

Appendix 3

Fees and Charges Review

Stepney Green Park Astro turf 2023/24

1. Introduction

- 1.1. The astro turf pitch at Stepney Green Park is a King George's Field Trust (KGFT) asset, through which bookings are managed on behalf of the Charity by the Council's Parks service.
- 1.2. The current hire rates can be found in Table 3.1 below. Hirers can book a third (5 a-side), two thirds (7 a-side) or the whole pitch (11 a-side) with different rates for the following categories:
 - Adult peak (borough/non-borough)
 - Adult off-peak (borough/non-borough)
 - Junior (under 16 years)
 - State School (borough Primary, Secondary and non-borough)

2. Proposed Hire Rate Review

- 2.1. A review of the hire rates for the astro turf at Stepney Green Parks is proposed to enable the Charity to have sustainable levels of income generation against inflation and rising energy and staffing costs.
- 2.2. The rates have not increased since July 2021 and it is proposed that increases of between 9.1% and 11.1% are applied to the current pitch hire charges from 1 April 2023. This aligns with the approximate increases being applied to Council hire fees from 1 April 2023 (approved by [Cabinet](#) on 4 January 2023). The current rates and proposed increases can be found in **Appendix 3.1** below.

3. Benchmarking

- 3.1. Comparisons with other venues has been undertaken to benchmark our rates and proposed increases. This benchmarking can be found in **Appendix 3.2** below.
- 3.2. The proposed new charges for Stepney Green astro turf hire charges for two-thirds of a pitch (7 a-side) are on average £14.75 lower for borough-based adults and £3.05 non-borough adults (compared to other venues, peak times). For 11 a-side the new rates are on average £81.01 lower for borough-based adults and £61.57 for non-borough adults (peak times). This price comparison takes into consideration the additional hire charge for the use of changing room facilities at Stepney Green Park. Furthermore, it is likely that other venues will increase their pitch rates for 2023/24 and therefore the proposed charges will be competitive for borough and non-borough adult users.
- 3.3. To support the Charity's objective to provide "*facilities for recreation or other leisure-time occupation*", it is proposed that the prices should remain affordable to residents. Tower Hamlets has high levels of childhood obesity and therefore there is social and public benefit to encouraging all residents to have healthier and more active lifestyles through the provision of accessible and affordable sports and recreation facilities.

Appendix 3.1: Current and proposed increases

Adults (borough) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 78.00	£ 86.00	£ 8.00	10.30%
With changing room		£ 102.00	£ 112.00	£ 10.00	
7-side (2/3rds of a pitch)	Per hour	£ 53.00	£ 58.00	£ 5.00	9.40%
With changing room		£ 69.00	£ 76.00	£ 7.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 27.00	£ 30.00	£ 3.00	9.40%
With changing room		£ 36.00	£ 39.00	£ 3.00	
Adults (borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 57.00	£ 63.00	£ 6.00	10.50%
With changing room		£ 75.00	£ 82.00	£ 7.00	
7-side (2/3rds of a pitch)	Per hour	£ 38.00	£ 42.00	£ 4.00	10.50%
With changing room		£ 50.00	£ 55.00	£ 5.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 20.00	£ 22.00	£ 2.00	10.50%
With changing room		£ 26.00	£ 29.00	£ 3.00	
Adults (non-borough) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 92.00	£ 101.00	£ 9.00	9.80%
With changing room		£ 120.00	£ 132.00	£ 12.00	
7-side (2/3rds of a pitch)	Per hour	£ 61.00	£ 67.00	£ 6.00	9.80%
With changing room		£ 80.00	£ 88.00	£ 8.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 31.00	£ 34.00	£ 3.00	9.80%
With changing room		£ 41.00	£ 45.00	£ 4.00	
Adults (non-borough) - non-peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 81.00	£ 89.00	£ 8.00	9.90%
With changing room		£ 106.00	£ 116.00	£ 10.00	
7-side (2/3rds of a pitch)	Per hour	£ 55.00	£ 60.00	£ 5.00	9.10%
With changing room		£ 71.50	£ 78.00	£ 6.50	
5 a-side (1/3rd of a pitch)	Per hour	£ 28.00	£ 31.00	£ 3.00	9.10%
With changing room		£ 37.00	£ 41.00	£ 4.00	
Juniors (under 16s) - peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 39.00	£ 43.00	£ 4.00	10.30%
With changing room		£ 51.00	£ 56.00	£ 5.00	
7-side (2/3rds of a pitch)	Per hour	£ 27.00	£ 30.00	£ 3.00	11.10%
With changing room		£ 36.00	£ 39.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 15.00	£ 17.00	£ 2.00	11.10%
With changing room		£ 20.00	£ 23.00	£ 3.00	
Juniors (under 16s) - off peak hours	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 33.00	£ 36.00	£ 3.00	9.10%
With changing room		£ 43.00	£ 47.00	£ 4.00	
7-side (2/3rds of a pitch)	Per hour	£ 22.00	£ 24.00	£ 2.00	9.10%
With changing room		£ 29.00	£ 32.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 12.00	£ 13.00	£ 1.00	9.10%
With changing room		£ 16.00	£ 17.00	£ 1.00	
Borough Primary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 30.00	£ 36.00	£ 6.00	20.00%
With changing room		£ 39.00	£ 47.00	£ 8.00	
7-side (2/3rds of a pitch)	Per hour	£ 22.00	£ 24.00	£ 2.00	9.10%
With changing room		£ 29.00	£ 32.00	£ 3.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 12.00	£ 13.00	£ 1.00	9.10%
With changing room		£ 16.00	£ 17.00	£ 1.00	
Borough Secondary Schools	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 39.00	£ 43.00	£ 4.00	10.30%
With changing room		£ 51.00	£ 56.00	£ 5.00	
7-side (2/3rds of a pitch)	Per hour	£ 28.00	£ 31.00	£ 3.00	10.70%
With changing room		£ 37.00	£ 41.00	£ 4.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 15.00	£ 17.00	£ 2.00	10.70%
With changing room		£ 20.00	£ 23.00	£ 3.00	
Non-borough school	Unit of Charge	Current Charge	Proposed new charge	Increase in £ (rounded up)	Percentage increase
Full pitch	Per hour	£ 54.00	£ 59.00	£ 5.00	9.30%
With changing room		£ 71.00	£ 77.00	£ 6.00	
Half pitch (2/3rds of a pitch)	Per hour	£ 36.00	£ 40.00	£ 4.00	11.10%
With changing room		£ 47.00	£ 52.00	£ 5.00	
5 a-side (1/3rd of a pitch)	Per hour	£ 19.00	£ 21.00	£ 2.00	11.10%
With changing room		£ 25.00	£ 28.00	£ 3.00	

Appendix 3.2 – Benchmarking

		Mile End Stadium Astro turf (GLL Tower Hamlets) - 3G astro turf	Notes	Web link
		Peak / Off peak rates for Adults	No rates for schools could be sourced. There is a multiple price list for the 11 aside which varies from £154.71 - £238.13 per hour. Includes use of changing rooms.	https://weplayfootball.com/venues/mile-end
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside (or 5 aside)	£90.42	£77.65		
11 aside	£238.13	£154.71		

		John Orwell (GLL Tower Hamlets) - 2G astro turf	Notes	Web link
		Peak / Off peak rates for Adults	Prices are for 5 aside. No rates for schools could be sourced. Includes use of changing rooms.	https://bookings.better.org.uk/location/john-orwell/astro-5-a-side/2023-01-09/by-location
Hire Cost	Peak (current cost)	Off Peak (current cost)		
5 aside	£59.90 - £72.45	£56.65		

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

	Bow School Astoturf - 3G astroturf		Notes	Web link
	Peak / Off peak rates for Adults (borough users)		Evenings and weekend hire only due to being a school. There is also 5 aside which is £55 - £75 per hour. School premises so only evening bookings available. Includes use of changing rooms.	https://www.playfinder.com/london/venue/bow-school
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside	£84			

	Central Foundation Girls School - 2G astroturf		Notes	Web link
	Peak / Off peak rates for Adults (borough users)		Prices are for 5 aside. Evenings and weekend hire only due to being a school. There is also 5 aside which is £55 - £75 per hour. School premises so only evening bookings available. Includes use of changing rooms.	https://hireapitch.com/Mile-End
Hire Cost	Peak (current cost)	Off Peak (current cost)		
5 aside only	£75			

	Weavers Adventure Playground - 2G astroturf		Notes	Web link
	Peak / Off peak rates for Adults (borough users)		Includes use of changing room.	https://www.playfinder.com/london/venue/weavers-adventure-playground
Hire Cost	Peak (current cost)	Off Peak (current cost)		
5 aside	£82			

	Powerleague Shoreditch 3G astroturf		Notes	Web link
	Peak / Off peak rates for Adults		Prices vary between £65 -£203.79 per hour for 5 aside and 7 aside pitches. Includes use of changing rooms.	https://www.powerleague.co.uk/football/pick-a-time?siteId=a20a54a1-3bdd-57b8-e211-6f44da11e82f&date=14%2F01%2F2023
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside (or 5 aside)	£104	£65		

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

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

	Mabley Green - 3G - Hackney		Notes	Web link
	Peak / Off peak rates for Adults		No School rates could be sourced. Includes use of changing room.	https://hackney.gov.uk/mabley-green
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside (or 5 aside)	£79.35			
11 aside	£147.60			
	Peak / Off peak rates for Juniors			
Hire Cost	Peak (current cost)	Off Peak (current cost)		
7 aside (or 5 aside)	£39.75			
11 aside	£74.90			