

King George's Field Charity Board

Agenda

**Wednesday, 30 October 2024 at 5.30 p.m.
Council Chamber - Town Hall, Whitechapel**

Members:

Mayor Lutfur Rahman	(Chair)
Councillor Maium Talukdar	(Vice-Chair)
Councillor Kabir Ahmed	
Councillor Musthak Ahmed	
Councillor Saied Ahmed	
Councillor Shafi Ahmed	
Councillor Gulam Kibria Choudhury	
Councillor Abu Chowdhury	
Councillor Kamrul Hussain	
Councillor Abdul Wahid	

Substitutes:

[The quorum for this body is 3 voting Members]

Contact for further enquiries:

Jack Painter, Democratic Services Officer (Committee),
jack.painter@towerhamlets.gov.uk
020 7364 3038
Town Hall, 160 Whitechapel Road, London, E1 1BJ
<http://www.towerhamlets.gov.uk/committee>



Public Information

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The meeting will be broadcast live on the Council's website. A link to the website is detailed below. The press and public are encouraged to watch this meeting on line.

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A Guide to King George's Field Charity Board

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

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

To administer the affairs and discharge the duties of trustee of such other Charities controlled by the Council as the Cabinet might authorise by resolution.

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

Public Engagement

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

London Borough of Tower Hamlets

King George's Field Charity Board

Wednesday, 30 October 2024

5.30 p.m.

APOLOGIES FOR ABSENCE

1. DECLARATIONS OF INTERESTS (PAGES 7 - 8)

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

See attached note from the Monitoring Officer.

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

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

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

2. PUBLIC BENEFIT GUIDANCE (PAGES 9 - 10)

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

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

To confirm as a correct record the minutes of the meeting of the Board held on Wednesday 29 May 2024.

4. UNRESTRICTED REPORTS FOR CONSIDERATION

4.1 King George's Field Trust audited accounts and annual report 2022/2023 (To Follow)

4.2 King George's Field Trust Investment Programmes (Pages 15 - 24)

4 .3 King George's Field Trust Leases update (Pages 25 - 34)

5. EXCLUSION OF THE PRESS AND PUBLIC

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

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

EXEMPT SECTION (Pink Papers)

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

6. EXEMPT REPORTS FOR CONSIDERATION

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

Next Meeting of the King George's Field Charity Board

Wednesday, 12 February 2025 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: Linda Walker, Interim Director of Legal and Monitoring Officer,
Tel: 0207 364 4348

APPENDIX A: Definition of a Disclosable Pecuniary Interest

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

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

Agenda Item 2

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

About public benefit

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

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

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

The public benefit requirement has two aspects:

To satisfy the 'benefit aspect'

To satisfy the benefit aspect:

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

The 'public aspect'

To satisfy the 'public aspect' the purpose must:

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

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

Make decisions :

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

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

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

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

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

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

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

Report on public benefit

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

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

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE KING GEORGE'S FIELD CHARITY BOARD

HELD AT 5.44 P.M. ON WEDNESDAY, 29 MAY 2024

COUNCIL CHAMBER - TOWN HALL, WHITECHAPEL

Members Present in Person:

Mayor Lutfur Rahman	Chair
Councillor Maium Talukdar	Vice-Chair
Councillor Kabir Ahmed	
Councillor Musthak Ahmed	
Councillor Shafi Ahmed	
Councillor Gulam Kibria Choudhury	
Councillor Abu Chowdhury	
Councillor Kamrul Hussain	
Councillor Abdul Wahid	

Apologies:

Councillor Saied Ahmed

Officers Present in Person:

Simon Baxter	(Corporate Director Communities)
Catherine Boyd	(Head of Arts, Parks and Events)
Caroline Dzandu	(Senior Estates Surveyor)
Jack Painter	(Democratic Services Officer)

Officers In Attendance Virtually:

Joanne Dunnyaglo	(Principal Property Lawyer)
Richard Ward	(Head of Commercial & Contracts)

1. DECLARATIONS OF INTERESTS

None were declared.

2. PUBLIC BENEFIT GUIDANCE

RESOLVED:

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

3. MINUTES OF THE PREVIOUS MEETING(S)

That the unrestricted minutes of the Board meeting held on Wednesday 22 November 2023 be approved and signed by the Chair as a correct record of proceedings.

4. UNRESTRICTED REPORTS FOR CONSIDERATION

4.1 Terms of Reference of the King George's Field Charity Board

The board received a report setting out the board's terms of reference, membership and quorum of the King George's Fields Charity Board for 2024/2025.

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

RESOLVED that the Board notes it's terms of reference, membership and quorum as set out in the report submitted.

4.2 King George's Field Trust audited accounts and annual report 2022/2023

The item was withdrawn before the meeting.

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

The board received a report that provides an update on the submission of the trust's audited accounts and annual report to the Charity Commission. The report also provides an update on the current financial position and activities delivered by the trust this financial year (2023/24), a governance update and in addition, seeks a decision from the Board on the allocation of grant funding from Fields in Trust.

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

RESOLVED that the Board;

1. Notes the update on audited accounts and annual reports to the Charity Commission.
2. Notes the forecasted financial position for 2023/24 as set out in appendix 1 in the report submitted.
3. Notes the activities update for 2023/24 as set out in appendix 2 in the report submitted.
4. Notes the Governance update.
5. Reviewed the options set out in appendix 3 in the report submitted and agreed for officers to take forward the Match fund practice cricket nets at a KGFT park / open space, creation of a small refreshment kiosk at

Stepney Green Astro turf and Match funding towards Playzone scheme upgrades to the artificial pitches at Mile End Park.

6. Note, and have regard to, the Charity Commission's Public Benefit Guidance as set out in appendix 4 in the report submitted.

4.4 King George's Field Trust Review of Fees and Charges 2024/25

The board received a report that 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 also 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 astro turf facility.

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

RESOLVED that the Board;

1. approves the proposed hire charge increases for the Art and Ecology Pavilions from June 2024 and authorises the Corporate Director of Communities and Corporate Director of Resources to implement the new Charges as shown in Appendix 1 in the report submitted.
2. approves the proposed hire charge increase for the Stepney Green astro turf from June 2024 and authorises the Corporate Director of Communities and Corporate Director of Resources to implement the new Charges as shown in Appendix 2 in the report submitted.

4.5 King George's Field Trust update on leases for Commercial and Retail Assets

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

The report outlines requirements for management arrangements and recommends that a new management agent contract is tendered.

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

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

RESOLVED that the board;

1. Notes the status of payments received and arrears for Green Bridge retail units.
2. Notes the ongoing discussions with "Tenant A" in respect of outstanding arrears and their lease arrangements and approve the proposal from the tenant to offset their arrears.
3. Notes the outcome of discussions in respect of the rent review for "Tenant B" and their lease arrangements.
4. Notes the current position with regard to negotiations with "Tenant C" regarding their lease renewal.
5. Notes the status of lease renewal arrangements with "Tenant D".
6. Note the ongoing discussions with "Tenant E" regarding their rent review.

5. **EXCLUSION OF THE PRESS AND PUBLIC**

The Chair **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.

6. **EXEMPT REPORTS FOR CONSIDERATION**

See minute 4.5.

The meeting ended at 7.00 p.m.

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

King George’s Field Charity Board Wednesday 30 October 2024	 TOWER HAMLETS
Report of: Simon Baxter, Corporate Director Communities	Classification: Unrestricted
King George’s Field Trust Investment Programmes	

Lead Member	N/A
Originating Officer(s)	Catherine Boyd, Head of Arts, Parks, and Events Tim Clee, Head of Culture Capital, Projects and Quality Assurance
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 overview of proposed investment programmes that would enable the Charity to improve its sports offer, benefiting residents of Tower Hamlets and park users. The proposed programme includes cricket practice nets and a new five-a-side pitch at Stepney Green. In addition, it is proposed that the hard surface sports courts at Mile End Park are upgraded. It is proposed that external funding is secured to support these programmes, where possible.

In addition, this report seeks a decision from the Board on the allocation of grant funding from Fields in Trust, including potential match funding for the sports improvement programmes at Mile End Park and Stepney Green Park.

Recommendations:

The Board is recommended to:

1. Note the proposed investment programme for Mile End Park and Stepney Green Park including options for leveraging in external funding.
2. Review the options and take a decision on the allocation of Fields in Trust funding in Appendix 1.

1 REASONS FOR THE DECISIONS

- 1.1 The Council is the trustee of the Charity, and the Council is the freehold owner of the land which is subject to this report.
- 1.2 The King Georges Fields Charity Board (the Board) is established by section 3.3.12 of the Council's Constitution, which gives the Board the following functions:
 - 3.2.1 *To administer the affairs of the King Georges Fields Charity and discharge all the duties of the Council as sole trustee of the Charity;*
 - 3.2.2 *To administer the affairs and discharge the duties of trustee of such other charities controlled by the Council as the Cabinet might authorise by resolution.*
- 1.3 The Board is required to take a decision on how the funds from Fields in Trust are utilised to further support the King George's Fields Trust charitable objectives.

2 ALTERNATIVE OPTIONS

- 2.1 Decide not to review options to improve sports facilities, which would reduce the number of people benefitting from access to well-managed sports amenities that support health and wellbeing.
- 2.2 Decide not to use the grant funding from Fields in Trust. This would remove an opportunity to improve to use the funds for the maintenance, equipping and improvement of, or the provision of facilities for, any playing field situated in the London Borough of Tower Hamlets and styled "King George's Fields".

3 DETAILS OF THE REPORT

- 3.1 The Board reviewed and agreed to part allocation of the Fields in Trust funding at the board meeting held on 29 May 2024. An update of the proposed allocation is provided in **Appendix 1**.

- 3.2 Should the Board approve one or a combination of the options proposed, final approval would be required from Fields in Trust.
- 3.3 The Board is required to decide whether to approve the projects outlined in **Appendix 1** for the Charity to seek formal approval from Fields in Trust to release grant funding to these projects.
- 3.4 Some of these proposals were approved in principle by the Board on 29 May 2024 including:
- Match funding practice cricket nets at a KGFT park (Stepney).
 - Creation of a small refreshment kiosk at Stepney Green Astro turf.
 - Match funding towards Playzone scheme upgrades to the pitches at Mile End Park.
- 3.5 It is proposed that improvements are made to sports facilities at both Mile End Park and Stepney Green Park to meet increased demand for football and cricket, as well as providing opportunities to participate in other key sports such as hockey and netball.
- 3.6 The new and improved facilities will be supported and activated by a programme of activities designed to target key under-represented group/s (i.e., women and girls).
- 3.7 Subsequent to the board meeting held on the 29 May, the cricket nets at Stepney Green Park will need to be match funded through Section 106 / CIL funding due to the English Cricket Board (ECB) funding other projects.
- 3.8 External funding has been identified through the Football Foundation's Playzone programme to support the installation of a new 2G floodlight astroturf pitch at Stepney Green Park. The Council is currently working through the application stage with a view to confirming funding towards the end of 2024 and delivered in 2025.
- 3.9 External match funding from the Playzones programme is not available for the pitch upgrades at Mile End Park (upgrading of existing hardcourt games area to a 2G surface suitable for football, cricket, netball and hockey). Therefore, funding will be allocated to this project from Section 106 / CIL funding.
- 3.10 The timeline for the projects is yet to be finalised, however, it is estimated that funding would be confirmed by the end of 2024 / early 2025 with projects commencing shortly after. All projects will be subject to feasibility studies, funding, and planning consent. An update on delivery timescales will be provided at subsequent board meetings.
- 3.11 Indicative costs are still being reviewed but it is anticipated that some match funding would be required, and it is proposed that part of the Fields in Trust funding is allocated to the programmes.

- 3.12 It is proposed that the full £265,000 be spent on the projects listed in Appendix 1. There may be cost savings and pressures within each project and therefore it is proposed that we seek approval from Fields in Trust to allocate the grant within the range of programmes to be approved in Appendix 1.
- 3.13 King George's Fields Stepney (charity number 1001827) (the "Charity") is a charity that manages a fund (the "Fund") which was established to make grants for the maintenance, equipping and improvement of, or the provision of facilities for, any playing field situated in the London Borough of Tower Hamlets and styled "King George's Fields", with a preference to be given to such playing fields situated in Stepney. Fields in Trust (charity number 306070) is the sole trustee of the King George's Fields Stepney Charity (the "Trustee").
- 3.14 Fields in Trust, as Trustee of the "Charity" referenced in 3.13, have been administering an endowment for several years on behalf of London Borough Tower Hamlets, which they are no longer able to continue to do. Fields in Trust have proposed and confirmed with the Charity Commission that the entire fund can be transferred as a grant to KGFT.
- 3.15 The transfer of the grant from Fields in Trust to KGFT will be accompanied by a grant agreement, outlining the purpose of the grant and the required evidence of completion.

4 EQUALITIES IMPLICATIONS

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

5 OTHER STATUTORY IMPLICATIONS

- 5.1 There are no further statutory implications.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 This report is seeking approval for the allocation of grant funding from Fields in Trust to provide cricket practice nets and a new five a side pitch at Stepney Green and to upgrade the hard surface sports courts at Mile End Park.
- 6.2 The Council has also applied for external funding on top of the grant with an application having been submitted through the Football Foundation's PlayZone programme. Confirmation of this funding will be known towards the end of 2025.

6.3 The programme of works has factored in contingencies, any expenditure on the listed schemes over and above the allocated funding of £0.26m will need to be met within existing budgets for parks improvement works on sports facilities.

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.

Linked Reports, Appendices and Background Documents

Linked Report

- NONE.

Appendices

- Appendix 1 – Fields in Trust allocation of grant options

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

Officer contact details for documents:

Catherine Boyd, Head of Arts Parks and Events

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Appendix 1 Fields in Trust Grant Funding Options

The table below provides a range of options considered by officers and discussed in principle with Fields in Trust. Final allocation of the funds will be subject to contract and approval by Fields in Trust. The value of the grant will be in the region of £265,000, however this value is market index linked and subject to fluctuation.

Funds can only be used to improve King George’s Field Trust (KGFT) assets, and all schemes will be subject to contract and approval by Fields in Trust. The KGFT Board is required to approve the projects listed below and to note that there could be variances in spend across the list below.


All costs are indicative, any variations of allocations would be made internally within the projects below, subject to this approach being agreed with Fields in Trust.

Proposed scheme	Estimated cost	Benefits	Considerations	Status
Practice cricket nets at a KGFT park / open space.	£50,000 £5,000 contingency and project management costs Updated total £55,000	Would increase the range of sporting facilities.	Working with the English Cricket Board (ECB) to review suitable locations that will best service residents of Tower Hamlets. The final location needs to be flat, not cause minimal disturbance to residents and other park users. This includes considering any conflict between players and park users that may have health and safety considerations. Note since this was presented to the Board on 29 May, ECB have funded another project and therefore Fields in Trust funding would be used to fund this project.	Approved by the Board on 29 May 2024. However, a revised amount needs to be agreed by the Board. Subject to final approval by Fields in Trust. Subject to planning.

Creation of a small refreshment kiosk.	£20,000 £5,000 contingency and project management costs Updated total £25,000	A kiosk would enable astroturf users and other park users to purchase drinks and snacks. This would help to increase dwell time in the park and also provide revenue.	Fence and gate would need to be installed so that the kiosk can be accessed when the Stepney Green Astroturf is closed. Income from the kiosk would be approximately £10,000 per annum to the charity. The kiosk would be subject to planning and external funding.	Approved by the Board on 29 May 2024. Note £5,000 contingency applied. This needs approval by the board. Subject to final approval by Fields in Trust.
Stepney Green Outdoor Gym expansion	£32,500 including contingency and project management costs	The outdoor gym is a well-used facility, which has very limited selection of exercise opportunities. This funding would allow for more a wider range of equipment to be provided.	There are currently 9 pieces of gym equipment, of which only 3 pieces are substantial. The other 6 pieces of equipment are small scale with limited range of exercise benefits.	Needs Board approval. Subject to final approval by Fields in Trust.
Stepney Green five a side match funding (match funding against Playzone)	£70,000 including contingency	The project would create a new five a side astroturf facility close to Stepney Green Farm in the southeast section of the park. There is a shortage of football facilities in the borough. The Council will be seeking investment through Football Foundation, who would provide up to 75% of the costs.	Project would be subject to planning and external funding being secured. There would also need to be public consultation undertaken.	Needs Board approval. Subject to final approval by Fields in Trust. Subject to Playzone funding.

<p>Match funding towards redevelopment of the hardcourts at Mile End Stadium</p>	<p>£82,500 including contingency</p>	<p>The existing courts are well used but in poor condition.</p> <p>The Council will fund 75% of the works through s106 / CIL with 25% proposed to be allocated via Fields in Trust.</p>	<p>The pitches will be managed by Be Well. Hire charges will apply for the use of the courts, however free sessions can also be offered to targeted user groups.</p>	<p>Since Board approval was given, it has been identified that the upgrades would be to existing hardstanding courts at Mile End Park.</p> <p>Board approval of this update required.</p> <p>Subject to final approval by Fields in Trust.</p>
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King George’s Field Charity Board Wednesday 30 October 2024	 TOWER HAMLETS
Report of: David Joyce, Corporate Director Housing and Regeneration	Classification: Partially restricted (exempt Appendix 1 and Appendix 2)
Leases Update, King George’s Field Trust (KGFT)	

Lead Member	NA
Originating Officer(s)	Ralph Million, Acting Head of Asset Management
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.

Recommendations:

The Board is recommended to:

1. Note the ongoing discussions with “Tenant A” in respect of outstanding arrears and their lease arrangements and decide whether to approve the proposal from the tenant to offset their arrears as part of a lease assignment.
2. Note additional information provided in respect of the lease arrangements for “Tenant B”.
3. Note the current position with “Tenant C” and decide whether to approve their request to assign their lease.

4. Approve the marketing of an arch located in Mile End Park with the outcome to be reported back to the Board at a future meeting to decide on the tenant to be selected and the granting of the lease.

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 as trustee is the freehold owner of the land which is subject to this report.
- 1.3 King George's Fields Trust (KGFT) Board should consider its charity's responsibilities as landlord of the Green Bridge retail and other commercial units. This includes ensuring that all statutory requirements are met.
- 1.4 In order to ensure the Charity is in receipt of the funds owing to it, it is incumbent upon the Council to ensure that all tenants are up to date with their rental fees and charges.
- 1.5 "Tenant A" in Table 1 of exempt Appendix 1 have historical arrears, for which discussions to offset the debt are ongoing. The trust needs to take a decision to accept their proposal or not to clear these arrears through the assignment of the lease.
- 1.6 To ensure the Charity is in receipt of the funds owing to it, it is incumbent upon the Council to ensure the rent being received reflects market values in line with the lease provisions.
- 1.7 At the 29 May 2024, the Board requested additional information regarding the lease arrangements relating to "Tenant B" in Table 1 of exempt Appendix 1. Further advice from Legal Services and Asset Management has been provided in Appendix 1.
- 1.8 "Tenant C" in Table 1 of exempt Appendix 1 have put forward a request to assign part of their lease.
- 1.9 The Charity has an arch located near to the skate park in Mile End Park that is currently being used for storage. The arch has the potential to be let to generate income for the Charity.
- 1.10 To market the arch, an external property agent would be appointed to advertise the opportunity and to evaluate proposals. Details of the proposals received, including recommendations, will be provided to the Board at a later date to approve.

2 ALTERNATIVE OPTIONS

- 2.1 There are no viable alternative options. The Charity and Leaseholders are required to adhere to the terms of the leases.
- 2.2 The Charity needs to recover the rental and utility arrears so that the Charity is not deprived of funds to undertake its remit.
- 2.3 The Charity needs to ensure that market value rent is obtained for leases in accordance with the lease terms.

3 DETAILS OF THE REPORT

- 3.1 All tenants with the exception of “Tenant A” are up to date with their rent and utility demands.
- 3.2 “Tenant A” have submitted a proposal to assign their lease and use the rental deposit to offset part of their arrears. All arrears would need to be cleared before any assignment could be completed.
- 3.3 “Tenant A”, under the terms of the lease, have the right to request to assign their lease.
- 3.4 “Tenant B” remains as the same company under the lease with a change of company director and change of business/trading name.
- 3.5 “Tenant C”, have requested to assign their leases. Under the terms of the lease, they have the right to request to assign it.
- 3.6 The arch located in Mile End Park (415-416) provides an additional opportunity for the Charity to generate income on an ongoing basis. Consent will be required under the lease that is held with Network Rail.
- 3.7 On receipt of bids being received, an initial review will be undertaken by the property agent in order to provide a recommendation. Best value for the Charity will need to be considered and the Board will be provided a report with details of the bids received at a future Board meeting.

4 EQUALITIES IMPLICATIONS

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

5 OTHER STATUTORY IMPLICATIONS

- 5.1 None applicable.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

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

7 COMMENTS OF LEGAL SERVICES

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

Linked Reports, Appendices and Background Documents

Linked Report

Appendices

- Appendix 1 (exempt) – Commercial Property Recommendations and Updates
- Appendix 2 (exempt) – External Management Agent Letter

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

- None

Officer contact details for documents:

Ralph Million, Acting Head of Asset Management

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