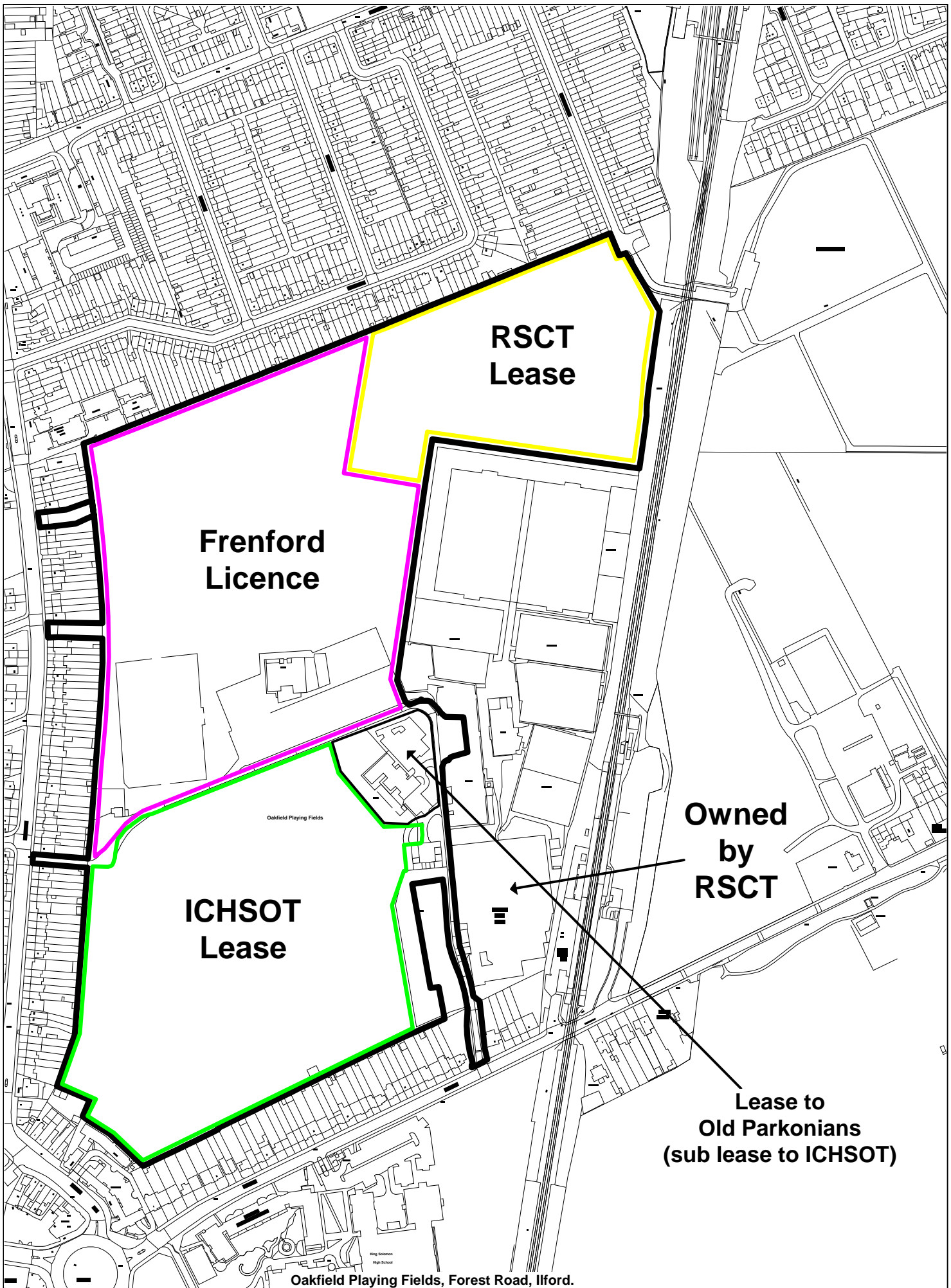


### **Oakfield Playing Fields– overview of current ownership/occupation**

1. This note summarises the current ownership and/or occupation and lease arrangements for the various clubs and organisations operating on the site. The extent of these interests is indicated on the attached plan in Appendix 1.
2. The Council owns the freehold interest of a substantial part of Oakfield Playing Fields. It has granted three leases and a licence to various sporting organisations. Redbridge Sports Centre Trust owns the freehold interest of most of the eastern part of the premises.
3. The south west part of the site (Open space/playing fields (6.88 ha/17 acres) is the subject of a lease between the Council and the Ilford County High School Oakfield Trust which expires in 2024. The tenant has security of tenure under this lease.
4. The pavilion, car park and land (0.57 ha/1.4 acres) on the south west part of the site is the subject of a lease between the Council and the Trustees of Old Parkonians Sports & Social Club, now called the Old Parkonians Association (OPA), which expires in 2050. This too gives the tenant security of tenure.
5. A subsequent under lease for the pavilion, car park and land was agreed in 2000 between the Trustees of the OPA and ICHSOT for 25 years (with 5 year break clauses), expiring in 2025. This is for the whole of the area covered by the 0.57 hectares/1.4 acres lease.
6. The Council has granted to Redbridge Sports Centre Trust a lease of around 3.4 hectares of land in the north east section of the site on a short term rolling basis. The Council can terminate this lease if it requires occupation of the land. It is currently used as playing fields.
7. In October 2016 the Chairman of ICHSOT confirmed to the Council its nominated representative in respect of ongoing discussions regarding the current leases and the potential relocation of the fields and pavilion held by it under the lease and sub lease. This representative was Mr Lennard. A copy of the letter is attached at Appendix 2. The letter noted that such representation did not extend to any commitment on ICHSOT's behalf. Following an ICHSOT trustees meeting on 20th July 2017, it was decided to add Alan MacKenzie and John Baxter to the sub-committee with Ed Lennard to represent ICHSOT from that point onwards.
8. In October 2016, the Chairman of OPA also confirmed to the Council Mr Lennard's appointment as its nominated representative in respect of all potential Oakfield redevelopment discussions, including relocation and lease extensions matters. A copy of the letter is attached at Appendix 3.
9. It has been confirmed by Mr Lennard that the OPA is responsible for the day to day management and maintenance of the south west section of the site including the playing fields and pavilion. It manages the facilities on behalf of ICHSOT.
10. The Council has been actively engaged with ICHSOT and OPA's nominated representative as set out in the Statement of Common Ground between the Council and OPA (ref CED 023). ICHSOT was not party to the Statement.
11. Play takes place on the ICHSOT ground by various football and cricket clubs which may or may not be affiliated to the OPA. All clubs which utilise the playing fields must enter into a seasonal hiring agreement with the OPA. The affiliated clubs, which are the Old Parkonians FC and Oakfield Parkonians CC, provide play and practice equipment such as nets, sight screens and scoreboard, and assist maintenance through volunteers. The ground is also currently utilised by the National Cricket League, Valentines FC, Warren FC, Romford Borough Youth FC and AFC Hornchurch whom all hire the pitches. Both affiliated clubs, as well as the hiring clubs make financial contributions to the upkeep of the playing pitches through their hiring fees and access to sports grants and sponsorship. ICHSOT is an organisation which has provided grants for a variety of capital projects on the site.

12. The Frenford club is now fully operational at premises elsewhere in the borough. It still has a presence at Oakfield occupying approximately 7.3 ha / 18 acres on the north west part of the site, operating under a short term rolling licence meaning it can vacate at short notice. Frenford Club continues to provide management services for the Jack Carter Pavilion and maintain the land at no cost to the Council. The Frenford club retains a skeleton service on site so that the Council does not have a vacant premises with all the associated costs. Bealonians FC hires the pitches from the Frenford Club during the football season. The Bealonians FC are not moving to Frenford's new premises.



**RSCT  
Lease**

**Frenford  
Licence**

**ICHSOT  
Lease**

**Owned  
by  
RSCT**

**Lease to  
Old Parkonians  
(sub lease to ICHSOT)**

Oakfield Playing Fields

Oakfield Playing Fields, Forest Road, Ilford.

**THE ILFORD COUNTY HIGH SCHOOL  
OAKFIELD TRUST**  
Registered Charity No. 1044454

**Registered Office:**  
Bevingdon House  
Belchamp Otten,  
Sudbury,  
Suffolk.  
CO10 7BE

26 October 2016

Joanne Woodward  
Strategic Head of Planning & Building Control  
Place Directorate  
London Borough of Redbridge  
Redbridge Town Hall  
128 – 142 High Road  
Ilford IG1 1DD

Dear Ms. Woodward,

I am writing to you in my capacity as Chairman of the Ilford County High School Oakfield Trust ('ICHSOT') which organisation holds the head lease over approximately 17 acres of playing fields and a sub lease over the Old Parkonians' pavilion including about 1.4 acres of land at Oakfield Playing Fields.

Following a trustees meeting on Monday 15th October 2016, the trustees, under the Memorandum and Articles of Association of the Trust, have appointed a sub-committee consisting solely of Ed Lennard, at this stage, to represent ICHSOT during discussions with Redbridge Borough Council ("RBC") in regards to the possible extension of our head lease on the playing fields or potential relocation of the fields and pavilion held by it under lease and sub lease. Such representation does not extend to any commitment on ICHSOT's behalf until such time as its trustees have discussed any formal proposals laid before it by RBC, received any appropriate legal advice, and approved said proposals.

Should you wish for any clarification please contact me by email in the first instance:

[REDACTED]

Yours sincerely

[REDACTED]

*Alan MacKenzie*

*For and on behalf of*

*Iford County High School Oakfield Trust*

# Old Parkonians Association"



Old Parkonians Pavilion,  
Oakfield Playing Fields,  
Forest Road,  
Ilford,  
Essex IG6 3HD  
Telephone: 020 8559 8379"

27 October 2016

Joanne Woodward  
Strategic Head of Planning & Building Control  
Place Directorate  
London Borough of Redbridge  
Redbridge Town Hall  
128 – 142 High Road  
Ilford IG1 1DD

Dear Ms. Woodward,

I am writing to you in my capacity as Chairman of the Old Parkonians Association ('OPA') to confirm that Edward Lennard has the authority to act on behalf of the OPA in relation to the potential redevelopment of Oakfield. I reply with the following points:

- It was formally agreed at the OPA executive meeting in August that Ed is the designated representative for all potential Oakfield redevelopment discussions/ correspondence, including relocation and lease extension matters. This is unequivocally included in the meeting's minutes.
- Ed has a wealth of experience in OPA administrative matters and is currently an OPA executive member, Ilford County High School Oakfield Trust ('ICHSOT') trustee and Old Parkonians Football Club Chairman. He is best placed to discuss the potential ramifications of the Council's Local Plan from an OPA perspective.

Furthermore, I would like to emphasise that the OPA looks forward to working closely with Redbridge Council in the coming months so we are able to put potential relocation options before our membership for their consideration.

Yours Sincerely,

Mark Jamieson  
For and on behalf of  
Old Parkonians Association  
"