

6. COUNCIL CHARITABLE LAND – ANNUAL OPERATIONAL REPORT

1.0 INTRODUCTION

- 1.1 The Council being a trust corporation, by virtue of the Local Government Acts, is the Trustee of the Charities mentioned in Section 2 of this report and is appointed the Trustee pursuant to Section 210 of the Local Government Act 1972 by virtue of being the statutory successor to the Cuckfield Urban District Council, the Cuckfield Rural District Council, the Burgess Hill Urban District Council and the East Grinstead Urban District Council.
- 1.2 The trustees of all registered charities in England and Wales are required by Section 162 Charities Act 2011 to prepare an annual report containing the information required by the Charities (Accounts and Reports) Regulations 2005 regarding the activities of the charity in the preceding financial year.
- 1.3 The Council as Trustee comprises all the Members of the Council, who by virtue of their office as Members of the Council are the managing trustees of the Charities mentioned in Section 2 of this report. Members of the Council receive specific training on their roles and responsibilities as Charity Trustees as part of their Member training. The names of members of the Council holding office for the period 1st April 2013 to 31st March 2014, the period for which this report relates, who have served as a Charity Trustee are set out in the table below:

Councillor Gordon Marples (Chairman)
Councillor Peter Reed (Vice-Chairman)

Councillors

Jonathan Ash-Edwards	Tim Farmer	Natalie March
Simon Banham	Bruce Forbes	Gary Marsh
Stephen Barnett	Richard Goddard	Peter Martin
Andrew Barrett-Miles	Susan Hatton	Edward Matthews
Richard Bates	Ginny Heard	Simon McMenemy
Edward Belsey	Christopher Hersey	Pru Moore
Margaret Belsey	Margaret Hersey	John O'Brien
Liz Bennett	Catrin Ingham	Robert Salisbury
Pete Bradbury	Anne Jones, MBE	Susan Seward
Heidi Brunson	Denis Jones	Ian Simpson
Jack Callaghan	Graham Knight	Christopher Snowling
Cherry Catharine	Jim Knight	Dick Sweatman
Rod Clarke	Jacqui Landriani	Mandy Thomas-Atkin
Phillip Coote	Andrew Lea	Colin Trumble
Mims Davies	Mike Livesey	Neville Walker
David Dorking	Andrew MacNaughton	Garry Wall
Kathleen Dumbovic	Bob Mainstone	Norman Webster
		Emily White

- 1.4 Since an Annual Operational Report on the activities of the Charities mentioned in Section 2 of this report and the Accounts of the Charities mentioned in Section 2 of this report must be submitted to, considered and approved by the Members sitting as Charity Trustees and not as Members of the Council, it is necessary to call a special meeting of the Members of the Council to sit as the Charity Trustees.

- 1.5 All of the Charities mentioned in Section 2 of this report are unincorporated associations and their principal office is Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex RH16 1SS.
- 1.6 The Council's Chief Executive, Kathryn Hall, was the Chief Executive of the Charities mentioned in Section 2 of this report for the period covered by this report and the routine operational management of the Charities is delegated to and shared by the Council's Head of Leisure and Sustainability and the Council's Property and Assets Manager. Any major operational management decisions that might affect the interests of the Charities are made by the Charity Trustees.
- 1.7 The Charities' solicitor is the Solicitor to the Council, their bankers are the Cooperative Bank plc and Mr Hugh Barron (CPFA) independently examines their Accounts.
- 1.8 This report provides a review of the operational activities of the Charities managed by the Council and a statement of each charity's financial affairs for the period 1st April 2013 to 31st March 2014. It also updates charity trustees on current operational issues and seeks release of funding for some of the planned changes. A copy of the Accounts for each charity is appended to this report and together they comprise the Charity's Annual Report and Accounts.

2.0 CHARITIES OPERATIONAL REPORT

2.1 General

- 2.1.1 Project work on these sites have been directed at maintaining the quality of these facilities and securing their income generating capacity to offset the costs of providing these publicly accessible open spaces and their facilities.

2.2 Beech Hurst Gardens, Haywards Heath – Charity No: 305202

- 2.2.1 The Charity was constituted by a Declaration of Trust dated 2nd March 1950 when Gardens were gifted to the Council's predecessor, the Urban District Council of Cuckfield, by the trustees of the late William Johnson Yapp to be administered by the Council upon charitable trust.
- 2.2.2 The object of the Charity is the provision of a public park and recreation ground for the benefit of the inhabitants of Haywards Heath. The trustees powers of management are very restrictive and are limited to providing facilities for the use and enjoyment of the inhabitants of Haywards Heath for educational, scientific, cultural or recreational purposes and for any of the charitable purposes set out in section 4 of the Physical Training and Recreation Act 1937 and not for any purposes that are not charitable. By virtue of a Scheme made by the Charity Commissioners on 1st March 1996, the Council now has the power, subject to complying with charity law and the prior written consent of the Charity Commissioners, to sell or let part of the Charity's property provided that this will not unduly interfere with the objects of the Charity.
- 2.2.3 These gardens represent a major park for the town of Haywards Heath, while attracting visitors from outside the district. Regular maintenance has provided a high quality facility. A Steering Group for the gardens has now been in existence for many years. However, the friends group that was established in 2010/11 is now finding it difficult to form an administrative committee due to a reduction in volunteers. The site received another 'Green Flag' award in July 2013 and has been formally judged again in June 2014.

- 2.2.4 The ninth year's trading figures for the Family Restaurant produced a turnover rent of £30,576.04 that was received in addition to the recently reviewed £47,036.92 base rent. This represents the best years trading since the restaurant opened which reflects the recent investment by Mitchells and Butlers Retail Limited in internal upgrades, re-branding as a Harvesters and improved site signage etc. There are further plans in 2014 to upgrade the sunken quadrangle area.
- 2.2.5 The income generated and expenditure incurred at this site is split between restricted and unrestricted funds the former relates to the cottages, and restaurant facility, with the sporting facilities being unrestricted funds. Total income generated from petanque, events, tennis, rent from the cottages, leases, and licences (including the restaurant), on the site totalled £135k. This sum includes supplementary rental income as detailed in paragraph 2.2.4 of this report. Overall running costs excluding depreciation amounted to £67k of which £63k related to buildings and ground maintenance costs (including £4k of capital schemes for footpath works and playground improvements) with the rest being utilities expenditure. This therefore produced a surplus in 2013/14 of £68k at this site which when added to prior years gives a total surplus of £173K, currently shown as a Debtor balance.
- 2.2.6 We are seeking to maximise the potential income generation from the on-site kiosk by converting the interior suitable for a modest café outlet to be run as a concession with associated disabled toilet facilities. This section of the report seeks to:
- a. Update the Charity Trustees on the outcome of offering a lease of the Beech Hurst Kiosk to the individual as authorised in the previous Charity Trustees meeting of 9th April 2014.
 - b. Authorise offering a short term lease to the sole interested party who has offered to take a short lease of the property.
 - c. Authorise offering a casual hire agreement in the event of failure to agree terms with the above mentioned party for a short term lease.

At the last meeting of the Charity Trustees on 9th April 2014, approval was given to grant a lease to a bidder following marketing of the opportunity.

Having offered a lease of the property to the recommended individual, the selected party has failed to respond to the Council and appears to have withdrawn from the proposal. We therefore approached the remaining party who expressed an interest in the initial marketing process to ascertain if they still had an interest in operating the kiosk.

The remaining offer is for a 2 year lease at a rent of £3,000 per annum. The kiosk will be in operation from February to November inclusive each year (closed in December and January). During the April to September period, opening would be 6-7 days per week and Thursday to Sunday for the remaining months. This individual has previous catering experience.

We have also subsequently received a further offer from an existing café operator who leases a kiosk from MSDC to trade from the kiosk on a casual hire basis, paying our standard hourly rate.

It is therefore recommended that the Charity Trustees offer a lease to our original bidder on the following terms:

- i. Term: 2 years
- ii. Rent: £3,000 pa exclusive (£300 per month for 10 months of the year).
- iii. Utilities and services: The tenant to be responsible for all outgoings relating to the property eg water sewerage charges and electricity (and any other relevant outgoings).
- iv. Repairs: the tenant to be responsible for all internal and non-structural repairs, decoration and maintenance. The Landlord to be responsible for all structural repairs.
- v. Landlord and Tenant - the lease to be excluded from the statutory protection afforded to business tenants under the Landlord and Tenant Act 1954.

The applicant requires one month's notice in order to occupy and fully open the kiosk. If the matter is agreed by the Trustees, this will result in the facility opening around the August bank holiday weekend.

As this unfortunately results in the facility opening towards the end of the busy summer period, the applicant has requested 6 months rent free to deal with the poorer cash flow and her up-front investment in furnishings and stock etc.

The offer is recommended as the applicant is committing to provide the facility being open throughout most of the year and committing to a minimum 2 year term. The alternative is a casual hire arrangement (on an hourly, daily or weekly basis) which gives less assurance of a facility being provided on a regular and reliable basis. This is always still an option.

- 2.2.7 The Charity Trustees authorised using surplus Charity funds to deliver the proposed alterations to the kiosk at Beech Hurst and a budget of £60,000 was approved for this project.

Approval is required for an additional budget of £11,000 for the kiosk improvements. This is due to a change in specification of the disabled access ramp to reduce damage to tree roots in the area and longer runs of drainage being required to connect to the mains due to infrastructure not being present where plans indicated. Both of these items have led to an increase in costs over what has been allowed for in the planned works.

- 2.2.8 This section updates Charity Trustees on improvements to be carried out at the Harvester Restaurant and requests approval to lease an additional area of land to Mitchells & Butler.

Mitchells & Butler has requested consent to refurbish the rear quadrangle of the restaurant building and to improve signage to the rear of the property. The signage has been vetted and works to the quadrangle reviewed. The proposals include improved drainage and York stone paving to expand outside seating. These proposals will deliver welcome improvements to the gardens and as these are to be carried out at the cost of Mitchells & Butler, consent for these works is recommended.

Mitchells & Butler has also installed a disabled access ramp to the front of the restaurant to comply with DDA requirements. The land the ramp is constructed on is currently outside their leased area. Therefore, approval is required to lease an additional 73 square metres of land to Mitchells & Butler to ensure the ramp within their leased area and that it is maintainable by Mitchells & Butler going forward.

2.2.9 The cottages at Beech Hurst are let on Assured Shorthold Tenancy Agreements. Three of the five cottages are currently let, whilst the other two are undergoing refurbishment works prior to re-let. This has given the opportunity to subsume this last extended garden back into the park, which has been successfully completed. Under the terms of the Assured Shorthold Tenancy Agreements, the landlord is responsible for the maintenance/repair of the structure and interior of the premises as well as any installations provided for space, heating and sanitation and for the supply of water, gas and electricity. The tenant is responsible for keeping the garden and interior of the premises in a good and tidy condition. In 2013/14 income generated from the cottages amounted to £56k with maintenance costs of only £6k being incurred.

2.2.10 The Council has been approached by the developers of the land to the west of Beech Hurst Gardens (for the care home facility and new Age UK accommodation) seeking permission to connect a foul sewer from the new development in Butlers Green Road to an existing manhole on the Charity Trustees land. A proposed new section of pipeline would need to be laid under land to the rear of the Beech Hurst cottages.

A one-off consideration of £15,000 for a deed of grant authorising the developer to lay, use and maintain a new section of foul sewer pipeline and connect to an existing manhole has been provisionally agreed by the developer. In addition, the developer shall be responsible for the Charity's professional surveyor's fees and legal costs in completing such an agreement.

The developer will be responsible for the maintenance of the new foul sewer pipe line until such time that formal adoption is completed with Southern Water and to reinstate the Charity Trustees land to a satisfactory condition upon completion of the works.

Approval is sought to agree to the proposed pipeline installation and related easement for a capital sum of £15,000 and payment of the Charity's surveyor's fees and legal costs.

2.3 Richard Worsley Recreation Ground, Cuckfield (known as Cuckfield Recreation Ground) – Charity No: 206789

2.3.1 The Charity was constituted by Conveyance dated 1st July 1920 when the Park was gifted to the Council's predecessor, the Urban District Council of Cuckfield, by Frances Pendleburg Worsley to be administered by the Council upon charitable trust.

2.3.2 The object of the Charity is the provision of a Public Recreation Ground for the use and benefit of the inhabitants of the former Urban District of Cuckfield and the Parish of Cuckfield Rural, and as a perpetual memorial to her late husband, who died on the 9th November 1916, and as a memorial to those who gave their lives in the Great War 1914-18. The Council's powers of management are restricted to using the property for charitable purposes. By virtue of a Scheme made by the Charity Commissioners on 15th May 2000, the Council now has limited power, subject to complying with charity law and the prior written consent of the Charity Commissioners, to let part of the Charity's property provided that this will not unduly interfere with the objects of the Charity.

2.3.3 The grounds to this popular and well used venue were regularly maintained. In total income of £6k was generated in 2013/14 mainly from pitch and event hiring, hire of the tennis courts and ground rental for the tennis pavilion with £500 being generated from a modest café facility operated within the pavilion building. The income generated

contributed to the grounds maintenance and upkeep of the tennis courts, pavilion, playgrounds and paddling pool expenditure of £59k.

2.3.4 This section considers the matter of the refreshments kiosk in the park at Cuckfield.

Over the past two years, the kiosk at the Richard Worseley has been occupied by a local trader on an hourly and ad hoc basis hiring. Leisure officers collected payment directly from the hirer on a weekly basis dependent on the hours of use. This did not provide any certainty to the Trustees or users of the park as to opening hours or income.

Receipts generated from this casual hire of the kiosk have amounted to £510 for the summer of 2013 and £650 for the summer of 2012. Prior to this, the kiosk was used on an occasional basis by the football club during the football season.

A number of enquiries have been periodically received from local businesses and residents interested in a more regular facility at the park, particularly in the summer months when the paddling pool is open and during the school summer holidays when the park is generally busy. In response to this, the opportunity of a contract to run the kiosk concession was advertised to assess the level of interest in taking a more permanent arrangement in connection with the kiosk which would offer a more stable and regular income and provide a more accessible and reliable facility for users of the park.

Two offers were received following the marketing of the opportunity.

Bidder A

- i. Has previously traded from this kiosk on a casual hire basis and is a tenant of MSDC at another park café.
- ii. Requests a 2 year lease at £1200 per annum.
- iii. The proposed offer is freshly baked cakes and savoury items (made at other premises) but delivered to and sold from the Cuckfield kiosk. Café style menu focussing on fresh coffees, ice creams and cold drinks.
- iv. An awning or gazebo is preferred to shield from the sun and rain.
- v. It is proposed that opening will be during good weather only.

Bidder B

- i. Bidder B proposes to run a catering business from the premises in addition to running a park café all year round.
- ii. Bidder B would require a gazebo (as a necessity) in order to run the facility during inclement weather.
- iii. Bidder B is proposing a rent of £950 per annum for 2 – 5 years, with a mutual break option giving 6 months' notice.
- iv. If the business trades well, an additional top-up rent may be payable based on a percentage of net turnover

It is recommended that the Trustees proceed with bidder A as this offers a greater rent and the potential for a more certain income and the establishment of a stable and reliable refreshment offer in the park for users which will be open at appropriate times during good weather. The applicant has a proven track record running a park catering operation and is committed to the venture. Therefore, approval is requested to:

- a. Proceed with a lease of 2 years with bidder A (and allow access immediately on a casual hire basis until completion of the lease);
- b. Consent to the new tenant carrying out alterations to the kiosk to include installation of a gazebo subject to surveyor's approval of plans and planning consent being obtained;
- c. Consent to advertise the Charity's intention to dispose of the land under section 123 of the Local Government Act 1972. This process normally takes about one month to complete (possibly longer if objections are received which will have to be responded to) and needs to be carried out before the lease can be granted.

2.3.5 The leases to the Cuckfield Lawn Tennis Club for both pavilion and courts are due to complete in the next 3-4 weeks.

2.4 Fairfield Recreation Ground, Burgess Hill – Charity No: 305187

2.4.1 The Charity's property comprises the eastern end of the recreation ground. The Charity was constituted by Conveyance dated 1st October 1891 when the Park was gifted to the Council's predecessor, the Burgess Hill Local Board, by the Churchwardens and Overseers of the Parish of Clayton to be administered by the Council upon charitable trust. The Charity was enrolled on the books of the Charity Commissioners under the Mortmain and Charitable Uses Act 1888.

2.4.2 The object of the Charity is the provision of a place of exercise and recreation for the benefit of the inhabitants of the Parish of Clayton (now part of the Parish of Hassocks) and the neighbourhood. The Council's powers of management are restricted to using the property for charitable purposes within the meaning of the Recreational Charities Act 1958 now the Charities Act 2011.

2.4.3 There has been no change to the charity section of the site. The grounds were regularly maintained.

2.4.4 The property comprises a popular public recreation ground on which is located a drained football pitch. Regular maintenance by the Council has provided a high quality facility. This continues to be used regularly by sports clubs generating much needed income of £4k, which has helped to offset expenditure of £10k for sports pitch maintenance and associated facility running costs.

2.5 Public Open Spaces, Lucastes Avenue Haywards Heath – Charity No: 233890

2.5.1 The land was gifted to the Council's predecessor, the Urban District Council of Haywards Heath, for use as public open space in perpetuity by a Conveyance dated 9th January 1932. The Charity was constituted by an Order of the Secretary of State for Education and Science made on 26th January 1965 pursuant to section 18 of the Charities Act 1960 and the land was declared a charitable foundation, and the Cuckfield Urban District was appointed Charity Trustee.

2.5.2 The object of the Charity is the provision of public open space for the enjoyment of the inhabitants of Haywards Heath.

2.5.3 The land comprises mainly roadside grass verges and woodland belts at the eastern end in Lucastes Avenue, which are regularly maintained by the Council. It has no income generating potential.

2.6. Ashurst Wood Recreation Ground, East Grinstead – Charity No: 305162

- 2.6.1 The Charity was constituted by a Conveyance dated 22nd September 1954 when the Park was gifted to the Council's predecessor, the Urban District Council of East Grinstead, by the Trustees of Ashurst Wood Recreation Ground.
- 2.6.2 The object of the Charity is the provision of the open space for the recreation of adults and as a playground for children and youths of the village of Ashurst Wood as public open space. The Council's powers of management are restricted to using the property for charitable purposes within the meaning of the Recreational Charities Act 1958 now the Charities Act 2011.
- 2.6.3 The recreation ground comprises a number of recreational facilities including a children's playground. The soccer pitches continue to be very well used. All facilities were regularly maintained.
- 2.6.4 £3k income was received for football pitch and pavilion hire. The income contributed towards expenditure of £8k for grounds and general upkeep of the facilities.

2.7 St Johns Park, Burgess Hill – Charity No: 305189

- 2.7.1 The Charity's property comprises only the eastern half of the park. The Charity was constituted by a Conveyance dated 24th April 1891 when the Park was gifted to the Council's predecessors, the Burgess Hill Local Board, upon charitable trust.
- 2.7.2 The object of the Charity is the provision of a Public Park and Pleasure Ground for the benefit of the inhabitants and visitors to St John's Common. The Council's powers of management are restricted to using the property for charitable purposes within the meaning of the Recreational Charities Act 1958 now the Charities Act 2011.
- 2.7.3 The grounds of this popular park for Burgess Hill were regularly maintained.
- 2.7.4 Income of £12k was generated in 2013/14 mainly from cricket pitch, event, and pavilion hire. This contributed towards expenditure of £51k for grounds and general upkeep of the facilities.
- 2.7.5 In 2014 the cricket club will be seeking to replace the existing cricket nets with new ones on the same footprint of land which has officer support in principle. To facilitate this, the club may wish to seek an extension of their existing licence agreement (covering their maintenance and use of the cricket square) to undertake similar terms covering the existing site of the cricket nets. This will be reported on in due course.
- 2.7.6 The refreshment kiosk within the pavilion was also operated during the summer on a trial basis and generated £1.5k income over this period, included in the £12k mentioned in 2.7.4. This trial may form the basis of a further report to trustees seeking approval to formalise these arrangements through a licence or similar agreement. An additional landscaped area was provided adjacent to building during 2013/14 to assist in making this café area a more attractive and therefore viable business.

2.8 Public Walk and Pleasure Ground, Lindfield (known as West Common) Charity No: 305324

- 2.8.1 The land was acquired by the Council's predecessor, the Urban District Council of Cuckfield pursuant to section 164 of the Public Health Act 1875 and constitutes public open space. The Charity was constituted when the land was enrolled on the books of the Ministry of Education pursuant to section 6(2) of the Mortmain and Charitable Uses Act 1888 and section 1 of the Mortmain and Charitable Uses Act Amendment Act 1892.
- 2.8.2 The object of the Charity is the provision of a Public Walk and Pleasure Ground pursuant to section 164 of the Public Health Act 1875 for the benefit of the local inhabitants of Lindfield. The Council's powers of management are restricted to using the property for charitable purposes within the meaning of the Recreational Charities Act 1958 now the Charities Act 2011.
- 2.8.3 This land forms a linear open space surrounded by busy public highways with little income generating potential. The site continues to be regularly maintained.

2.9 Brooklands Park eastern end (unregistered charity)

- 2.9.1 The Charity's property comprises only the eastern half of the park. The Charity was constituted by a Conveyance dated 4th July 1906 when the land was gifted to the Council's predecessors, the East Grinstead Urban District Council to be held upon trust for the purpose of providing a public park and recreation ground.
- 2.9.2 The object of the Charity is the provision of a Public Park and Recreation Ground for the benefit of the inhabitants East Grinstead, the neighbourhood and the public generally. The Council's powers of management are restricted to using the property for charitable purposes within the meaning of the Recreational Charities Act 1958 now the Charities Act 2011.
- 2.9.3 The grounds of this popular park for Burgess Hill were regularly maintained.
- 2.9.4 The planning proposal for this land has been delayed by the implications of the habitats directive affecting the Ashdown Forest. An application is likely to come forward before the end of the year.

3.0 CHARITIES ACCOUNTS

- 3.1 From 1st March 1996 new reporting regulations came into effect such that from the financial year 1996/97, the Council, as Charity Trustees is obliged to complete annual returns for each of the managed Charities under its control. The accounts are attached as appendix 1 to this report. They set out the details of income and expenditure for each Trust Site for the financial year commencing on 1st April 2013 and ending on 31st March 2014.
- 3.2 At the request of the Charity Commissioners, the 2000/2001 accounts for Beech Hurst Gardens, Fairfield Recreation Ground, Richard Worsley and St Johns Park Charities were independently examined by Hugh Barron (CPFA), a qualified accountant experienced in the independent examination of Charity Accounts, on behalf of the Council. His report recommended that the accounts of the Charities administered by the Council should be

prepared on an accruals accounting basis. The appendix attached details the financial affairs for each Trust for the financial year commencing on 1st April 2013 and ending on 31st March 2014 in that format. The accounts of those Charities with income or expenditure that exceeds £100,000 are subject to independent examination. However, the Council has for the sake of consistency elected to have all the Charities accounts independently examined and the accounts for the financial year 2013/14 were examined by Hugh Barron (CPFA) in June 2014. His reports on the accounts for each Trust are attached to the end of the accounts.

3.3 The returns to the Charity Commission will be completed on the basis of these figures. In line with recommended practice the Trust Fund Assets are no longer consolidated within the balance sheet in the Council's Statement of Accounts.

3.4 Members should note that in the case of any charity where the charity's expenditure exceeds its income and that the shortfall is met from the Council's own resources.

4. FINANCIAL IMPLICATIONS

4.1 All income and expenditure shown in the 2013/14 Charity Accounts were accommodated within the 2013/2014 Revenue Budget.

5. RISK ANALYSIS

5.1 By compiling detailed annual operational and financial reports the Trustees are minimising their risks of not complying with current legislation and Charity Commission requirements. This report will form part of the Annual Returns for each Charity referred to in the report.

6.0 CONCLUSION

6.1 The trust property has been held and maintained satisfactorily during the period 1st April 2013 to 31st March 2014.

7.0 RECOMMENDATIONS

The Charity Trustees are recommended to:

7.1 Note and agree the contents of this report; approve the specific recommendations in the report, ratify the actions taken and approve the Charities' Accounts for 2013/2014

BACKGROUND PAPERS

Leisure and Sustainability, Property, legal and finance files

ENVIRONMENTAL IMPLICATIONS STATEMENT:

This report raised no environmental implications.

LIAISON WITH LOCAL COUNCILS:

No Town or Parish consultation has taken place for the purposes of this report; however consultation takes place for all major works and new initiatives.

COMPLIANCE WITH CODE OF PRACTICE ON COMMITMENTS:

All costs and income relating to charitable land were accommodated within the 2013/2014 Revenue Budget.

Charity Accounts

2013/14

Mid Sussex District Council as Charity Trustees of:

Beech Hurst Gardens

Ashurst Wood Recreation Ground

Richard Worsley Recreation Ground

St John's Park

Fairfield Road Recreation Ground

Lucastes Avenue Open Space

West Common Public Walk and Pleasure Ground