

King George's Field Charity Board

Agenda

**Wednesday, 6 November 2024 at 6.00 p.m. or 15
minutes after the rise of the Grants
Determination (Cabinet) Sub-Committee
whichever is the later
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>





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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, 6 November 2024

6.00 p.m. or 15
minutes after the rise of Cabinet whichever is
the later

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 (Pages 15 - 92)

4 .2 King George's Field Trust Investment Programmes (Pages 93 - 102)

4 .3 King George's Field Trust Leases update (Pages 103 - 112)

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



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 Trust Board Meeting 30 October 2024	 TOWER HAMLETS
Report of: Simon Baxter, Corporate Director of Communities	Classification: [Unrestricted]
2022/23 End of Year Accounts Approval, Finance, Activity and Governance update	

Lead Member	N/A
Originating Officer(s)	Catherine Boyd, Head of Arts Parks and Events Ahsan Khan, Chief Accountant Richard Ward, Head of Commercial & Contracts
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	09/07/2024
Strategic Plan Priority / Outcome	N/A

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

The audited accounts and reports for 2022/23 are now overdue to the Charity Commission. This report seeks approval 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 Field Trust (KGFT) 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 2022/23 and the annual report for 2022/23. Approval is needed for the accounts and report to be submitted to the Charity Commission, a legal duty for organisations with a turnover of more than £1million. The report also provides an update on the current financial position for the Charity and activities delivered in 2024/25. In addition, the report includes a governance update for the Board in relation to the latest guidance from the Charity Commission.

Recommendations:

The Board is recommended to:

1. Approve the audited accounts 2022/23 for submission to the Charity Commission. (Appendix 1)
2. Approve the annual report for 2022/23 for submission to the Charity Commission. (Appendix 1)
3. Approve the Letter of Representation from Arnold Hill & Co LLP. (Appendix 2)
4. Note the Management Letter 2023 from Arnold Hill & Co LLP and management response. (Appendix 3)
5. Note the Letter of Ownership Confirmation sign off required by the charity's auditors, Arnold Hill & Co LLP. (Appendix 4), from the Mayor of the London Borough of Tower Hamlets, before the accounts can be signed off by the charity's auditors.
6. Note the Letter of Support from the London Borough of Tower Hamlets (Appendix 5).
7. Grant permission to appoint Arnold Hill & Co LLP to audit the accounts for 2023/24.
8. Note the current financial position for 2024/25. (Appendix 6)
9. Note the activities update for 2024/25. (Appendix 7)
10. Note the governance update. (Appendix 8)

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 2024 and require Board approval 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 2022/23 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 £165,354, resulting in a carry-forward cumulative unrestricted revenue deficit of £107,440 (taking into consideration the deficit).
- 3.3 The Council has provided a letter of support (**Appendix 5**) to the auditors, outlining that the London Borough of Tower Hamlets is willing to provide immediate financial support to King Georges Field, Mile End in case of its financial difficulties provided that the Charity's Management Board submitted a reasoned application for that purpose and, if necessary, invest additional funds essential to ensure that King Georges Field, Mile End will continue as a going concern.
- 3.4 The variations in both the sources of income and variations in expenditure are analysed in more detail in paragraph 3.6 of this report.
- 3.5 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 Art 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.
- 3.6 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 in achieved 2021/22 against financial year 2022/23.

Source of income	2021/22 Income £	2022/23 Income	Variance £	Comment
Commercial Retail units (Green Bridge retail units)	£497,951	£489,954	-£7,997	
Astro-turf pitch bookings and Arts and Ecology Pavilion Hires	£253,881	£382,280	£128,399	Increased bookings as a result of emerging from the impact of COVID-19.

- 3.7 King George’s Field Tredegar Square charity (registered number 1088999) achieved a balanced position. For 2022/23 there was £10,346 of expenditure related to grounds maintenance.
- 3.8 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.
- 3.9 The audited accounts for 2023/24 are not yet finalised. However, the Charity is forecasting a deficit of £28.8k at the end of 2023/24 the carried forward deficit will be circa £136.2k. The carried Actions are being undertaken by the Charity to mitigate this deficit position including reducing expenditure and increasing income generation opportunities.
- 3.10 **Appendix 6** provides an overview of the forecasted financial position for financial year April 2024 to March 2025. The headline figure is a forecasted surplus of £12,250.
- 3.11 **Appendix 7** provides an overview of the activities undertaken by the Charity from 1 April to 30 September 2024. A total of 11,376 participants, across 222 sessions, participated in free to access activities over the May half term and summer school holidays. A final activity report will be provided as part of the annual report for 2024/25.
- 3.12 Stepney Green astro turf had 2,200 bookings with 48,000 people using the facility between 1 April and 30 September 2024.
- 3.13 **Appendix 8** provides information from the Charity Commission relating to guidance for local authorities as trustees of charities. On 8 August 2024, the Charity Commission updated its Guidance “[Local authorities \(or councils\) and as trustees of charities](#)”. The Charity Commission also published a shortened version for councillors, jointly with the Local Government Association “[Local authorities \(or councils\) as trustees of charities – a guide for councillors](#)”.

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 seeks approval of the audited accounts for 2022/23 and the annual report for 2022/23.
- 6.2 The audited accounts for 2022/23 report a revenue deficit for the year amounting £165,354, resulting in a carry-forward cumulative unrestricted revenue deficit of £107,440 at 31st March 2023. The audited accounts for 2023/24 are not yet finalised, with the latest draft accounts for the Charity forecasting a deficit of £28.8k for the year, which would result in a carry-forward deficit of circa £136.2k at 31st March 2024. The latest forecasted financial position for the Charity for financial year April 2024 to March 2025 is a £12.3k surplus, which would reduce the overall deficit on unrestricted reserves to £123.9k at 31st March 2025.
- 6.3 The Council (LBTH) has committed to ongoing financial support for the Trust, however, The Charity has carried actions being undertaken to mitigate this deficit position including reducing expenditure and increasing income generation opportunities to ensure it moves to a self-sustaining position as soon as practicably possible.

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 (2022-23)
- Appendix 2 – Letter of Representation (2022-23)
- Appendix 3 – Management Letter (2023)

- Appendix 4 – Letter of Ownership Confirmation
- Appendix 5 - Letter of Support
- Appendix 6 – 2024/25 financial forecast
- Appendix 7 – 2024/25 activity update
- Appendix 8 – Governance update

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

KING GEORGE'S FIELD, MILE END
Audited Financial Statements
for the year ended 31 March 2023

Charity Number: 1077859

KING GEORGE'S FIELD, MILE END

Contents

	Page
Reference and Administrative Details of the Charity, its Trustee and Advisers	3
Trustee's Report	4 - 20
Statement of Trustee's Responsibilities	21
Auditors Report	22 - 25
Statement of Financial Activities, Balance Sheet and Cash Flow Statement	26 - 30
Notes to the Financial Statements	31 - 41

KING GEORGE'S FIELD, MILE END

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

Trustee London Borough of Tower Hamlets

Principal Office: London Borough of 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

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

The trustee presents its report and the financial statements for the year ended 31 March 2023.

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.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

- 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
- 1.7. 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.
- 1.8. 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.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

- 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:

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

- 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 2023.
- The Arts Pavilion hosted over 102 days of free to access arts exhibitions and 11 community days were supported at the Ecology Pavilion.

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

During the 2022/ 2023 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 continued at both sites.

**KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023**

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

Mile End Term Time Daily Mon - Fri	Mile End Half Term	Whitehorse Term Time Tue, Wed, Thu	Whitehorse Half Term
	<u>April Half Term 22</u> 6 sessions 981 participants		<u>April Half Term 22</u> 10 sessions 1,313 participants
	<u>May Half Term 22</u> 3 sessions 338 participants		<u>May Half Term 22</u> 5 sessions 679 participants
<u>1st April 22 – 31st Mar 23</u> 195 sessions 3,303 participants	<u>Summer Half Term 22</u> 22 sessions 2,082 participants	<u>1st April 22 – 31st Mar 23</u> 108 sessions 3,562 participants	<u>Summer Half Term 22</u> 21 sessions 2,979 participants
	<u>October Half Term 22</u> 3 sessions 503 participants		<u>October Half Term 22</u> 5 sessions 451 participants
	<u>February Half Term 23</u> 2 sessions 107 participants		<u>February Half Term 23</u> 3 sessions 317 participants
TOTAL 231 sessions 7,314 participants		TOTAL 152 sessions 9,301 participants	

4.3. Stepney Green astro turf bookings:

From 1 April 2022 to 31 March 2023 there were 4,420 ad-hoc and contractual block bookings with 58,684 participants for the astro turf pitches in Stepney Green.

4.4. Volunteer programmes:

There was a modest start to the year with corporate volunteering gradually picking up after the Covid lockdown, with an approximate of 630 volunteers over 14

**KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023**

sessions, in Mile End Park, of which 75 corporate individuals were based in Stepney Green Park. Tasks varied, with a combination of horticultural maintenance and carpentry activities, such as distribution of 40 tonnes of crushed concretes in woodland walks, litter picking, reduction vegetation in numerous locations, and planting of 5,000 spring bulbs as some primary tasking examples. In addition, there was a further 400 metres of mixed hedge whips planting around the perimeters of Stepney Green Park, as unfortunately majority of these planted the previous year was lost as a result of heavy storms.

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)
Corporate events	23	61
Private hires	31	56
Private Hire set up and clear up	29	26
Exhibitions	126	
Works / Turnaround Days	58	37
Closed (24,25,26, 31 Dec & 1st Jan)	5	5
Total Occupancy	272	185
Of which:		
Free Public Access Days	102	11
Subsidised Hire	11	5

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

Arts and Ecology Pavilion highlights:

- Corporate Bookings across both the Art and Ecology Pavilion has increased.
- The majority of corporate bookings also hire conference audio visual packages, which assists with revenue income.
- The charity continues to develop strong links with Queen Mary University London (QMUL) and the NHS, who have multiple bookings including departmental conferences and dinners and cultural events, including:
 - NHS East Launch of community Mental Health transformation Programme
 - 15 NHSBT blood donor sessions, 2 corporate volunteer sessions.
 - ART Per UK cultural Dance events (QMUL)
 - Graduate events (QMUL)
- The Ecology Pavilion hosted its first ECO wedding show, promoting sustainable suppliers and enabling suppliers, venues and couples to make sustainable choices. This is planned to be a regular, annual fixture.
- The charity also hosted Judy's Vintage Furniture Flea and Judy's Vintage Clothes Fair in both the Art and Ecology Pavilion. Both events are hugely popular with an established audience bringing a large footfall to the Pavilions. This is planned to be a regular event.

The Ecology Pavilion

Free to Access Activities, for residents and visitors, supported through subsidised hire:

- St Georges Day tea dance
- 3 x Urban Maker Market Days (1 spring Market and 2 x Christmas Market)
- 3 x Noor Aromas Market days (1 x pre Ramadan Market, 1 x Bakers and Abayas Market and 1 x Winter Market).

Investments to the venue include a lighting upgrade, making the Ecology Pavilion run more efficiently and greatly reducing 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 had a lighting upgrade pre-pandemic.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

The Art Pavilion

All exhibitions hosted at the Art Pavilion are free to access and have an accompanying programme of free activities, talks, workshops, allowing residents and visitors to gain a deeper understanding of an artist or practice and get involved.

This exhibition season saw a number of exhibitions taking place that had been planned but cancelled due to the pandemic.

Overview of exhibitions:

Prism Textiles: Untold

6 – 18 April 2022

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 2022

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

Meet me Halfway

8 – 11 June 2022

Exhibition of new work by City and Guilds of London Art School's MA Fine Art students. This engaging and dynamic mixed media show includes paintings and 3D art installations.

Art Matters 1 & 2

23-28 June, 1-6 July 2022

The Essential School of Painting (ESOP) annual end of year exhibitions display a broad range of work. The ESOP is a dynamic, alternative, artist-led school, taught by leading contemporary artist.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

Verdant: Postgraduate work from Middlesex University Arts & Creative Industries Exhibition

8-13 July 2022

Exhibition of cross-faculty work from MA Fine Art, MA Fine Art Printmaking, MA Photography as well as MA Graphics, MA Children's Book Illustration and Graphic Novels and work by Postgraduates.

The East End Canal Festival

16-17 July 2022

Free Festival and Exhibition to celebrate 200 years of the Regent's Canal with boat trips, workshops, entertainment, local heritage and art exhibition, stalls and more.

Sommilito: Book fair, literary and cultural festival

4-5 September 2022

Poetry, dance and recitals celebrating cultural activity of Bangladesh.

Urban Sketchers London

8-16 October 2022

Showcase of 300 drawings of London, sketched, and painted on location since 2012 as part of the Big Draw. Interactive events include demonstrations and free sketch walks. Come and get drawing!

CREATE-A-BOROUGH

22 – 29 October 2022

Drop-in sessions and exhibition in celebration of Tower Hamlets throughout half term week. Help make an enormous mosaic, write poetry, listen to live music and walk through a forest of banners.

ELP Festival of Print 2022

25 November – 5 December 2022

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

That Network

01-10 March 2023

This celebration of Tower Hamlets students' artwork offers visitors the opportunity to capture memories and thoughts as part of a live collaborative art piece.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

Tower Hamlets Arts Sharing Event

29 March 2023

Local artists and arts organisations were invited to attend a series of talks and discussions and to be part of a cultural marketplace to create networking opportunities.

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 facilities and increase biodiversity as shown below. However, during this period, we had fewer corporate volunteer schemes, which meant fewer improvement projects were carried out.

- Ongoing improvement to lighting at Mile End Park.
- Estimated 10,000 spring bulbs planted by Park Rangers and Friends of Mile End Park in various sections of the park.

6. Financial Review

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

6.2. 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.

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

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

- 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.

6.4. The Charity's financial position at the end of 2022/23 shows a decrease in net assets of £89,054 to £15,865,260 (2021/22: £15,954,314) driven by an increase within our endowment funds of £76,300 and decreases in unrestricted funds of £165,354.

6.5. The Charity's endowment funds totalling £15,972,700 (2021/22: £15,896,400), include tangible and investment fixed assets. Tangible fixed assets totalling £9,779,469 (2021/22: £9,714,653), 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 £6,270,200 (2021/22: £6,273,900), are held to generate rental income to further support the charitable objects of the Charity.

6.6. The Charity's unrestricted fund totalling a deficit of £165,354 (2021/22: £19,373 deficit) comprises the cumulative remaining deficits at the year-end. All rental income arising from investment assets held in the endowment fund is credited

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

directly to this fund. The unrestricted fund is available to use in carrying out the charitable objects of the Charity.

6.7. 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.

6.8. The Charity is The Charity has developed a mitigation plan to reduce the negative balance over the next three to five financial years. This includes identifying cost savings and opportunities for additional income generation including:

- More regular detailed reviews of spend and income to enable resilient and robust forecasting.
- Prioritisation of expenditure, including reducing non-essential spend where possible, whilst ensuring the Charity is able to deliver its objectives and protect and maintain its assets and the estate.
- Regular review of rental assets (including properties rented by the Charity) to enable robust financial planning associated with rent reviews etc.
- A marketing plan to increase hires at the Arts and Ecology Pavilions including targeted advertising, social media and promotional campaigns.
- Increasing the level of bookings at Stepney Green astroturf through diversifying use of the facility including promoting the facility for tournaments.

Through the above mitigation actions, the Charity will be able to reduce spend and increase income to support the reduction of the deficit position.

7. Risk Management

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

7.1. 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.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

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.

7.2. 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.

7.3. 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.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

7.4. 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.

7.5. 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 diversity the range of clients and adapt to changing market considerations.

7.6. 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.

7.7. 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.

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

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.

8. Reference and Administrative details

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

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

8.3. Registered charity number: 1077859

8.4. Principal Address:

London Borough of Tower Hamlets
Mulberry Place
5 Clove Crescent
London
E14 2BG

9.5. Auditors:

Arnold Hill & Co LLP
Craven House
16 Northumberland Avenue
London
United Kingdom
WC2N 5AP

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

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 2022/23 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.

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

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 Ohid Ahmed	25/05/22	20/03/23
Councillor Saied Ahmed	25/05/22	N/A
Councillor Suluk Ahmed	25/05/22	14/05/2024
Councillor Gulam Kibria Choudhury	25/05/22	N/A
Councillor Abu Chowdhury	25/05/22	N/A
Councillor Iqbal Hossain	25/05/22	14/05/2024
Councillor Kabir Hussain	25/05/22	14/05/2024
Councillor Abdul Wahid	17/05/23	N/A
Councillor Musthak Ahmed	15/05/24	N/A
Councillor Shafi Ahmed	15/05/24	N/A
Councillor Kamrul Hussain	15/05/24	N/A
Mayor John Biggs	Prior to the start of period	09/05/22

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

2021/22 financial year to present	Appointed	Retired
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 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

Date:

KING GEORGE'S FIELD, MILE END
REPORT OF THE TRUSTEE
For the Year Ended 31 March 2023

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 2023 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 2023 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

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

- 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;

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

- 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.

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

Mr Justin Moore (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 2023**

		Current Year Unrestricted Funds 2023 £	Current Year Endowment Funds 2023 £	Current Year Total Funds 2023 £	Prior Year Total Funds 2022 £
	Notes				
Income & Endowments from:					
Donations & Legacies		257,310	-	257,310	378,507
Charitable activities		382,280	-	382,280	265,894
Other trading activities		51,650	-	51,650	39,429
Investments		489,954	-	489,954	497,951
Total income	A	1,181,194	0	1,181,194	1,181,781
Expenditure on:					
Charitable activities		1,346,548	62,008	1,408,556	1,277,379
Total expenditure	B	1,346,548	62,008	1,408,556	1,277,379
Net loss on investments	C	-	(3,700)	(3,700)	(45,800)
Net losses for the year	A+B+C	(165,354)	(65,708)	(231,062)	(141,398)
Other recognised gains/(losses)					
Net gains/(losses) on revaluation of fixed assets			80,000	80,000	(326,500)
Depreciation write back			62,008	62,008	381,125
Net movement in funds	D	(165,354)	76,300	(89,054)	(86,773)
Reconciliation of funds:-					
Total funds brought forward		57,914	15,896,400	15,954,314	16,041,087
Total funds carried forward		(107,440)	15,972,700	15,865,260	15,954,314

All activities derive from continuing operations.

**KING GEORGE'S FIELD, MILE END
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023**

Analysis of prior year (2021/22)

	Notes	Current year Unrestricted Funds 2022 £	Current year Endowment Funds 2022 £	Current year Total Funds 2022 £
Income & Endowments from:				
Donations & Legacies	4	378,507	-	378,507
Charitable activities	5	265,894	-	265,894
Other trading activities	6	39,429	-	39,429
Investments	7	497,951	-	497,951
Total income	A	1,181,781	-	1,181,781
Expenditure on:				
Charitable activities	8	1,201,154	76,225	1,277,379
Total expenditure	B	1,201,154	76,225	1,277,379
Net unrealised gain / (loss) on investments	C	-	(45,800)	(45,800)
Net income / (loss) for the year	A-B	(19,373)	(122,025)	(141,398)
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)
Reconciliation of funds:-				
Total funds brought forward		77,287	15,963,800	16,041,087
Total funds carried forward		57,914	15,896,400	15,954,314

All activities derive from continuing operations.

**KING GEORGE'S FIELDS, MILE END
FOR THE YEAR ENDED 31 MARCH 2023**

**Resources applied in the year ended 31 March 2023
towards fixed assets for Charity use:-**

	2023	2022
	£	£
Funds generated in the year as detailed in the SOFA	(89,054)	(86,773)
Resources applied on functional fixed assets	(15,664)	(26,040)
Net resources available to fund charitable activities	(104,718)	(112,813)

The resources applied on fixed assets for charity use represents the cost of additions less proceeds of any disposals.

Movements in reserve and capital funds for the year ended 31 March 2023

Revenue accumulated funds

	Unrestricted Funds 2023	Last year Total Funds 2022
	£	£
Accumulated funds brought forward	57,914	77,287
Recognised gains and losses before transfers	(165,354)	(19,373)
	(107,440)	57,914
Closing revenue funds	(107,440)	57,914

Revaluation reserve funds

	Endowment Funds 2023	Last year Total Funds 2022
	£	£
At 1 April	15,896,400	15,963,800
Transfer (to)/from revenue funds	76,300	(67,400)
At 31 March	15,972,700	15,896,400

Summary of funds

	Total Funds 2023	Last Year Total Funds 2022
	£	£
Revenue accumulated funds	(107,440)	57,914
Revaluation reserve funds	15,972,700	15,896,400
Total funds	15,865,260	15,954,314

**KING GEORGE'S FIELD, MILE END
BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	2023 £	2022 £
Fixed Assets			
Tangible Assets	8	9,779,469	9,714,653
Investments held as fixed assets	9	<u>6,270,200</u>	<u>6,273,900</u>
Total fixed assets		16,049,669	15,988,553
Current assets			
Debtors	10	260,616	327,601
Total current assets		<u>260,616</u>	<u>327,601</u>
Current liabilities			
Creditors: amounts falling due within one year	11	<u>(445,025)</u>	<u>(361,840)</u>
Total current liabilities		(445,025)	(361,840)
Net current assets		(184,409)	(34,239)
The total net assets of the charity		<u>15,865,260</u>	<u>15,954,314</u>
The total net assets of the charity are funded by the funds of the charity, as follows:-			
Endowment funds			
Endowment Fixed Asset and Investment Property Funds		15,972,700	15,896,400
		15,972,700	15,896,400
Unrestricted Funds			
Unrestricted Funds		(107,440)	57,914
		(107,440)	57,914
Total charity funds		<u>15,865,260</u>	<u>15,954,314</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 2023**

		2023	2022
		£	£
Cash flows from operating activities			
Net cash provided by operating activities as shown below	A	<u>(229,349)</u>	<u>(204,648)</u>
Cash flows from investing activities			
Other investment income, including rents from investments		489,954	497,951
Purchase of property, plant and equipment		(15,664)	(26,040)
Net cash provided by investing activities	B	<u>474,290</u>	<u>471,911</u>
Overall cash provided by all activities	A + B	<u>244,941</u>	<u>267,263</u>
Cash movements			
Change in cash and cash equivalents from activities in the year ended 31 March 2023		244,941	267,263
Cash and cash equivalents at 1 April 2022		(102,753)	(370,016)
Cash at bank and in hand less overdrafts at 31 March		<u>142,188</u>	<u>(102,753)</u>
Reconciliation of net income to net cash flow from operating activities			
Net income as shown in the Statement of Financial Activities		(231,062)	(141,398)
Adjustments for :-			
Depreciation charges		92,856	101,390
Provision for bad and doubtful debts		(51,487)	46,824
Write down of assets		(80,000)	326,500
Net unrealised losses on investment assets		3,700	45,800
Dividends, interest and rents from investments		(489,954)	(497,951)
Other gains and losses		(62,008)	(381,125)
Decrease in debtors		291,361	81,149
Increase / (Decrease) in creditors, excluding loans		155,237	159,538
Revaluation		142,008	54,625
Net cash provided by operating activities	A	<u>(229,349)</u>	<u>(204,648)</u>

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

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.

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

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. 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.

3. Income from Donations

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Funds 2023 £	Prior Year Total Funds 2022 £
Donations	257,310	-	-	378,507
Total donations	257,310	-	-	378,507

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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

4. Income from Charitable Activities

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Hire of Premises	382,280	-	382,280	260,831
Admission fees	-	-	-	5,063
Total income from charitable activities	382,280	-	382,280	265,894

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

5. Income from Other Non-Charitable Activities

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Licence Fees	32,990	-	32,990	17,838
Car Park Income	18,660	-	18,660	21,591
Total income from other activities	51,650	-	51,650	39,429

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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

6. 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 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Property rental income	489,954	-	489,954	497,951
Total investment income	489,954	-	489,954	497,951

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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

7. Expenditure on charitable activities

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Gross wages and salaries - charitable activities	351,758	-	351,758	292,504
Employers' NI - charitable activities	30,096	-	30,096	22,742
Defined benefit pension costs - charitable activities	35,118	-	35,118	27,274
Travel and Subsistence - charitable activities	23,762	-	23,762	21,752
Employee related expenses	3,565	-	3,565	13,304
Events and Exhibitions	31,901	-	31,901	7,363
Provision for Bad and Doubtful debts	(27,311)	-	(27,311)	46,824
Uniforms	3,098	-	3,098	
	<u>451,987</u>	<u>0</u>	<u>451,987</u>	<u>431,763</u>
<i>Premises Expenses</i>				
Rent payable under operating leases	191,427	-	191,427	78,152
Rates and water charges	2,777	-	2,777	22,232
Cleaning and waste management	47,787	-	47,787	49,227
Premises repairs, renewals and maintenance	512,949	-	512,949	482,930
<i>Administrative overheads</i>				
Telephone, fax and internet	1,491	-	1,491	2,968
Equipment expenses	21,685	-	21,685	30,665
Insurance	4,174	-	4,174	6,963
Subscriptions and Licences	5,939	-	5,939	20
<i>Professional fees paid to advisors other than the auditor or examiner</i>				
Management fees	66,484	-	66,484	63,886
Depreciation & Amortisation in total for the period	30,848	62,008	92,856	101,390
Total support costs - Current Year	<u>885,561</u>	<u>62,008</u>	<u>947,569</u>	<u>838,433</u>

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

Other Expenditure - Governance costs

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Auditor's fees	9,000	-	9,000	7,000
Total Governance costs	9,000	-	9,000	7,000

Total Charitable expenditure

	Current year Unrestricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Total direct spending	451,987	-	451,987	431,763
Total support costs	885,561	62,008	947,569	838,433
Total Governance costs	9,000	-	9,000	7,000
Total charitable expenditure	1,346,548	62,008	1,408,556	1,277,196

All charitable expenditures in relation to prior year (2021/22) was on unrestricted funds, except for the support costs for depreciation charges (£101,390). 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>	2023 £	2022 £
Gross Salaries excluding trustees and key management personnel	351,758	292,504
Employer's National Insurance for all staff	30,096	22,742
Employer's contribution to defined benefit pension schemes	35,118	27,274
Total salaries, wages and related costs	416,972	342,520

The average number of staff employed in the year was 11 8

Employees working in the Mile End Park and other local parks and open spaces are London Borough of Tower Hamlets employees. One employee received more than £60,000 in 2022/23 and none in 2021/22. They are eligible to join the Local Government Pension Scheme

administered by the London Borough of Tower Hamlets. No remuneration cost of key management personnel is included within the Trust's accounts.

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

8. Tangible Fixed Assets

<i>Current Year</i>	Land and Buildings	Plant & Machinery	Total
	£	£	£
Cost			
At 1 April 2022	9,622,500	149,591	9,772,091
Additions	-	15,664	15,664
Surplus on revaluation	80,000	-	80,000
At 31 March 2023	9,702,500	165,255	9,867,755
Depreciation			
At 1 April 2022	-	57,438	57,438
Charge for the year	62,008	30,848	92,856
Charged on revaluation	(62,008)	-	(62,008)
At 31 March 2023	-	88,286	88,286
Net book value			
At 31 March 2023	9,702,500	76,969	9,779,469
At 31 March 2022	9,622,500	92,153	9,714,653

	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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

9. Investment in fixed assets

2022/23	Investment Properties	Total
	£	£
Valuation		
B/fwd	6,273,900	6,273,900
Revaluations	(3,700)	(3,700)
C/fwd	<u>6,270,200</u>	<u>6,270,200</u>
2021/22	Investment Properties	Total
	£	£
Valuation		
B/fwd	6,319,700	6,319,700
Transfer	(45,800)	(45,800)
C/fwd	<u>6,273,900</u>	<u>6,273,900</u>

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

10. Debtors

	2023	2022
	£	£
Trade debtors	142,257	344,082
Prepayments and accrued income	-	20,010
Other debtors	145,488	42,125
Provision for Bad and Doubtful Debts	<u>(27,129)</u>	<u>(78,616)</u>
	<u>260,616</u>	<u>327,601</u>

Other debtors relate to cash due to the Trust in relation to rent collected by the managing agent of £3,300, £42,125 in 2021/22. Furthermore, included in other debtors is cash due from the London Borough of Tower Hamlets £142,188 in 2022/23.

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

11. Creditors: amount falling due within one year

	2023	2022
	£	£
Trade Creditors	157,667	25,720
Other Creditors	16,000	130,752
PAYE, NIC VAT and other taxes	11,984	10,736
Receipts in advance	<u>259,374</u>	<u>194,632</u>
	<u>445,025</u>	<u>361,840</u>

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

12. Funds represented by assets and liabilities:

At 31 March 2023	Unrestricted funds £	Endowment funds £	Total Funds £
Tangible Fixed Assets	76,969	9,702,500	9,779,469
Investment in Fixed Assets	-	6,270,200	6,270,200
Current Assets	260,616	-	260,616
Current Liabilities	(445,025)	-	(445,025)
	(107,440)	15,972,700	15,865,260

At 1 April 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

**KING GEORGE'S FIELD, MILE END
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

13. 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:

	2023	2022
	£	£
Not later than one year	105,669	79,898
Later than one year and not later than 5 years	422,676	319,592
Later than 5 years	7,343,996	5,632,809
Total	7,872,341	6,032,299

14. 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 2023. Significant related party transactions included donations of £214,358 of income in 2022/23 (£378,507 in 2021/22). Staffing related costs incurred by the Trust from the Council of £416,972 in 2022/23 (£342,520 in 2021/22) and grounds maintenance costs incurred by the Trust from the Council of £183,400 in 2022/23 (£183,400 in 2021/22). Cash owed from the London Borough of Tower Hamlets to the trust amounted to £142,188 (2021/22 - Cash owed to the London Borough of Tower Hamlets in regard to a cash overdraft on behalf of the Trust amounted to £102,753).

15. Post Balance Sheet Event

The charity has incurred backdated rent costs of £115,335 in relation to premises.

16. Trustee Remuneration

There were no trustee remuneration, expenses, or other benefits for the year ended 31st March 2023 and 31st March 2022.

17. Contingent Liability

There were no contingent liabilities for the year ended 31st March 2023 and 31st March 2022.

Date

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 2023, 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

Date

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KING GEORGE'S FIELD, MILE END

REPORT TO MANAGEMENT

YEAR ENDED 31 MARCH 2023

**King George's Field, Mile End
Report to Management
Years Ended 31 March 2023**

During our audit of King George's Field, Mile End for the year ended 31 March 2023 we evaluated the charity's accounting systems and internal controls to ascertain how much reliance we could place on the information when forming our audit opinion.

From this evaluation of the systems and internal controls we present a report of the areas where we believe that improvements would be beneficial to yourselves. In addition, we also would like to take this opportunity to highlight potential areas of efficiency gains in regards to us, Arnold Hill & Co LLP, carrying out our year-end audit work.

We make these comments independently of our audit and they are confined to matters which we feel should be brought to your attention.

We would therefore be grateful if, after considering the contents of this letter, you would inform us of the action you intend to take in response to the points raised.

Issues Highlighted	Implications	Recommendations	Management Response
<p>1. Fixed Assets</p> <ul style="list-style-type: none"> ▪ We note that the title deeds for many of the charity's fixed assets do not reflect the charity as legal owner. ▪ We noted invoices for fixed asset works which were not addressed to the charity. 	<ul style="list-style-type: none"> ▪ Where assets are not owned by the charity, income derived from these assets would be due to the legal owner. ▪ Where invoices are incorrectly addressed the transactions could be recognised in the incorrect entity. 	<ul style="list-style-type: none"> ▪ All title deeds for the relevant properties should be updated to show the charity legally owns them. ▪ Ensure that invoices for works on charity-owned assets are invoiced to the charity. 	<ul style="list-style-type: none"> ▪ Work on this matter is continuing with legal investigating historical records and documentation. ▪ All relevant documentation has been sent to the Land Registry.
<p>2. Bank</p> <ul style="list-style-type: none"> ▪ We note that the charity does not have its own bank account and that all transactions pass through the London Borough of Tower Hamlets' bank account. 	<ul style="list-style-type: none"> ▪ There is a concern that there is a lack of controls of what the charity's cash balance is which could lead to misstatement. 	<ul style="list-style-type: none"> ▪ Ideally the charity should have a bank account separate to the council's. ▪ As a minimum, a detailed record should be maintained of all transactions relating to the charity that pass through council's bank which can support the closing balance. 	<ul style="list-style-type: none"> ▪ The Council uses its financial and accounting process to keep the transactions separate from other budgets (cost centres). ▪ The creation of a separate bank account is being reviewed by officers.
<p>3. Leasing Agreements</p> <ul style="list-style-type: none"> ▪ We note that some of the lease agreements are between tenant and the Borough rather than the charity. 	<ul style="list-style-type: none"> ▪ Where the charity is not a party to the agreement, it may not be entitled to the income arising from the lease. 	<ul style="list-style-type: none"> ▪ We recommend that all lease agreements are reviewed and updated to correctly reflect the charity as the landlord. 	<ul style="list-style-type: none"> ▪ All new leases entered into either for lettings or renewals will be in the name of the Charity.

<p>4. Accounting Systems</p> <ul style="list-style-type: none"> The charity does not have its own accounting system separate to the council's and relies upon transactions being coded to the correct cost centre. 	<ul style="list-style-type: none"> There is a significant risk that not all transactions that relate to the charity are being captured. If transactions that relate to the charity are incorrectly coded to a different cost centre income and/or expenses would be understated. Similarly, if transactions that don't relate to the charity are incorrectly coded to the charity, income and/or expenses would be overstated. 	<ul style="list-style-type: none"> It is recommended that the charity maintains its own accounting system, separate from the council's. 	<ul style="list-style-type: none"> Integrating and maintaining a separate accounting system for the charity will require re-engineering of existing processes and procedures. This recommendation was previously considered at a Board meeting (with the previous administration) and it was determined that this option was not of cost benefit to the Charity and therefore this recommendation was not progressed any further at the time.
<p>5. Transaction Descriptions</p> <ul style="list-style-type: none"> During our audit we reviewed the nominal ledgers and often it was difficult to understand from the descriptions what the transactions related to. 	<ul style="list-style-type: none"> Unclear labelling of transactions could lead to mis-posting within the accounts. 	<ul style="list-style-type: none"> We recommend for all transactions to have a detailed description to include any date periods etc. that a transaction relates to. 	<ul style="list-style-type: none"> Officers will review all transactions to ensure any date, periods etc. are included in the descriptions of the transactions where necessary and required.

.....
 Signed on behalf of
 London Borough of Tower Hamlets

Dated:

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

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 Uni 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

Yours faithfully,

.....
Signed on behalf of
London Borough of Tower Hamlets

Dated:



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

Dear Sirs,

We, the Trustees of London Borough of Tower Hamlets confirm the following representations given to you in relation to the audit of King Georges Field, Mile End, for the year ended 31st March 2023.

1. King Georges Field, Mile End will continue to have the financial support of London Borough of Tower Hamlets for the foreseeable future, being at least 12 months from the date of approval of the above accounts to continues as a going concern.
2. London Borough of Tower Hamlets is willing to provide immediate financial support to King Georges Field, Mile End in case of its financial difficulties provided that the Charity's Management Board submitted a reasoned application for that purpose and, if necessary, invest additional funds essential to ensure that King Georges Field, Mile End will continue as a going concern.

Yours faithfully,



.....
Signed on behalf of
London Borough of Tower Hamlets.

Dated: 8th July 2024



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Appendix 6- Financial Forecast

King George's Field Trust 2024/2025

Table 1 below shows the current financial forecast for King George's Field Trust for the financial year ending 31 March 2025. Note that the below figures are indicative only.

All figures are provisional and based on known and estimated income and expenditure.

Table 1: Financial forecast 1 April 2024 to 31 March 2025

Spend/Income Category	Disclosure information	March 2025 Forecast £
Income from donations and legacies	Donations	-352,000
Income from donations and legacies Total		-352,000
Income from charitable activities	Hire of premises - Astro turf pitches	-160,000
	Hire of Premises-Arts Pavilion	-149,000
	Hire of Premises-Ecology Pavilion	-143,000
Income from charitable activities Total		-452,000
Income from other trading activities	Licence Fees	-42,000
	Car Park	-23,000
Income from other trading activities Total		-65,000
Investment Income	Green Bridge Shops	-490,000
Investment Income Total		-490,000
	Income total:	-1,366,000
Expenditure on charitable activities	Cleaning & waste management	45,000
	Depreciation	28,000
	Employee Related Expenditure	4,000
	Event and Exhibitions	20,000
	Insurance	1,750
	Rates and Water Charges	54,500
	Rent	134,000
	Repairs and Maintenance	417,000
	Revenue - Stock and Equipment	40,000
	Salaries	480,000
	Services – Professional Fees	102,000
	Transport Costs	19,000
	Uniforms	1,500
	Expenditure on charitable activities Total:	1,346,750
Grand Total		-12,250

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Appendix 7 Activity Update

King George's Field Trust, 30 October 2024

1) Activities for Children, Young People and Families

The data and information provided in Table 1 is for activities held between 1 April 2024 and 30 September 2024 at Mile End Park, Whitehorse Adventure Playground, Stepney Green astroturf and the volunteer programme. A full report will be provided to the Charity Commission as part of the charity's annual returns.

Table 1: 1 April 2024 to 31 September 2024

Facility	Number of sessions	Number of Participants
Mile End Park and Whitehorse Adventure Playground school holiday programme (May half-term and Summer of Fun).	May half term: 5 x sessions at Whitehorse Adventure Playground Summer of Fun: 13 x sessions at Mile End Park 15 x sessions at Whitehorse Adventure Playground	May half term: 645 participants Summer of Fun: 1,391 participants at Mile End Park 1,658 participants at Whitehorse Adventure Playground
Stepney Green and Whitehorse Adventure Playground Summer of Fun programme Family Days	2	1,860
Mile End Park Stay and Play	99	1,770
Whitehorse Adventure Playground	68	2,952
Mile End Corporate Volunteers	20	1,100 estimated
Total	222 sessions	11,376

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

- Total sessions including ad-hoc and contractual block bookings is estimated at 2,200 between 1 April and 30 September 2024. Please note that there were over 700 contractual bookings during this period, with each booking counted

individually, whether it involved a specific team using 1/3 of a pitch per hour or a full pitch for two hours.

- Total participants including ad-hoc and contractual block bookings is estimated at 48,000 (of which 27,000 is estimate contractual participants and 21,000 is estimate ad-hoc participants) between 1 April and 30 September 2024.

Activity overview 2024:

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

- Nature walks, growing activities, cooking sessions such as pizza making, scone baking and arts and crafts at Mile End Park and Play Pavilion.
- Easter Egg Hunt at Mile End Park. We organised a fun-filled Easter Egg Hunt, which brought together children of all ages to search for hidden treats.
- Family day event at Stepney Green Park. We have delivered a family day event at Stepney Green Park with children services. Our family day events encouraged families to spend quality time together, participating in activities like smoothie making, coconut shy, games, arts and crafts, face painting, soft play and many others.
- Guided play sessions at Whitehouse Adventure Playground.

2) Overview of Activities and Bookings at the Pavilions

Table 2 below provides a comparison of activities and bookings held at the Art and Ecology Pavilions in the period **1 April and 30 September** for 2023 and 2024.

NB: works, turnaround and 'internal' Council usage has been lower, contributing to the overall lower usage. More information regarding bookings can be found in the sections below.

	Art Pavilion (Number of days)	Art Pavilion (Number of days)	Eco Pavilion (Number of days)	Eco Pavilion (Number of days)
	2023	2024	2023	2024
Private Hire	27	37	31	31
Corporate	23	11	28	24
Exhibition (including set up)	44	28	0	0
Internal/Turnaround	35	4	14	3
Total occupation	129	80	73	58
Total without turnaround days	94	76	59	55

	Art Pavilion	Eco Pavilion
Total Occupancy (out of 182 days – half a year)	80/182	58/182
Percentage %	43.96%	31.87%
Total Activity Days in both pavilions	138 of a possible 182 days	

Private Hire:

We have seen an increase in private hires since 2023. One reason is that people attending weddings are impressed with the venues and bring their own events to the pavilions. We also have good contacts with wedding agents.

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

Higher value full day bookings tend to be for wedding receptions and legal ceremonies, usually taking place on a Saturday (often with additional set-up/clear-up hours on the evening before and morning after) and are mostly booked over a year in advance. The capacity of the venues for this type of booking is seen as quite large.

There was a new development of three secondary schools/academies holding their leavers 'proms' at the Art pavilion; something we look to build on for next year.

We have seen an increase in private bookings over this period; although corporate hires have been lower (corporates are more prominent in the second half of the year).

Community and Cultural Hires:

We are down on exhibition dates, as two weeks (14 days) were without an exhibition in April. We don't advertise ourselves in the exhibitions 'marketplace'; something we are working towards as part of a wider marketing plan.

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

Exhibitions:

- Essential School of Painting: Annual - two weeks hire
- 'Habitat – Ecofeeling of the Earth'; multi-participant presented by regular curators 'The Eco-Feminism group'

- East London Printmakers: Large scale/multi-participant annual exhibition
- Colours Of Bangladesh: Exhibition of Bangladesh-based artists: coincides with The Season of Bangla Theatre

In addition, the pavilions hosted St Georges Day Tea Dance, which was attended by 200 residents aged over 55 years old.

Corporates:

Overall, we have seen a decrease in corporate bookings. In part this is because Council departments that used to hire the space were able to make use of the Grocer's Wing in the Town Hall.

As part of a marketing review, we will work conference venue finder and other mechanisms for promoting the venues.

We have worked with several corporates to deliver a wide range of face-to-face planning and team away days to brand launches and panel talks. Clients we have worked with include Wavelength, NEC, Tower Projects (Job Fair).

We have also hosted several high-profile internal events including LBTH Civic Awards and an Air Quality Project final sharing.

We are seeing an increase in hires for markets, with Judy's Vintage Markets hiring both pavilions for dual-venue markets twice over this period (two more to come in the second half of the year), with a new 'Kilo Sale' client testing the waters with a hire.

Marketing:

The Pavilions are promoted through internal platforms including thvenues.com, Tower Hamlets website, Tower Hamlets Arts website, Our East End - What's on Section, The registrars' ceremonies Guide. Tower Hamlets SM platforms including Facebook, Twitter and Instagram.

We also market the venues through external venue finders Hitched and Canvas Events.

Current and pending marketing/promotional activity includes:

- Regular posts on Instagram.
- An advert in the December 2024 edition of Our East End.
- An advert in Canvas for the winter period.
- Increasing our post-event reviewing processes.
- Promotion across council managed digital advertising screens (on street) and council managed plasma screens (pending).

3) Overview of Improvements and upgrades

Between 1 April and 30 September 2024, the Charity has welcomed an estimated 1,100 corporate volunteers, with 20 sessions to support improvements to the park infrastructure and landscape including:

- Overhauling the raised beds in the growing zone including building additional raised planters.
- Removal of substantial vegetation, including invasive species, across Mile End Park to improve sight lines (nesting was not affected). This helps areas of the park to be safer and more welcoming, deterring and addressing anti-social behaviour.
- Soft horticultural tasks such as weeding pathways throughout the park.
- Distribution of 60 tons of crushed concrete within the Haverfield Woodland Walk, topping up existing natural pathways and creating new pathways. This encourages dog walkers, nature lovers and local schools to use, but also deters antisocial behaviour by way of improving sight line and visibility.
- Horticultural maintenance in conservation areas to support and encourage wildlife and biodiversity in the park, such as removal of invasive plants in woodland walk areas, Clinton Road Meadow, and Kirks Place Meadow.
- Litter picking throughout the park.
- Removal of planters deemed old and coming to the end of life.
- Lifting of tree canopy throughout the park for health and safety and sight line.

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

Additionally, we have hosted Community Payback regularly. Since April 2024 we have hosted an estimate of 160 participants with 35-40 sessions. We did not facilitate during the summer holiday period in the park due to summer programme delivery, however the group were relocated to another site.

In addition, we host weekly Community Payback, facilitating one to two weekly sessions, averaging six to eight participants, with 160 participants and 35-40 sessions to date. The group assists with a variety of horticultural and gardening-based tasks in the park.

Other improvements:

To alleviate health and safety risks, a new tarmac entrance was installed at Wennington Green. In addition, the footpath was widened at Copperfield Road and the overlay of footpath near the Urban Adventure Base and fully inclusive access point at the Go Kart service road.

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Appendix 8

Charity Commission Guidance for Local Authorities as Trustees of Charities and Guidance for Councillors

1. Introduction

Tower Hamlets Council is the trustee of King George's Field Trust ("KGFT") charity and is responsible for managing it in a way that complies with the law.

- The King George's Field charity is registered with the Charity Commission as King George's Field, Mile End Charity, registered number 1077859 and has an annual turnover in excess of £1,000,000.
- The Tredegar Square charity is registered with the Charity Commission as King George's Field – Stepney (Tredegar Square Bow), registered number 1088999 and has an annual turnover of approximately £10,000 per annum. Funds are used to upkeep Tredegar Square Gardens for the use and enjoyment of the public. The land associated with this charity is limited to Tredegar Square Gardens in Bow. The Tredegar Square charity is administered via the KGFT Board.

2. Charity Commission Guidance for local authorities (or councils) as trustees of charities

The below information has been taken from the government website: [Local authorities \(or councils\) as trustees of charities - GOV.UK](#) and was published on 8 August 2024.

Where a local authority is trustee, it is the local authority itself, not individual councillors, who is trustee.

Local authorities can have the expertise needed to manage charities. However, issues can arise such as the local authority:

- not being aware that it is trustee of a charity
- unknowingly using charity property for its own local authority purposes
- not identifying when there is a conflict of interest
- not managing small funds, which become dormant
- not keeping separate accounts for the charity
- not submitting accounts or annual returns to the Charity Commission when they fall due.

The expectations on local authorities carrying out the trustee role are the same as on individuals and the same trustee duties apply. These are:

- ensuring the charity is carrying out its purposes for the public benefit
- complying with the charity's governing document and the law
- acting in the charity's best interests
- managing the charity's resources responsibly
- acting with reasonable care and skill
- ensuring the charity is accountable

It is therefore important that local authorities that are trustees:

- ensure charity property is used for the charity's purposes
- ensure proper mechanisms are in place for making trustee decisions

- ensure decisions they make are only in the charity's best interests
- identify and manage conflicts of interest, and obtain authority from the Charity Commission where it is needed
- comply with accounting and reporting responsibilities

This guidance covers these and other issues.

Read more about [trustee duties](#).

Where the local authority is the trustee:

- any council officer or councillor working on charity business is not a trustee and does not have the responsibilities or liabilities of a trustee; you are acting on behalf of the local authority
- the local authority is the decision-maker
- the local authority is liable for the decisions it makes as trustee

Making decisions

As trustee, it is for the local authority to make trustee decisions, for example about:

- how the charity operates, such as changes to opening and closing times of a public facility
- where the charity is a grant-making charity, any policy decisions about how recipients should be selected based on the charity's purposes
- whether to dispose of charity land or change its use
- whether to change the purposes of charities, merge or close them
- agreeing annual accounts
- fundraising

Keep a record of decisions you make as trustee.

The mechanism for making decisions

The local authority can decide the mechanism for making decisions and exercising its functions as trustee based on factors like:

- the type and size of the charity
- the number of charities it is trustee of
- the extent to which conflicts of interest might arise
- what is permitted by local authority legislation

Options include:

- decision-making by full Council or at cabinet level
- decision-making delegated to committees such as a committee of the local authority or a committee of the executive of the local authority

Delegation may help you manage conflicts of interest.

Where decision-making by full Council or at cabinet level is concerned, an advisory committee can be set up to help the local authority make decisions. For example, it can make recommendations to the local authority. An advisory committee cannot make decisions.

You should get professional advice if you need it on setting up decision-making structures.

If you delegate decision-making, keep a written record of this in the charity's records and a copy in the local authority's records as appropriate

Complying with trustee duties when making decisions

Charity trustees must make decisions in a way that complies with their duties, including their duty to further their charity's purposes and act only in the charity's best interests. Use the principles listed in our [decision-making guidance](#) to help you.

One of these principles is that trustees must be sufficiently informed. The local authority as trustee can take a range of actions to help it ensure it is informed, depending on the nature and complexity of the issue being considered. For example, by:

- running a public consultation
- commissioning an independent review of proposals
- taking professional advice

The local authority should consult on significant decisions that are likely to affect beneficiaries. These include (but are not limited to) changing a charity's purposes or disposing of designated land. Conducted well, consultation can:

- help you understand different views
- help you assess the impact of the proposed decision
- show you are open and transparent

Getting an independent review is an option when factors such as the risks, complexity and costs justify it.

Taking relevant professional advice can help the local authority understand (for example) the law, and the risks and complexity of a proposal.

Independent information and advice will help you examine proposals from the charity's perspective particularly when the local authority faces a conflict of interest.

Managing conflicts of interest

Local authorities will often face conflicts of interest because of the different roles they have, for example as the provider of statutory services or the planning authority.

A decision to dispose of land, in particular, is one where these different roles can interact and present the local authority with a conflict of interest that must be managed. For example, because it may stand to benefit from the decision to dispose.

A conflicts of interest policy

You should set up a separate conflicts of interest policy, to guide how the local authority will make decisions when it is conflicted.

The policy should be appropriate to the types of charities the local authority is trustee of, and the ways in which the local authority could be conflicted. For example, a more detailed policy may be suitable where the local authority is trustee of several public facilities, or where one or more facility is significant in terms of its value, size, community use or public interest.

A local authority's usual conflict of interest policy, that applies to its role as statutory authority, does not apply to its role as charity trustee.

Identifying and managing conflicts of interest

The first step is to make sure the local authority identifies that it is conflicted.

Then, think about how you will manage the conflict when you make your decision. This should be in line with the charity's conflicts of interest policy. For example, by appointing [new unconflicted trustees](#) alongside the local authority so that on this occasion they (not the local authority) make the decision.

If you cannot manage the conflict of interest, you must have [authority from the Charity Commission](#) before you can make the decision.

Your decision must be in the charity's best interests. If you need Commission authority, you will need to show how you have reached this conclusion.

Read the Commission's guidance about [conflicts of interest](#). Get professional advice about managing conflicts if you need it.

Managing and disposing of charity land

Where the local authority is trustee of public facilities, the decisions it makes about them can be controversial and attract criticism. This includes decisions to dispose of charitable land.

A local authority as a charity trustee is entitled to consider the suitability and viability of the charitable property it manages, and to make proposals that further the charity's purposes and are in its best interests. This may include deciding to dispose of the land.

However, we know from our casework that if such proposals are not managed carefully, they can create problems including breach of trust, financial loss and reputational damage.

Make sure you understand your responsibilities when managing or disposing of charity land. The guidance in this section covers:

- the requirements when disposing of land
- when the local authority is conflicted
- when the local authority is a party to the disposal
- land swaps

Read [case studies](#) about disposing of land.

The legal requirements when disposing of charity land

When selling, leasing or in other ways disposing of charity land, you must:

- have the power to dispose
- consider that disposing of the land is in the charity's best interests
- comply with the legal requirements on disposing of charity land
- get Charity Commission authority if it's needed

Read our guidance about [disposing of charity land](#).

Disposing of designated land

Designated land is land that must be used for particular purposes as set out in the charity's governing document. For example, recreation grounds or concert halls.

It is important, when considering disposing of designated land, to consult with beneficiaries and others who may be affected by the disposal. You should consider their views when making your decision. In certain circumstances, you may have to give public notice of the disposal.

You will usually need Charity Commission authority to dispose of designated land. Read our guidance about the disposal of [designated land](#).

When the local authority is conflicted or is party to the disposal

Local authorities can face a conflict of interest when disposing of land. See the [example above](#).

It may also be a party to the disposal. That is, it is proposed it will buy or rent the charity's land.

You must consider that the decision to dispose is in the charity's best interests. You must also manage the [conflict of interest](#).

In addition to the usual rules on disposing of charity land mentioned above:

- if you are disposing to a third party and you cannot manage the conflict of interest, you must get authority from the Charity Commission
- if the local authority is a party to the disposal, you must get authority from the Charity Commission even if you can manage the conflict of interest

If the local authority is a party to the disposal you should get professional advice on the rules about self-dealing.

If you need authority, you will need to provide the following information to the Commission:

- a description of the land being disposed of
- confirmation that you have the power to dispose
- whether the land is designated
- whether the local authority is party to the disposal
- who will be parties to the disposal
- how you decided the disposal is in the charity's best interests
- whether you have complied with the legal requirements about charity land disposals; if not, why
- whether the disposal is on proper commercial terms and how terms have been agreed
- details of any professional advice taken on behalf of the charity and whether the advisor was independent
- whether the disposal affects the charity's beneficiaries, whether you consulted, and how you took into account responses or feedback
- whether the local authority managed the conflict of interest, and if so how

[Apply for authority](#).

Land swap

Local authorities as trustees can develop plans which involve swapping their own, corporate property with the charity's land. The corporate property becomes charitable land.

The same rules mentioned above apply: the decision must be in the charity's best interests.

Where the charity's land is designated, the local authority must consider how the purposes for which the land must be used may be affected.

As the local authority is party to the disposal, you must have Charity Commission authority before you can go ahead.

You will need to provide the following information to the Commission:

- confirmation that you have the power to dispose
- how you decided that the land swap is in the charity's best interests
- why the local authority's land being swapped with the charity's is suitable
- descriptions of the land being swapped
- whether the land swap will affect the charity's beneficiaries, whether you consulted, and how you took into account responses or feedback
- who will be parties to the disposal
- details of any professional advice taken on behalf of the charity, and whether the advisor was independent
- whether the local authority managed the conflict of interest, and if so how

[Apply for authority](#).

The local authority using the charity's land

It is important that the local authority separates out charity property from its own corporate assets and does not unknowingly use charity property for its purposes. For example, as office space for its employees.

If you are considering renting the charity's land:

- it must be in the charity's best interest to do this
- the local authority must comply with the rules on [disposing of charity land](#)
- the local authority must manage the conflict of interest, as explained above
- the local authority will need Charity Commission authority because it is party to the disposal, [as explained above](#)

Where the charity's land is designated, it must be used for the purposes set out in its governing document. If it is not, this could be a breach of trust.

Transferring charity land to another charity

A transfer to another charity must follow [the legal requirements](#) about disposing of land.

Replacing the local authority as trustee

If the local authority no longer wishes to be trustee, you can appoint a new trustee. The new trustee can be:

- another charity
- another local authority
- a company
- individuals

Check the charity's governing document and follow the process for appointing new trustees.

If your governing document does not have suitable appointment provisions, or it names your local authority as the trustee:

- you can change the governing document to remove the local authority as the trustee and/or introduce a power to appoint trustees. Read our [guidance about changing governing documents](#) or
- you may be able to use the statutory power to appoint trustees in section 36 of the Trustee Act 1925

Get professional advice if you need it.

Read guidance about [finding new trustees](#).

Keeping charity records and accounts

You should keep separate records for the charity, such as minutes of trustee meetings and copies of professional advice taken. Don't mix charity and local authority records. You must comply with the rules on accounting. Keep separate accounts for the charity.

Minutes of meetings

Keep a written record of your decisions. This is usually done by keeping written minutes of the meetings at which decisions were made.

The level of detail in your minutes should be in proportion to the significance and potential impact of the decision. If you rely on a report or other document that is mentioned in the minutes, a copy should be attached.

Recording decisions in this way:

- helps to ensure certainty about what was decided
- helps you show that you have acted properly and complied with your duties

Annual returns, reports and accounts

All charities (whether registered with the Charity Commission or not) must [prepare accounts](#) and must make them available on request.

Understand whether you need to submit annual returns, reports and accounts to the Commission. Different charities face different requirements. Use [our annual return guidance](#) to check if you are getting it right.

Linking charities

If the local authority is trustee of several charities, you can apply to link them for accounting, registration and reporting purposes. This means that as trustee, you only need to produce one set of accounts for all the charities. Read our guidance about [linking](#).

Annex A – checklist

These questions can help you review your local authority's governance of charities.

1. Do you have an up-to-date list of the charities of which the local authority is trustee?
2. Is there central management of the charities?
3. Do you have a copy of all the charities' governing documents?
4. Do the charities' governing documents have the [rules you need](#)?
5. Are the charities [registered with the Charity Commission](#) where they meet the requirements for registration?
6. Do you produce annual accounts for the charities?
7. Is the local authority up to date with [filing requirements](#)?
8. Have you considered applying for a [linking direction](#)?

9. Do you keep separate records for the charities?
10. How often does the local authority as trustee consider the business of its charities? Does this comply with the rules in the relevant charity's governing document?
11. Does the local authority review, where certain activities are delegated to (for example) council officers or committees, that the arrangement remains appropriate?
12. Does the local authority as trustee consider the effectiveness of the charities?
13. Are there any dormant funds?
14. Does the local authority use any charity land as corporate property? If it does, this should be remedied immediately.
15. What is the decision-making structure for the local authority to consider charity business and make decisions?
16. Is there a mechanism to collect feedback from beneficiaries and other interested parties on relevant trustee decisions?
17. How does the local authority manage conflicts of interest when making decisions?
18. Does the local authority have a separate conflict of interest policy?
19. Do you review and manage the risks faced by the charities?
20. Do you monitor financial performance during the year?
21. Have you considered sources of income and do you have a strategy in place to raise funds?
22. Do any of the charities have [permanent endowment](#)? If so, have you considered whether you can spend all or some of it as income?

3. Local authorities (or councils) as trustees of charities – a guide for councillors

The below information has been taken from the government website: [Local authorities \(or councils\) as trustees of charities – a guide for councillors - GOV.UK](#) and was published on 8 August 2024. Case studies can also be found on this website page.

Overview

Many local authorities – or councils – hold assets that are charities.

Often this is because a donor has left land or property to a council on condition that it is used for a charitable purpose such as a museum, art gallery or recreation ground.

This means that the local authority is the trustee of the charity and is responsible for managing it in a way that complies with the law.

The local authority might be a trustee of different types of charitable assets, such as land or a school prize fund.

Where a local authority is trustee, it is the local authority itself and not individual councillors, who is trustee.

Common issues that can arise

Local authorities can have the expertise needed to manage charities. But issues can arise – and these can attract significant local attention.

For example, the local authority:

- not being aware that it is the trustee of a charity
- not keeping separate accounts for the charity

- not submitting accounts or annual returns to the Charity Commission when they fall due
- unknowingly using charity property for its own local authority purposes
- not following the rules when disposing of charity property
- not identifying when there is a conflict of interest
- not managing small funds, which become dormant

These issues can result in public criticism for the local authority, financial loss for the charity and breach of trust.

It is important that local authorities that are trustees understand what their legal responsibilities are.

Find out more:

- read Charity Commission [guidance about local authorities acting as trustee](#)
- speak to relevant officers at your council, for example the legal team or officers who are responsible for the asset in question

If the local authority has appointed you as trustee

Local authorities can have the right (under the terms of a governing document) to appoint trustees. Your local authority may have appointed you – a councillor – to be a trustee of a charity. If so:

- you, rather than the local authority, are responsible for the administration of the charity, along with your fellow trustees
- you and your fellow trustees are personally liable for the decisions you make
- you must act in the interests of the charity, not those of the local authority
- you do not 'represent' the council on the trustee board

Read guidance about:

- [trustee duties](#)
- [trustee decision-making](#)
- [managing conflicts of interest](#)

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King George’s Field Charity Board Wednesday 30 October 2024	
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.

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

<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

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

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
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