should be awarded an allocation of six free bookings a year.	Friends of Mile End Park are eligible for up to six free days of use of the pavilions (including staffing) per financial year (outside of peak periods unless otherwise agreed by the venue management team). This provision is for the sole use of the pavilions by the Friends of Mile End Park and is non-transferable. Any staffing costs outside of the core hours of 9am to 5pm, Monday to Friday (excluding Bank Holidays) would be charged to the group.
d)	A fixed number of free and subsidised lets to be operated	A fixed number of subsidised lets to be operated and reviewed each year

	<p>and reviewed each year and offered not exclusively but in the main during periods where commercial hire activity is usually lower. Suggested up to 20 bookings per annum not including Mile End Friends Group allocation.</p>	<p>and offered not exclusively but in the main during periods where commercial hire activity is usually lower (i.e., 1 October to 30 April). Subsidised hire will be offered to a maximum of 20 bookings per annum (financial year) across the two pavilions, not including the Friends of Mile End Park allocation.</p> <p>A booking is defined as one day between 9am-5pm. Hours outside of 9am to 5pm will only be considered if there is a clear need and benefit to Tower Hamlets residents.</p>
e)	<p>A formal and transparent application process for free and subsidised usage. Applications to be considered by a panel on a rolling programme basis across the year and records to be made available for public scrutiny. Average discount around 50% but some 100% discount to be determined by level of benefit and match funding/in kind support.</p>	<p>There is a formal and transparent application process for free and subsidised usage (see Subsidised Hire Application Requirements section). Applications to be considered by a panel on a rolling programme basis across the year and records to be made available for public scrutiny. The average discount is approximately 50% with a maximum discount of 80% to be determined by the level of benefit and match funding/in kind support.</p> <p>All applicants are required to pay the balance of the hire fee (after the discount has been applied) and for any staffing, cleaning, waste removal and equipment costs associated with the hire.</p>
f)	<p>All groups/organisations benefiting from this policy will be required to provide monitoring information and an event/activity report and credit the Council.</p>	<p>All groups/organisations benefiting from this policy will be required to provide monitoring information and an event/activity report that details: description of the event/activity delivered, how the original aims of the event/activity were met, number of attendees/beneficiaries and any lessons learnt.</p> <p>Successful applicants will be required to credit the Council and provide images (with relevant consent/permission) of the event/activity for use by the Council and King George's Fields Trust for non-commercial purposes.</p>

Appendix 2.1

Mile End Park Pavilions Guidelines for subsidised hire of Pavilions for Community Group use

The existing policy, shown below, was approved by the King George's Fields Trust Board on 6 March 2018.

Proposal (approved 6 March 2018)

To define free usage this would include the costs of staff necessary to opening and managing the building during the hire period and these costs would be covered from commercial income generated through hire.

We propose the following key elements to community access guidelines:

- Only groups based in the Borough or able to demonstrate strong ongoing working ties to the Borough should benefit from free or subsidised usage. Usage should be of benefit to Tower Hamlets residents and open to all.
- Free or subsidised usage will not normally be granted for events that make a charge to those attending or seek to make a profit. The exceptions to this would include events raising funds for local charities.
- Friends of Mile End Park group should be awarded an allocation of six free bookings a year.
- A fixed number of free and subsidised lets to be operated and reviewed each year and offered not exclusively but in the main during periods where commercial hire activity is usually lower. Suggested up to 20 bookings per annum not including Mile End Friends Group allocation.
- A formal and transparent application process for free and subsidised usage. Applications to be considered by a panel on a rolling programme basis across the year and records to be made available for public scrutiny. Average discount around 50% but some 100% discount to be determined by level of benefit and match funding/in kind support.
- All groups/organisations benefiting from this policy will be required to provide monitoring information and an event/activity report and credit the Council.
- All applicants will be required to complete the standard venue booking form and to adhere to the standard venue hire conditions in addition to this policy.
- All applications must meet with the Council's Equal Opportunities Policy.

Appendix 2.2

Proposed Revised Policy Wording

Subsidised Hire Policy (Proposed to be implemented from 1 April 2023):

- Only groups based in the borough or able to demonstrate strong ongoing working ties to the borough should benefit from free or subsidised usage. Usage should be of benefit to Tower Hamlets residents and open to all. Proposed activity must be open to the public throughout (event opening times) and free to enter.
- Applications will only be considered from registered charities, Community Interest Companies (CIC) or Tower Hamlets based voluntary, community or cultural organisations with a track record in delivering high quality community, or cultural programmes.
- All organisations will be required to meet the terms and conditions of the Venue Hire Policy i.e., have Public Liability Insurance, equalities, and safeguarding procedures.
- Free or subsidised usage will not normally be granted for events that make a charge to those attending or seek to make a profit.
- Friends of Mile End Park are eligible for up to six free days of use of the pavilions (including staffing) per financial year (subject to availability and outside of peak periods unless otherwise agreed with the venue management team). This provision is for the sole use of the pavilions by the Friends of Mile End Park and is non-transferable. Any staffing costs outside of the core hours of 9am to 5pm, Monday to Friday (excluding Bank Holidays) would be charged to the group.
- A fixed number of subsidised lets to be operated and reviewed each year and offered not exclusively but in the main during periods where commercial hire activity is usually lower (i.e., 1 October to 30 April). Subsidised hire will be offered to a maximum of 20 bookings per annum (financial year), not including the Friends of Mile End Park allocation. A booking is defined as one day between 9am to 5pm. Hours outside of 9am to 5pm will only be considered if there is a clear need and benefit to Tower Hamlets residents.
- There is a formal and transparent application process for free and subsidised usage (see Subsidised Hire Application Requirements section). Applications to be considered by a panel on a rolling programme basis across the year and records to be made available for public scrutiny. The average discount is approximately 50% with a maximum discount of 80% to be determined by the level of benefit and match funding/in kind support.
- All applicants are required to pay the balance of the hire fee (after the discount has been applied) and for any staffing, cleaning, waste removal and equipment costs associated with the hire.
- All applicants will be required to complete the standard venue booking form and to adhere to the standard venue hire conditions in addition to this policy.
- All applications must meet with the Council's Equal Opportunities Policy.

Subsidised Hire Application Requirements

All applicants will be required to submit a written proposal that addresses the criteria set out below. Short proposals, addressing all the criteria as set out in the section below should be emailed to pavilionbookings@towerhamlets.gov.uk.

- Name of organisation applying and registered address (including any company/charity registration).
- Is your organisation based in Tower Hamlets and/or can you demonstrate strong links and partnerships in the borough?
- Details of the status of the organisation applying i.e., charity, voluntary group etc. Please include a copy of your constitution, charitable or organisational aims.
- What is the event/activity you are applying for? Please provide an event/activity overview that includes the following:
 - A description of your event/activity including: details of your event (date, times – including set up and take down times); type of activities and infrastructure (including refreshments, details of speakers/performers, stalls, delivery partner activities), details of who will manage the event/activity and any delivery partners.
 - The main aims/purpose of the project and how you will measure success.
 - Details of any in-kind or match funding and confirmation that the event will be free to enter and open to all members of the public.
 - Details of your target audience/participants and how you will promote and engage your activity/event to Tower Hamlets' diverse communities. *Please include a marketing/communication plan and community engagement plan.*
 - Details of how your event/activity will benefit Tower Hamlets residents and support community cohesion and the [Tower Hamlets Equalities Policy](#).
 - Details of how the activity be monitored and evaluated.

Conditions applicable to successful applicants:

- All groups/organisations benefiting from this policy will be required to provide monitoring information and an event/activity report that details: description of the event/activity delivered, how the original aims of the event/activity were met, number of attendees/beneficiaries and any lessons learnt.
- Successful applicants will be required to credit the Council and provide images (with relevant consent/permission) of the event/activity for use by the Council and King George's Fields Trust for non-commercial purposes.
- Applications will be assessed against these criteria by Council Officers. Subsidies offered and benefits realised will be monitored by Council officers.
- All successful applications for subsidised hire will be required to complete a booking form and comply with the Council's [Venue Hire Policy](#) and adhere to the same payment process and contractual obligations for non-subsidised hire.

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Appendix 3

Fees and Charges Review

Stepney Green Park Astro turf 2023/24

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 July 2021 and it is proposed that increases of between 9.1% and 11.1% are applied to the current pitch hire charges from 1 April 2023. This aligns with the approximate increases being applied to Council hire fees from 1 April 2023 (approved by [Cabinet](#) on 4 January 2023). The current rates and proposed increases can be found in **Appendix 3.1** 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 3.2** 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 £14.75 lower for borough-based adults and £3.05 non-borough adults (compared to other venues, peak times). For 11 a-side the new rates are on average £81.01 lower for borough-based adults and £61.57 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 2023/24 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 3.1: 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	£ 78.00	£ 86.00	£ 8.00	10.30%
With changing room		£ 102.00	£ 112.00	£ 10.00	
7-aside (2/3rds of a pitch)	Per hour	£ 53.00	£ 58.00	£ 5.00	9.40%
With changing room		£ 69.00	£ 76.00	£ 7.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 27.00	£ 30.00	£ 3.00	9.40%
With changing room		£ 36.00	£ 39.00	£ 3.00	
Adults (borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 57.00	£ 63.00	£ 6.00	10.50%
With changing room		£ 75.00	£ 82.00	£ 7.00	
7-aside (2/3rds of a pitch)	Per hour	£ 38.00	£ 42.00	£ 4.00	10.50%
With changing room		£ 50.00	£ 55.00	£ 5.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 20.00	£ 22.00	£ 2.00	10.50%
With changing room		£ 26.00	£ 29.00	£ 3.00	
Adults (non-borough) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 92.00	£ 101.00	£ 9.00	9.80%
With changing room		£ 120.00	£ 132.00	£ 12.00	
7-aside (2/3rds of a pitch)	Per hour	£ 61.00	£ 67.00	£ 6.00	9.80%
With changing room		£ 80.00	£ 88.00	£ 8.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 31.00	£ 34.00	£ 3.00	9.80%
With changing room		£ 41.00	£ 45.00	£ 4.00	
Adults (non-borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 81.00	£ 89.00	£ 8.00	9.90%
With changing room		£ 106.00	£ 116.00	£ 10.00	
7-aside (2/3rds of a pitch)	Per hour	£ 55.00	£ 60.00	£ 5.00	9.10%
With changing room		£ 71.50	£ 78.00	£ 6.50	
5 a-side (1/3rd of a pitch)	Per hour	£ 28.00	£ 31.00	£ 3.00	9.10%
With changing room		£ 37.00	£ 41.00	£ 4.00	
Juniors (under 16s) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 39.00	£ 43.00	£ 4.00	10.30%
With changing room		£ 51.00	£ 56.00	£ 5.00	
7-aside (2/3rds of a pitch)	Per hour	£ 27.00	£ 30.00	£ 3.00	11.10%
With changing room		£ 36.00	£ 39.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 15.00	£ 17.00	£ 2.00	11.10%
With changing room		£ 20.00	£ 23.00	£ 3.00	
Juniors (under 16s) - off peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 33.00	£ 36.00	£ 3.00	9.10%
With changing room		£ 43.00	£ 47.00	£ 4.00	
7-aside (2/3rds of a pitch)	Per hour	£ 22.00	£ 24.00	£ 2.00	9.10%
With changing room		£ 29.00	£ 32.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 12.00	£ 13.00	£ 1.00	9.10%
With changing room		£ 16.00	£ 17.00	£ 1.00	
Borough Primary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 30.00	£ 36.00	£ 6.00	20.00%
With changing room		£ 39.00	£ 47.00	£ 8.00	
7-aside (2/3rds of a pitch)	Per hour	£ 22.00	£ 24.00	£ 2.00	9.10%
With changing room		£ 29.00	£ 32.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 12.00	£ 13.00	£ 1.00	9.10%
With changing room		£ 16.00	£ 17.00	£ 1.00	
Borough Secondary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 39.00	£ 43.00	£ 4.00	10.30%
With changing room		£ 51.00	£ 56.00	£ 5.00	
7-aside (2/3rds of a pitch)	Per hour	£ 28.00	£ 31.00	£ 3.00	10.70%
With changing room		£ 37.00	£ 41.00	£ 4.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 15.00	£ 17.00	£ 2.00	10.70%
With changing room		£ 20.00	£ 23.00	£ 3.00	
Non-borough school	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 54.00	£ 59.00	£ 5.00	9.30%
With changing room		£ 71.00	£ 77.00	£ 6.00	
Half pitch (2/3rds of a pitch)	Per hour	£ 36.00	£ 40.00	£ 4.00	11.10%
With changing room		£ 47.00	£ 52.00	£ 5.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 19.00	£ 21.00	£ 2.00	11.10%
With changing room		£ 25.00	£ 28.00	£ 3.00	

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. There is a multiple price list for the 11 aside which varies from £154.71 - £238.13 per hour. Includes use of changing rooms.	https://weplayfootball.com/venues/mile-end
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside (or 5 aside)	£90.42	£77.65		
11 aside	£238.13	£154.71		

	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. Includes 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	£59.90 - £72.45	£56.65		

	Whitechapel Sports Centre (GLL Tower Hamlets) - 3G astro turf		Notes	Web link
	Peak / Off peak rates for Adults		Prices are for 6 aside. Includes use of changing rooms.	https://weplayfootball.com/venues/whitechapel
Hire Cost	Peak (current cost)	Off Peak (current cost)		
6 aside	£85.30	£73.25		

	Bow School Astoturf - 3G astroturf		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 £55 - £75 per hour. School premises so only evening bookings available. Includes 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 astroturf		Notes	Web link
	Peak / Off peak rates for Adults (borough users)		Prices are for 5 aside. Evenings and weekend hire only due to being a school. There is also 5 aside which is £55 - £75 per hour. School premises so only evening bookings available. Includes 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 astroturf		Notes	Web link
	Peak / Off peak rates for Adults (borough users)		Includes use of changing room.	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		Prices vary between £65 -£203.79 per hour for 5 aside and 7 aside pitches. Includes 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 (or 5 aside)	£104	£65		

	The City Academy, Hackney in London 2G astroturf - Hackney		Notes	Web link
	Peak / Off peak rates for Adults		School premises so only evening bookings available. Includes use of changing room.	https://schoolhire.co.uk/london-hackney/tcah/football-pitch/3611
Hire Cost	Peak (current cost)	Off Peak (current cost)		
5 -7 aside	£88	£75		

	Powerleague 3G astroturf - Newham		Notes	Web link
	Peak / Off peak rates for Adults		No School rates could be sourced. Includes use of changing room.	https://www.playfinder.com/london/venue/powerleague-newham/football-7-a-side-36043
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside	£100	£85		

	Mabley Green - 3G - Hackney		Notes	Web link
	Peak / Off peak rates for Adults		No School rates could be sourced. Includes use of changing room.	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			

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

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<p>King George's Field Trust Board Meeting 22 March 2023</p>	 <p>TOWER HAMLETS</p>
<p>Report of: James Thomas, Corporate Director Children and Culture</p>	<p>Classification: Partially restricted (exempt Appendix 1)</p>
<p>Leases Update, King George's Field Trust (KGFT)</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	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 seeks a decision from the KGFT Board to authorise officers to undertake action against a Green Bridge unit that has arrears against utility charges, which is in breach of the lease.

This Report also provides an update in respect of lease renewal discussions.

Recommendations:

The Board is recommended to:

1. Authorise the Corporate Director of Children and Culture and the Corporate Director for Place to take action against "Tenant A" to recover costs of unpaid utilities.
2. Note the ongoing discussions in respect of the lease renewal of "Tenant B".
3. Note the ongoing discussions in respect of "Tenant C" and to authorise the Corporate Director of Children and Culture and the Corporate Director for Place to undertake and complete a review of "Tenant C's" rent.

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 The Board is requested to give Council officers authority to take action against "Tenant A" to recover the non-payment of utilities. All tenants are liable for the cost of their utilities in accordance with their lease.
- 1.5 The Board is asked to note the negotiations regarding the renewal of the leases of "Tenant B" based on options provided in Appendix 1. The Board is asked to review options for the renewal of the leases.
- 1.6 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 "Tenant A" detailed in Appendix 1, is liable under the lease to pay all outgoings, including utilities. They are in arrears with their utility payments for electricity. To date instructions have been given to the management agents to try and resolve this issue. Discussions are ongoing, however should a suitable resolution not be reached then officers will need authority from the Board to take action at the appropriate time. Should this not occur then it is considered the Trust will be in breach of its obligations under its charity responsibilities.
- 2.2 External agents have been in discussion with the agents acting on behalf of "Tenant B" and have obtained a potential settlement that they are willing to recommend. This provides an increase in rent, thereby meeting the fiduciary duties as it is at a level recommended by the external agent. It also enables investment by the lessee which they believe will enhance their business.
- 2.3 Further to the KGFT Board meeting on 26 October 2022 action was taken against "Tenant C". Prior to the issues raised at the October Board the rent review dated 7 June 2022 was not instigated as they could have prejudiced the actions being sought as a tacit waiving of the breaches. Authority is now sought to undertake this rent review and charge the market rent from the review date.

3 DETAILS OF THE REPORT

- 3.1 Asset Management's external management agent has been liaising with "Tenant A" to try and resolve non-payment of the utilities. See Appendix 1 for further details.
- 3.2 The arrears deprive the Charity of funds to undertake its remit.
- 3.3 Should matters continue, then officers would advise drawing down from the Rent Deposit Deed. Should the tenant not then comply with the obligation under the Deed, then the landlord would retain the right of Forfeiture. Should this occur it is considered to be a good location and would readily re-let.
- 3.4 Asset Management have had specialist external agents undertaking negotiations with "Tenant B" and their recommendation, for noting by the Board, is contained within Appendix 1.
- 3.5 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. It is proposed the external managing agent undertake this rent review.

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 The lease renewal is a statutory matter under the Landlord and Tenant Act 1954, with the tenant entitled to a new lease on market terms.
- 5.2 The Section 146 Notice is served under the Law and Property Act 1925.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 King Georges Fields Trust is a self-financing Charity with no direct contributions from the Council general fund. To ensure sustainability it is important that the Charity maximises the income from the 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

- [26 October 2022 King George's Fields Trust Board Meeting](#)

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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Appendix 2 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.

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