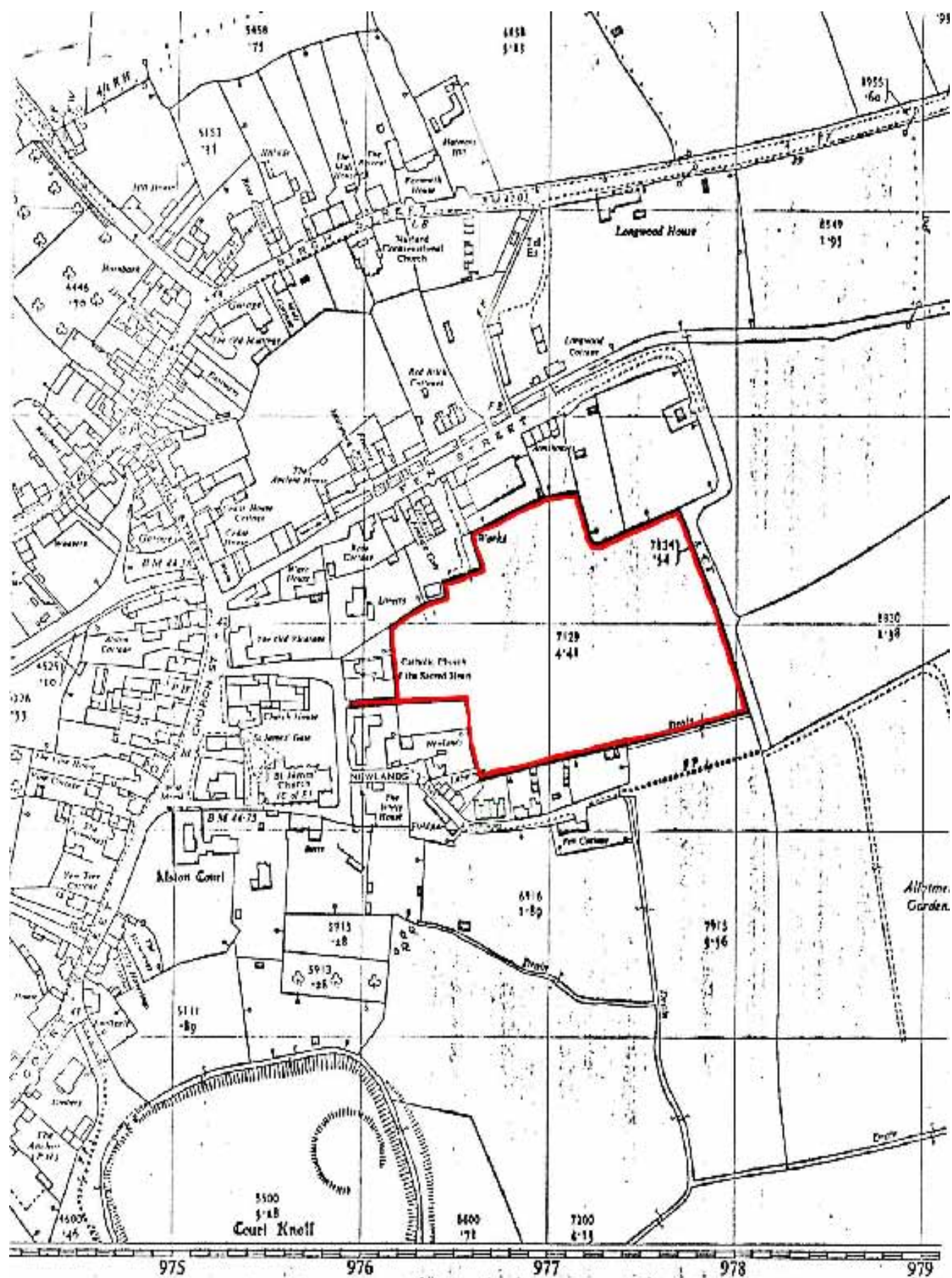


**WEBB'S MEADOW
LEASE
&
FUTURE
MANAGEMENT**



THIS LEASE Is made the day of One
thousand nine hundred and seventy BETWEEN the PARISH COUNCIL OF
NAYLAND WITH WISSINGTON In the County of Suffolk (hereinafter
called "the Council") of the one part and **CECIL BENFIELD FAIRBANKS C.B.**,
of Candy Lane House Fen Street Nayland In the said County of Suffolk
Major General in H.M. Army (Retired) and **KENNETH GEORGE WILLINGALE**.
of 3 Willow Grove Nayland aforesaid Merchant Banker (hereinafter called
"the Tenants") of the other part

WHEREAS

- (1) the Council is the freehold owner of land situate in the Parish of Nayland with Wissington known as Webbs Meadow
- (2) the Council is empowered to let the said land by the provisions of Section 4 of the Physical Training and Recreation Act 1937

NOW THIS LEASE WITNESSETH as follows:

1. IN consideration of the rent and the covenants by the Tenants hereinafter reserved and contained the Council hereby demises to the Tenants ALL THAT piece or parcel of land (hereinafter called "the land") situate in the Parish of Nayland in the County of Suffolk known as Webbs Meadow consisting of part of the enclosure numbered 7129 on the Ordnance Survey Map for the said Parish (1960 Edition) and shown for identification purposes only edged red on the plan annexed hereto TO HOLD the same unto the Tenants upon the Trusts set out in the First Schedule hereto and for no other purposes for the term of sixty years from the Fourteenth day of October One thousand nine hundred and sixty-nine PAYING therefor during the Tenancy the rent of Five pounds on the Fourteenth day of October in each year the first such payment to be made on the Fourteenth day of October One thousand nine hundred and seventy

2. THE Tenants hereby covenant with the Council:

- (a) To pay the said rent on the said days
- (b) To maintain the land in good condition and to keep all buildings and other structures standing thereon at the date hereof or hereafter during the tenancy placed thereon in good and tenantable

repair and to do all necessary repairs to the walls fences hedges gates and other means of enclosure of the land

- (c) Not to erect any buildings upon the land during the tenancy without the consent of the Council in writing being first obtained other than a Village Hall and Sports Pavilion for which detailed plans shall first be approved in writing by the Council
- (d) Not to assign the tenancy in whole or in part nor to part with the possession of the land or any part thereof during the tenancy to any other person or body whatsoever (without the consent in writing of the Council) provided that the Tenants shall not be in breach of this covenant if at any time without such consent they shall allow any sports club or other body or persons organized or assembled for recreational purposes or other purposes to have the exclusive use of the land and buildings or any part thereof where the said use is allowed only for such period as is reasonable for the game or activity or assembly to be played or carried on or to be gathered
- (e) To pay all rates taxes charges assessments and outgoings assessed charged imposed or levied upon the land or the buildings thereof
- (f) To remove at the expiry of the tenancy if the Council so requires any building erected during the tenancy
- (g) To make good any damage caused by the said removal or by removal pursuant to the power granted by the Council's covenants hereinafter set out

3. THE Council hereby covenants with the Tenants that:

- (a) The Tenants shall at all times be at liberty to remove from the land any buildings or structures erected during the tenancy
- (b) The Tenants paying the rent and performing the covenants on their part hereinbefore set out shall peaceably hold and enjoy the land during the tenancy without any interruption by the Council or by any person claiming by or under it

IN WITNESS whereof two members of the Council on behalf of the

Council and the Tenants have hereunto set their hands and seals the day and the year first before written

THE FIRST SCHEDULE

1. The Tenants shall apply as soon as possible to the Charity Commissioners through the Secretary of State for Education and Science for an Order of the Charity Commissioners for England and Wales vesting the trust property hereby demised (hereinafter called "the Trust Property") in the Official Custodian for Charities and upon such Order being made the Tenants shall cease to be the trustees of the Trust Property and the Charity shall thereafter be administered and managed by the members for the time being of the Committee of Management hereinafter mentioned as the Trustees thereof
2. The Trust Property shall be held upon trust for a recreation ground and for the erection of a Village Hall and Sports Pavilion for recreational purposes for the benefit of the inhabitants of the Parish of Nayland with Wisington in the County of Suffolk in such manner as the Committee of Management from time to time shall think fit
3. The general management and control of the Trust Property and the arrangements for its use shall be vested in a Committee of Management (hereinafter called "the Committee")

- (a) Five Elected Members of the Committee shall be elected at the Annual General Meeting to be held as in this Deed provided for a term of office commencing at the end of the Annual General Meeting at which they are elected and expiring at the end of the Annual General Meeting in the following year
- (b) Twenty-two Representative Members of the Committee shall be appointed by such appointing organizations as are set out in the Second Schedule and their names shall be notified by each appointing organization to the Secretary of the Committee. They shall except in the case of such members appointed to fill casual vacancies be appointed before the Annual General Meeting in any year for a term of office commencing at the end of the Annual General Meeting next after their appointment and expiring

at the end of the Annual General Meeting in the following year

- (c) The Committee shall have power to co-opt not more than five members to hold office until the end of the Annual General Meeting following their co-option
- (d) Any competent member of the Committee may be reappointed or re-elected

4. The Committee at its first meeting in each year after the Annual General Meeting shall elect one of its number to be Chairman of its meetings and may elect one of its number to be Vice-Chairman. The Chairman and Vice-Chairman shall continue in office until their successors are respectively elected

If the Chairman is absent from any meeting the Vice-Chairman (if any) shall preside otherwise the Members present shall before any other business is transacted choose one of their number to preside at that meeting

5. Every matter shall (except as provided in this deed) be determined by the majority of the members of the Committee present and voting on the question. In case of equality of votes the Chairman of the meeting shall have a second or casting vote

6. There shall be an Annual General Meeting to be convened by the Committee in the month of March in each year the first of such meetings (herein called "the first General Meeting") to be convened in the month of

1970 by 21 days' notice to be affixed to some conspicuous part of the Trust Property or other conspicuous place or places in the said Parish of the inhabitants of the age of 18 years or upwards of either sex for the purpose of receiving the Report and Accounts of the Committee and for accepting the resignations of members of the Committee and for the purpose of electing five members under Clause 3 hereof and for taking such action as it may decide under Clause 9 hereof provided nevertheless that if in any year an Annual General Meeting shall not be convened and held in the month of March the Annual General Meeting for that year shall be held as soon as practicable after the month of March

7. The Committee shall have power by Resolution of the Committee

passed at a meeting at which not less than two-thirds of all the members of the Committee vote in favour of the Resolution to allow any existing organization in the said parish not mentioned in the Second Schedule hereto and any other organizations which may hereafter be formed in the said parish having aims of a recreational character consistent with those upon which the Trust Property is held hereunder to appoint an additional member of the Committee in the same manner as if such organization had been mentioned in the Second Schedule hereto and for this purpose the total number of members of the Committee as provided for in Clause 3 hereof may be increased but no Resolution shall be effective until it has been approved in writing by the Secretary of State for Education and Science

8. A casual vacancy arising from the death or resignation or removal of an appointed member of the Committee shall be filled by the organization by which such member shall have been appointed and the person so appointed shall retire at the time when the vacating member would have retired. In the event of a vacancy arising through the death resignation or removal of a member of the Committee elected by the Annual General Meeting the Committee shall have power to fill such vacancy until the next Annual General Meeting. All members shall retire annually at the Annual General Meeting

9. If any organization entitled to appoint a member of the Committee ceases to exist or fails to make an appointment in manner aforesaid before the Annual General Meeting in any year the Annual General Meeting shall decide in what way if at all the vacancy shall be filled

10. The proceedings of the Committee shall not be invalidated by any vacancy amongst its members or by any defect in the appointment or qualification of any member

11. The Committee shall keep a Minute Book and books of account. All proper statements of account shall be prepared each year as prescribed by section 32 of the Charities Act 1960 and after the erection of the said Village Hall and Sports Pavilion copies thereof shall be sent to the Council

12. The Committee may from time to time make and alter rules for the

conduct of its business and for the summoning conduct and recording in the Minute Book of its meetings and in particular with reference to:

- (a) The terms and conditions upon which the Trust Property may be used for recreational and the sums (if any) to be paid for such use
- (b) The appointment of an Auditor Treasurer and such other unpaid officers as it may consider necessary and the fixing of their respective terms of office
- (c) The engagement and dismissal of such paid officers and servants for the Trust Property as it may consider necessary
- (d) The number of members who shall form a quorum at its meetings provided that the number of members who shall form a quorum shall never be less than a third of the total number of members of the Committee

13. All payments in respect of the use of the Trust Property and all donations for the benefit thereof shall be paid into a Trust Account at the National Westminster Bank at High Street Colchester or at such other Bank as shall from time to time be substituted by the Committee any such substitution to be endorsed upon this Trust Deed with a copy of the resolution relating thereto

14. The moneys standing to the credit of the said Account shall be applied as the Committee shall decide in maintaining repairing and insuring the Trust Property and the buildings and effects thereon and in paying rent rates taxes salaries wages and other outgoings and in providing equipment and means of recreation and otherwise for the maintenance and improvement of the Trust Property and any sum not needed as a balance for working purposes shall be invested in the name of the Official Custodian for Charities

15. The Committee may upon the vote of a majority of its members and with the consent of the Secretary of State for Education and Science from time to time by mortgage or otherwise obtain such advances on the security of the Trust Property or any part thereof as may be required for maintaining extending or improving the same or any part thereof or erecting any building

thereon or for the work carried on thereon and may continue or repay in whole or in part and from time to time any existing mortgage or charge on the said property

16. If the Committee by a majority decides at any time that on the ground of expense or otherwise it is necessary or advisable to discontinue the use of the Trust Property in whole or in part for the purposes hereinbefore indicated it shall call a Meeting of the inhabitants of the age of 18 years or upwards of the said Parish of which Meeting not less than 21 days' notice (stating the terms of the Resolution that will be proposed thereat) shall be posted in a conspicuous place or places on the Trust Property and advertised in a newspaper circulating in the said Parish and if such decision shall be confirmed by a majority of such inhabitants present at such Meeting and voting the Committee may with the consent of the Secretary of State for Education and Science let or sell the Trust Property or any part thereof. All moneys arising from such letting or sale (after satisfaction of any liabilities properly payable thereat) shall with such consent as aforesaid be applied either in the purchase of other property approved by the Committee and to be held upon the trusts for the purposes and subject to the provisions hereinbefore set forth (including this power) or as near thereto as circumstances will permit or towards such other charitable purposes or objects for the benefit of the inhabitants of the said Parish as may be approved by the Secretary of State for Education and Science and meanwhile such moneys shall be invested in the name of the Official Custodian for Charities and any income arising therefrom shall either be accumulated (for such time as may be allowed by law) by investing the same and the resulting income thereof in like manner as an addition to and to be applied as the capital of such investments or shall be used for any purpose for which the income of the Trust Property may properly be applied

17. If any Rules made under the power in that behalf hereinbefore contained are inconsistent with the provisions of these presents the latter shall prevail

THE SECOND SCHEDULE

ORGANIZATIONS

The Badmington Club

The British Legion (Men)

The Community Council.
The British Legion (Women)

The Catholic Church

The Congregational Church

^{GUIDES}
The Nayland Brownies

The Nayland Celtic Boys Football Club

^{SCOUTS}
The Nayland Cubs

The Nayland Football Club

~~The Nayland Guides~~

The Nayland Music Society

~~The Nayland Scouts~~

~~The Nayland Tennis Club~~

The Over Sixties Club

The Parish Council

The Parochial Church Council ^{OF NAYLAND}
^{OF WISSINGTON.}

The Royal Ancient Order of Foresters

The Womens Institute

The Workers Educational Association

The Young Conservatives

The Young Wives

^{The NAYLAND DRAMA}

The Youth Club

^{The FATHERS UNION.}

SIGNED SEALED AND DELIVERED by)

on behalf of the Council in the)
presence of:)

(L.S.)

SIGNED SEALED AND DELIVERED by)

on behalf of the Council in the)
presence of:)

(L.S.)

SIGNED SEALED AND DELIVERED by
the said CECIL BENFIELD FAIRBANKS
in the presence of:

)
)
)

(L.S.)

SIGNED SEALED AND DELIVERED by
the said KENNETH GEORGE
WILLINGALE in the presence of:

)
)
)

(L.S.)

NAYLAND WITH WISSINGTON

COMMUNITY COUNCIL

ANNUAL REPORT

1st. OCT 1969 - 30th SEPT 1970

GENERAL

1. Early in the year the remainder (£1280) of the total loan of £2100 to the Parish Council, in respect of the purchase of Webb's Meadow, was made. As the Council's Cash at Bank was insufficient to meet this sum a loan was obtained from the Bank rather than realising on Investments before their redemption date. The Bank loan was soon repaid but this factor should be remembered in considering the accounts for the year.

2. It had been hoped that a provisional Offer of loan, from the Department of Education and Science, towards the cost of the Village Hall project would have been received in Feb. 70. In the event this offer was not received until Aug. 70. This has not, in fact, delayed the date when building can be started, as it was always evident that the Council's own fund would not allow a start to be made before at earliest mid 71.

RECREATION GROUND

3. Arrangements were made by the Parish Council to hand over the management of the Ground to a Committee set up under a Trust whereby the land itself is held by the Official Custodian of Trust Properties under a Deed prepared by the National Playing Fields Association which allows for the representation of all Village Organisations and interests on the Management Committee.

4. As a result the Community Council has no responsibility for the Recreation Ground except in so far as it is represented on this Management Committee. However, as the latter has no funds, the Community Council provided the finances, during this year, to ensure that the grass was cut, as necessary, and other small improvements made.

VILLAGE HALL

5. Having now received a provisional grant offer of £7,655, based on an estimated overall cost of £16,211 the action required to meet the conditions on which the grant offer is made are now in hand. These include obtaining planning permission in detail, and obtaining tenders from the building trade.

6. The date when building can begin depends very much on how accurate the estimated cost, as arrived at by our architect over a year ago, is when compared with actual tenders received for the construction and necessary equipment.

7. The following figures are based on our own estimates:-

	£
(a) Structure including fittings	12,732
Equipment	1,054
Car Park	1,500
Fees	925
	<u> </u>
TOTAL	<u>£16,211</u>
(b) Grant offer Dep.Ed & Sc.	7,655
Grant County Council	
(based on 1/6 of total)	2,701
To be found by Council	<u>5,855</u>
	<u> </u>
TOTAL	<u>£16,211</u>

Nayland with Wissington Playing
Field Management Committee
1st Annual General Report - 9th March,
1971.

General

1. The Committee was established at a Special Parish Meeting on 7th May, 1970, the five individual members having been elected previously at the Annual General Meeting in March 1970. These were

Mr. Warom
Miss Loe
Mr. Murphy
Mr. Oliver
Mr. Morris

2. At the meeting on 7th May, 1970 the following appointments were made:-

- (a) Chairman - Mr. G. Oliver
Secretary - Mr. G. Jones
Hon. Solicitor - Mr. J. Greenwood
- (b) The appointment of the individual members as in Paragraph 1 above were confirmed and Mr. Kimber was elected to fill a vacancy caused by the resignation of Mr. Morris.
- (c) The following were appointed to the Executive Committee:-

General Fairbanks, C.B.E.
Mr. Willingale
Mr. Curtis
Mr. Kimber
Mr. Morphy
Miss Loe

3. After considerable delay the Trust Deed establishing the Committee was finalised on 8th January, 1971 and the necessary action was taken to transfer the Committee's Property from the two Trustees into the hands of the Official Custodian of Trust Properties for a period of 60 years as from 14th October, 1969.

Executive Committee.

4. This Committee has met three times and has discussed the future development of the Playing Field and has promulgated simple provisional rules for the use of the field.
5. The Executive Committee appreciated that development of the field for activities, other than football, must depend on the formation of groups, within the Parish, interested in organising such activities as tennis, bowls, cricket etc. and that it must rest with individuals to get such groups or clubs established and raise funds towards the provision of the necessary equipment etc.
6. In the meantime the Community Council had provided £80 in 1969/70 for cutting and minor improvements to the field and had promised the sum of £70 for the upkeep of the ground in 1971 in addition to paying the £10 (£5 p.a.) rent due to the Parish Council.

Finances.

7. The only income received has been in connection with charges for use as a Car Park - total £8. There have been no expenses as these have been met by the Community Council.
8. The two football teams using the field will, at the end of the season, be expected to provide further funds for the account.

Future Plans.

9. When the Community Council has built the Village Hall on the field and handed over its management to this Committee it should then be possible to make detailed plans for the development of activities, other than football.
10. In the meantime the Committee will take action as follows:-
 - (a) Encourage the formation of Groups or Clubs referred to in paragraph 5.
 - (b) Set up a Sub-Committee to prepare for the future task of managing the Village Hall so that as soon as this is opened there will be no delay in ensuring its success both as a centre of Village Social and recreational life but also as a viable financial undertaking.

NAYLAND WITH WISSINGTON VILLAGE HALL
AND PLAYING FIELD MANAGEMENT COMMITTEE
2nd ANNUAL GENERAL REPORT -
29th MARCH 1972

General

1. The following individual members were elected at the Annual General Meeting on 9th March 1971:-

Mr. N.C. Oliver.
Miss M. Loe.
Mr. Morris.
Mr. G. Kimber.
Mr. R. Weldon.
2. The following appointments were made:-
 - a. Chairman - Mr. Oliver.
Vice-Chairman - Mr. J. Murphy.
Secretary - Mr. W.R.B. Wigglesworth.
Hon. Solicitor - Mr. J. Greenwood.
Hon. Treasurer - Mr. Lax.
 - b. The following were appointed to the Executive Committee (in addition to the Chairman and Vice-Chairman):-

General Fairbanks.
Miss M. Loe.
Mr. Mitchell.
Mr. Curtis.
Mr. G. Kimber.
3. At a meeting on 26th August, 1971, the Committee formally resolved to make an application for an Order vesting the lease of the playing field and Village Hall in the Official Custodian of Charities. The formal application has subsequently been submitted.

Executive Committee

4. This Committee has met twice during the year and has discussed the future management of the hall and the developement and management of the field.

Hall sub-committee

5. The following were elected to this sub-committee at a meeting of the Management Committee on 26th August 1971 (in addition to the Chairman and Vice-Chairman who are ex-officio members):-

Miss Loe.
Mrs. Oakes.
Mr. Morris.
Mr. Fernandez.

6. The sub-committee has studied documents relating to various aspects of running the hall and has made progress towards drawing up rules for the management of the hall and fixing letting charges.

Field sub-committee

7. The following were elected to this sub-committee at a meeting of the Management Committee on 26th August 1971 (in addition to the Chairman and Vice- Chairman who are ex-officio members):-

Mr. Curtis. Mr. Baker.
Mr. Weldon. Miss Macbeth.

8. The sub-committee has discussed various improvements to the field which will be progressively undertaken as funds become available.

Finances

9. The following income has been received during the year:-

Balance brought forward from 1970/71	£
Receipts from car parking	8.00
Fees for use of field during 1970/71 season	7.50
Fees for use of field during 1971/72 season	4.50
received to date	
Total	----- 25.00

10. There has been no expenditure, since all expenses have been met by the Community Council. The total of £25 is accordingly carried forward to 1972/3.

Future Plans.

11. The Village Hall is in the course of construction and should be completed, ready for use, by the beginning of July. The Committee wish to record their thanks to the Community Council for their successful efforts in providing the hall and for their continued financial support.
12. The Committee are anxious to improve the playing field and provide additional facilities as soon as possible. A sponsored walk, to raise money for the field, will take place on Saturday, 1st April and it is hoped that all who wish to see the field improved will give the walk their full support.

NAYLAND WITH WISSINGTON VILLAGE HALL AND PLAYING FIELD MANAGEMENT
COMMITTEE.

3rd. Annual General Report - 21st. March 1973.

Management Committee.

1. The election of the following individual members, which had taken place at the Parish Meeting, was confirmed at the Annual General Meeting on 29th. March 1972:

Miss Loe
Mr. Murphy.
Mrs. Oakes.
Mr. Oliver.
Mr. Willingale.

2. The following appointments were made:

Chairman - Mr. Oliver.
Vice-Chairman - Mr. Murphy.
Hon. Secretary - Mr. Wigglesworth.
Hon. Solicitor - Mr. Greenwood.
Hon. Treasurer - Mr. Lax.

3. The committee has met three times during the year.

Executive Committee.

4. The following were appointed to the Executive Committee (in addition to the Chairman and Vice-Chairman who are ex-officio members):

Mr. Curtis.
General Fairbanks.
Miss Loe.
Mr. Mitchell.
Mrs. Oakes.

5. The Committee has met four times during the year.

Hall Sub-Committee.

6. The following were appointed to the Hall Sub-Committee (in addition to the Chairman and Vice- Chairman who are ex-officio members):

General Fairbanks (Chairman of the Sub-Committee)
Miss Loe.
Mrs. Oakes.
Mr. Fernandez.

Field Sub-Committee.

7. The following were re-appointed to the Field Sub-Committee (in addition to the Chairman and Vice- Chairman who are ex-officio members):

Mr. Curtis (Chairman of the Sub-Committee)
Mr. Baker.
Miss Macbeth.
Mr. Weldon.

Programme Sub-Committee.

8. The Management Committee, at its meeting on 1st. November decided to form a sub-committee to programme a number of fund-raising events each year in accordance with the objects for which the hall was built i.e. to provide a centre for recreation, social activities and further education.

The following sub-committee has been formed:

Mr. Le-Besque (Chairman of the Sub-Committee).
Mr. Moore (Secretary of the Sub-Committee).
Mr. Hibben.
Mrs. Wigglesworth.

The sub-committee organized the putting on in the hall of two plays by the Great and Little Horkesley Women's Institute Drama Group on 26th. January 1973 and will be arranging further events in the coming year.

General.

9. The Village Hall was completed at the end of July and was formally opened by Sir Joshua Rowley Bt. on Saturday, 5th. August 1972. The Management Committee took over responsibility for the Hall from the community council on the same day and an opening dance was held that evening.
10. Mr. F. Wright was appointed caretaker of the Hall.
11. The Hall has been increasingly used by member organizations of the Management Committee and by other parish and outside organizations and individuals. The charges for use of the Hall, which were decided by the committee on the basis of estimated costs, are being kept under review in the light of the actual expenses incurred in running the hall.
12. Mrs. Baker is acting as Letting Secretary for the Hall.

Vesting of Property.

13. The Charity Commissioners made an order on 6th. September 1972 vesting the legal estate and interest in the Management Committee's lease in the Official Custodian for Charities.

Finances

14. The Management Committee has decided that its financial year will follow the calendar year. This will enable audited accounts to be provided in future in time for the annual general meeting in March. The relatively small number of transactions up to 31st. December 1972 will be included in the accounts for 1973. Meanwhile, an interim financial statement, up to and including 13th. March is attached to this report.