

PARKS REPORT – RLA MEETING – 26 SEPTEMBER 2013

The Children's Summer Entertainment programme of events was very successful and judging by the numbers attending has been more popular than ever.

- Swanscombe Park :

Unfortunately we have suffered another break-in to the parks buildings, as reported elsewhere by the Town Clerk.

Istead Rise Bowls Club have informed us that they have been very pleased with the condition of the green this season. Autumn reparations to the green will begin as soon as the season finishes.

Due to the uncertain future of the old SwanscombeDowns green, and as previously agreed by the council, we will only be carrying out essential maintenance and repairs this Autumn.

The Tennis Courts have been well used again this summer.

Work resulting from the Annual Playground Inspection has been completed.

- Manor Park :

Autumn pruning is due to take place.

A damaged swing seat has been replaced.

Eroded areas will be topped up with soil and seed in the coming weeks.

- Broomfield :

As previously agreed, the football pitch nearest the council offices has been enlarged to accommodate under 11s and under 12s teams. A new pitch for under 7s and 8s has also been marked out.

The football season has started and the new pitches are in use and the early feedback has been positive.

The cricket square has held up very well this season and is now undergoing Autumn reparations.

Work arising from the Annual Playground Inspection has been undertaken.

Eroded areas in the playground will be topped up with soil and seed.

- Knockhall :

As previously agreed, the old metal 5-a-side goals have been removed and a new pitch has been installed to accommodate under 9s and under 10s teams.

Work highlighted in the Annual Playground Inspection has been completed.

We have also replaced a damaged swing seat.

- Heritage Park :

KCC have cleared the drainage ditch behind the allotments and erected a palisade fence with a locked gate for future access.

The tree in the play area has been replaced with a Weeping Willow as requested.

- Springvale :

Two dead trees which are a potential hazard are due to be removed in the coming weeks.

Pruning of the trees bordering the houses at the top of the bank will shortly be undertaken.

- Equipment :

Given that there are now two extra football pitches to maintain, I would suggest the purchase of a second marker barrow to speed up the marking process. The estimated cost is £545.

Recommended:

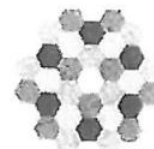
To note the report and to agree to the purchase of an additional marker barrow.

05 AUG 2013

Land Registry

Croydon Office

AGENDA ITEM 7.1
RLA 26/9/13



APPENDIX A

Hatten Wyatt & Co
DX 6800
GRAVESEND

DX

Date
30 July 2013

Your ref
KDR/KMP/160587/41

Our ref
K786411/D/023/JKM

Proprietor/Applicant **K C Car Sales (Kent) Limited**

Title number **K786411**

Property **Stanley Ackers Memorial Hall, Craylands Lane, Swanscombe (DA10 0LP)**

Dear Sirs

Thank you for your letter dated 26 July, with enclosures.

I have now considered the objection to your client's application and I enclose a copy of my letter of today to the objector, which I hope is self-explanatory.

If you would like to discuss this correspondence or require it in an alternative format please contact me, quoting our reference.

Yours faithfully


James Mobbs
Assistant Land Registrar
Direct line 0300 006 3288

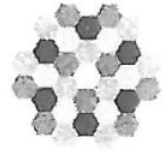
Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

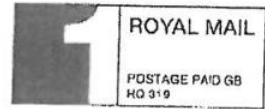
www.landregistry.gov.uk

This page is intentionally left blank.



K C Car Sales (Kent) Limited
97 The Brent
Dartford
DA1 1YH

Delivered by



Date
30 July 2013

Your ref
N/A

Our ref
K786411/A/067/JKM

Proprietor/Applicant **K C Car Sales (Kent) Limited**

Title number **K786411**

Property **Stanley Ackers Memorial Hall, Craylands Lane, Swanscombe (DA10 0LP)**

Dear Sirs

I write further to our previous correspondence regarding the above matter, and enclose a copy of the latest letter from the applicant's solicitors.

You will note that they enclose fresh statements of truth from Mr Hubble and Mrs Bull. The applicant has now therefore responded to the requisition I raised with them, and which was copied to you with my letter of 9 July.

It is therefore now necessary for me to consider whether or not your objection is groundless, under s.73(5)-(6) of the Land Registration Act 2002. If the objection is not groundless, then notice of it will be served on the applicant's solicitors and we will proceed to deal with this under our dispute procedure, which would ultimately involve reference of the matter to the Land Registration division of the First-tier Tribunal's Property Chamber for a hearing. If it is groundless, then the application must proceed.

The fresh statements of truth appear to address the points that you raise on pages 2-3 of your letter regarding the previous statements of truth by these persons. I would add that, provided that the persons making statements of truth are prepared to sign them and thus state that they believe them to be true, it is irrelevant who has prepared them or why.

I do not regard the points you raise in relation to Mr Munn's or Ms Stapleton's statements of truth as arguable grounds of objection, as even if these are true they do not show any basis in law why an easement may not have arisen. It is true that Mr Munn cannot say

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

that the access way has been in use since 1996, but that in itself does not matter since Mr Hubble and Mrs Bull do. His comment that a garage behind the hall was used for parking until 2000 is perfectly compatible with there being no garage now, since the garage may have been removed without your knowledge, since you only acquired the property in 2012.

Ms Stapleton's statement is presumably intended to show, from its account of the history of the land and the plans for a public footpath there, that the Council's own records support that there has been access as of right by the Council's tenants on the allotment for many years. I would not therefore expect to see a right of way granted in any of the deeds it refers to, or the application would be to register an express and not a prescriptive right of way.

The other points that you make in relation to her statement are essentially irrelevant to the question of whether access by the tenants as of right has taken place (for example, the Council may or may not have thought they had a right of way in 1966, but that does not affect whether a right now exists). Finally, whilst I appreciate that the registration of the right of way on your register may reduce the value of the property, I am afraid that Land Registry cannot take such matters into account in deciding whether or not an easement should be registered. If it exists, the applicant is entitled to have it registered, regardless of the negative consequences for you.

That leaves only your point, which is entirely correct, that the right of way was not on the register when you acquired the property. However, there are some interests in land that do not have to be entered on the register in order to bind someone, such as you, who takes a transfer of the relevant property for value.

They are known as overriding interests, and among them will be any easement that was an overriding interest in relation to a registered estate immediately before the Land Registration Act 2002 came into effect on 13 October 2003 (see s.29(1)-(2) and paragraph 9 of Schedule 12 to the Act). There is evidence, in the form of Mr Hubble's statement, to show that this right of way had been exercised as of right for the required 20 years by 1997 at the latest, and therefore that it was a legal easement in relation to your land before 13 October 2003.

Under the land registration legislation in effect before 13 October 2003, the Land Registration Act 1925, legal easements were overriding interests and so it seems that the effect of the current Act is that the right of way was binding on you when the transfer to you was registered, despite not being entered on the register.

Accordingly, I consider that your objection is groundless and that we are therefore obliged to complete the application to make the entries on the registers of the two titles set out in our original notice. There is no right of appeal in respect of this decision although you may be able to challenge the decision by applying to the court for judicial review. The application will have to be made to the appropriate court and there are strict time-limits applicable. This is a potentially difficult and expensive process and you should consider obtaining

independent legal advice if this is something that you wish to pursue.

If you have not already done so, you should consider seeking independent legal advice as to the nature and effect of the application and your position generally. Land Registry cannot give legal advice.

If you would like to discuss this correspondence or require it in an alternative format please contact me, quoting our reference.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'James Mobbs', written over a horizontal line.

James Mobbs
Assistant Land Registrar
Direct line 0300 006 3288

This page is intentionally left blank.



14 AUG 2013

HATTEN WYATT

Solicitors & Advocates

51/54 Windmill Street
Gravesend
Kent DA12 1BD
Telephone 01474 351199
DX: 6800 Gravesend
Fax: 01474 334345
www.hatten-wyatt.com

Ms S Stapleton
Swanscombe & Greenhithe Town
Council
Council Offices
The Grove
Swanscombe
Kent DA10 0GA

APPENDIX B
TO ITEM 71
LLA 26/9/13

Partners:
JS Gill *LLB(Hons) LLM Notary Public*
Karen du Rocher *LLB(Hons) Notary Public*
Avril Croud *BA(Hons)*
Sara Williams *LLB(Hons)*
RL Giles *BA(Hons)*
S Yousif *LLB(Hons)*
NJ Steele
JR Cripps *BSc*
K Middleton *LLB*

Consultants:
JV Brasington *KSG*
FMHJ Girach *BA(MW) LLB(MW) LLB (Hons)
(Lond) TEP*

Dear Ms Stapleton

Re: Access to Heritage Community Centre, Craylands Lane, Swanscombe

Please find enclosed:

1. Completion of Registration for Title Number K927482
2. Completion of Registration for Title Number K786411
3. Completion of Registration for Title Number K948904.

your ref:
our ref: KMP/CG/160587/41
direct tel: Ext 5601
e-mail: kdr@hatten-wyatt.com
date: 12 August 2013

Dictated 09.08.13

The Land Registry has granted the right of access as shown on the Title Plans. Kindly examine the Title Deeds, paying particular attention to the Plans and advise me if there are any errors which I need to raise with the Land Registry.

I look forward to hearing from you soon.

Yours faithfully,


HATTEN WYATT

Encs: As set out in list above.

Incorporating

Morlings
SOLICITORS

 Church Bruce
SOLICITORS

 THE LAW SOCIETY
ACCREDITED
Conveyancing
Quality

 Community
Legal Service
 Criminal
Defence Service

ESTABLISHED 1844

THIS FIRM IS AUTHORISED & REGULATED BY THE
SOLICITORS REGULATORY AUTHORITY SRA NO. 50875

MEMBER OF THE SOCIETY OF TRUST AND ESTATE
PRACTITIONERS AND THE SOLICITORS FOR THE ELDERLY

MEMBER OF THE LAW SOCIETY PERSONAL INJURY
FAMILY LAW AND CHILDRENS PANELS

THE FIRM HOLDS LEGAL AID FRANCHISES

TELEPHONE CALLS MAY BE RECORDED
AND MONITORED

WE DO NOT ACCEPT SERVICE OF DOCUMENTS BY EMAIL

ALSO AT: 1,2 & 3 CLARENDON PLACE, KING STREET,
MAIDSTONE, KENT ME14 1BQ

This page is intentionally left blank.



HATTEN WYATT & CO
DX6800
GRAVESEND

DX

Date
7 August 2013

Your ref
KDR/KMP/160587/41

Our ref
RCS/K927482

Completion of registration

Title number	K927482
Property	Land lying to the south west of Craylands Lane, Swanscombe
Registered proprietor	Ls Eastern Quarry Limited

Your application lodged on 2 May 2013 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number K927482

Edition date 02.05.2013

- This official copy shows the entries in the register of title on 7 August 2013 at 15:56:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 7 August 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

This register describes the land and estate comprised in the title.

KENT : DARTFORD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south west of Craylands Lane, Swanscombe.
- 2 (11.09.2007) The land has the benefit of the rights reserved by a Conveyance of other land dated 27 October 1947 made between (1) The Associated Portland Cement Manufacturers Limited and (2) The Urban District Council Of Swanscombe.

NOTE:-Copy filed.

- 3 (11.09.2007) The land has the benefit of the rights reserved by a Conveyance of other land dated 2 November 1987 made between (1) Blue Circle Industries Plc and (2) Saxon Developments Limited.

NOTE:-Copy filed under K927602.

- 4 (11.09.2007) The land has the benefit of the rights reserved by a Conveyance of other land dated 18 September 1989 made between (1) Blue Circle Industries Plc and (2) Saxon Developments Limited.

NOTE:-Copy filed under K927602.

- 5 (11.09.2007) The land has the benefit of the rights reserved by a Conveyance dated 29 December 1997 made between (1) Blue Circle Industries Limited and (2) Blue Circle Developments Limited.

NOTE:-Copy filed under K781446.

A: Property register continued

- 6 (14.01.2008) The land is subject to the exceptions and reservations contained in the Transfer dated 13 November 2007 referred to in the Charges Register. The deed is also expressed to grant rights.

NOTE: The rights expressed to be granted by the deed are included in the registration only so far as the grantor was entitled to grant them. The evidence produced on registration did not show whether the grantor owned the servient land, or had sufficient rights over it to make the grant.

- 7 (02:05.2013) (02.05.2013) The land edged blue on the title plan has the benefit of a right of way on foot and with vehicles over the accessway tinted brown on the title plan. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE 1: Statutory declarations and statements of truth dated 3 July 2012, 2 October 2012, 7 January 2013, 15 July 2013 and 15 July 2013 made by respectively (1) Sara Stapleton (2) Malcolm Munn (3) Christoph Bull (4) Margaret Mabel Bull and (5) John Hubble were lodged in support of the claim to the benefit of the right.

NOTE 2: Copy statutory declarations and statements of truth dated 3 July 2012, 2 October 2012, 7 January 2013, 15 July 2013 and 15 July 2013 made by respectively (1) Sara Stapleton (2) Malcolm Munn (3) Christoph Bull (4) Margaret Mabel Bull and (5) John Hubble filed under K948904.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.03.2008) PROPRIETOR: LS EASTERN QUARRY LIMITED (Co. Regn. No. 4103953) of 5 Strand, London WC2N 5AF.
- 2 (10.03.2008) The price stated to have been paid on 6 February 2008 for the land in this title and other property was £69,115,431.
- 3 (10.03.2008) A Transfer of the land in this title and other land dated 6 February 2008 made between (1) Ravenside Investments Limited and (2) LS Eastern Quarry Limited contains purchaser's personal covenants.

NOTE: Copy filed.

- 4 (27.08.2008) RESTRICTION: No disposition of the part of the registered estate shown edged blue on plan 1 to the Deed dated 12 April 2001 herein after referred to (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 7.1 of a Deed dated 12 April 2001 made between (1) Blue Circle Industries plc (2) Ravenside Investments Limited and (3) Land Securities plc have been complied with.

NOTE: Copy Deed filed.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (11.09.2007) The land is subject to the rights granted by a Deed of Gift of other land dated 13 November 1953 made between (1) The Associated Portland Cement Manufacturers Limited (2) The Law Debenture Corporation Limited and (3) The Nature Conservancy.

NOTE:-Copy filed.

- 2 (11.09.2007) The land is subject to the rights granted by a Deed of Grant dated 13 May 1957 made between (1) The Associated Portland Cement Manufacturers Limited (2) The Law Debenture Corporation Limited and (3) The Central Electricity Authority.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

- 3 (11.09.2007) The land is subject to the rights granted by an Agreement dated 13 April 1962 made between (1) The Associated Portland Cement Manufacturers Limited and (2) The Urban District Council Of Swanscombe.

NOTE:-Copy filed.

- 4 (11.09.2007) The land is subject to the rights granted in and reserved by a Conveyance of other land dated 2 April 1965 made between (1) The Associated Portland Manufacturers Limited and (2) Ada Emma Bolton.

NOTE:-Copy filed.

- 5 (11.09.2007) By a Deed dated 27 December 1989 made between (1) Blue Circle Industries Limited and (2) The South Eastern Electricity Board certain rights granted by the Deed of Grant dated 13 May 1957 referred to above were released. The said Deed also grants new rights and contains restrictive covenants by the grantor.

NOTE:-Copy filed.

- 6 (11.09.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 7 (14.01.2008) A Transfer of the land in this title and other land dated 13 November 2007 made between (1) Lafarge Cement UK Plc and (2) Ravenside Investments Limited contains restrictive covenants.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	16.07.2009 Tinted blue	Land and buildings on the west side of Crylands Lane	27.04.2009 30 years from 27.04.2009	K956641

NOTE: The Lease also comprises other land

Title number K927482

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
2	21.12.2011 Edged Blue	Allotments lying to the South West of Heritage Community Centre	20.05.2011 From 20/5/2011 to 19/5/2021	K987035

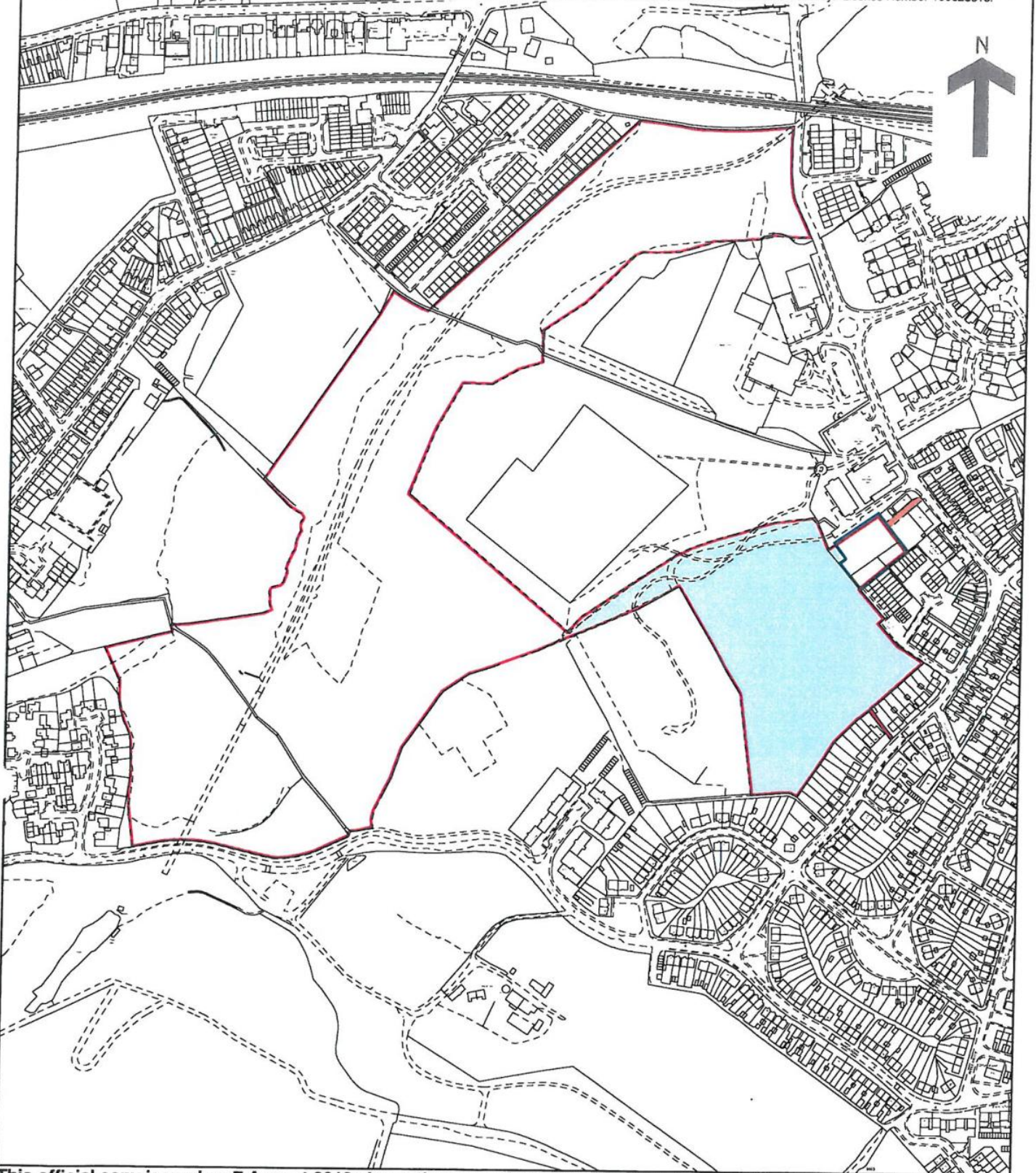
End of register

Land Registry Official copy of title plan

Title number **K927482**
Ordnance Survey map reference **TQ5974SE**
Scale **1:5000** reduced from 1:2500
Administrative area **Kent: Dartford**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy issued on 7 August 2013 shows the state of this title plan on 7 August 2013 at 15:56:32. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Nottingham Office.

This page is intentionally left blank



HATTEN WYATT & CO
DX6800
GRAVESEND

DX

Date
7 August 2013

Your ref
KDR/KMP/160587/41

Our ref
RCS/K786411

Completion of registration

Title number	K786411
Property	Stanley Ackers Memorial Hall, Craylands Lane, Swanscombe (DA10 0LP)
Registered proprietor	K C Car Sales (Kent) Limited

Your application lodged on 2 May 2013 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide 2 – Keeping your address for service up to date explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number K786411

Edition date 02.05.2013

- This official copy shows the entries in the register of title on 7 August 2013 at 15:47:24.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 7 August 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

This register describes the land and estate comprised in the title.

KENT : DARTFORD

1 (30.06.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Stanley Ackers Memorial Hall, Craylands Lane, Swanscombe (DA10 0LP).

2 (30.06.1998) There are excluded from this registration the mines and minerals excepted by the Transfer dated 24 April 1998 referred to in the Charges Register in the following terms:-

"EXCEPT and reserving to the Transferor and its successor in fee simple of all mines minerals and mineral substances and all chalk clay brick earth marl gravel sand slate ores and other substances ordinarily worked for removal by underground or surface working in under and upon the Property but without the right to win work get or carry away the same"

3 (30.06.1998) The land has the benefit of the following rights granted by the Transfer dated 24 April 1998 referred to in the Charges Register:-

"THE PROPERTY is transferred with the right of passage and running of electricity water and soil from and to the Property through the pipes drains wires and cables (if any) in under or upon the adjoining and neighbouring land and premises vested in the Transferor with all easements rights and privileges necessary or proper for repairing maintaining renewing and replacing the same"

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.04.2012) PROPRIETOR: K C CAR SALES (KENT) LIMITED (Co. Regn. No. 03737039) of Star House 81a High Road, Benfleet, Essex SS7 5LN and of 97 The Brent, Dartford, Kent DA1 1YH.
- 2 (10.04.2012) The price stated to have been paid on 19 March 2012 was £88,000.
- 3 (10.04.2012) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (30.06.1998) A Transfer of the land in this title dated 24 April 1998 made between (1) Blue Circle Industries PLC (the Transferor) and (2) The Grand Priory Of The Most Venerable Order Of The Hospital Of St. John Of Jerusalem contains the following covenants:-

"THE ORDER hereby covenants with the Transferor with the intention that such covenants shall run and be binding on the Property into whosoever hands the same may come for the benefit of the Transferor and of all persons deriving title directly or indirectly through it to the adjacent adjoining and neighbouring land at Northfleet in the County of Kent and each and every part thereof

4.1 NOT to raise or make any objection or claim on account of any damage nuisance or annoyance which may be caused by the erosion of any pits quarries or tunnels in or near to the Property or by excavation reclamation land filling or blasting operations or by smoke fumes dust noise vibration of machinery passage of traffic which may otherwise arise out of or be occasioned by the working or carrying on in a lawful manner of any present or future manufacturing work or operations of the Transferor it subsidiary allied or associated companies assigns or tenants

4.2 WITHIN a period 20 years from the date hereof to use the Property for purposes only in connection with the activities of a St. John's Hall or for other community use

4.3 WITHIN a period of 20 years from the date hereof not to develop the Property for residential industrial or commercial use

4.4 TO maintain at all times hereafter the existing fences hedges walls and gates bounding the Property in good and sufficient repair"

- 2 (02.05.2013) The accessway tinted blue on the title plan is subject to a right of way on foot and with vehicles in favour of the Heritage Community Centre and the allotment gardens lying to the southwest of Craylands Lane.

C: Charges register continued

The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE: Copy statutory declarations and statements of truth dated 3 July 2012, 2 October 2012, 7 January 2013, 15 July 2013 and 15 July 2013 made by respectively (1) Sara Stapleton (2) Malcolm Munn (3) Christoph Bull (4) Margaret Mable Bull and (5) John Hubble filed under K948904.

End of register

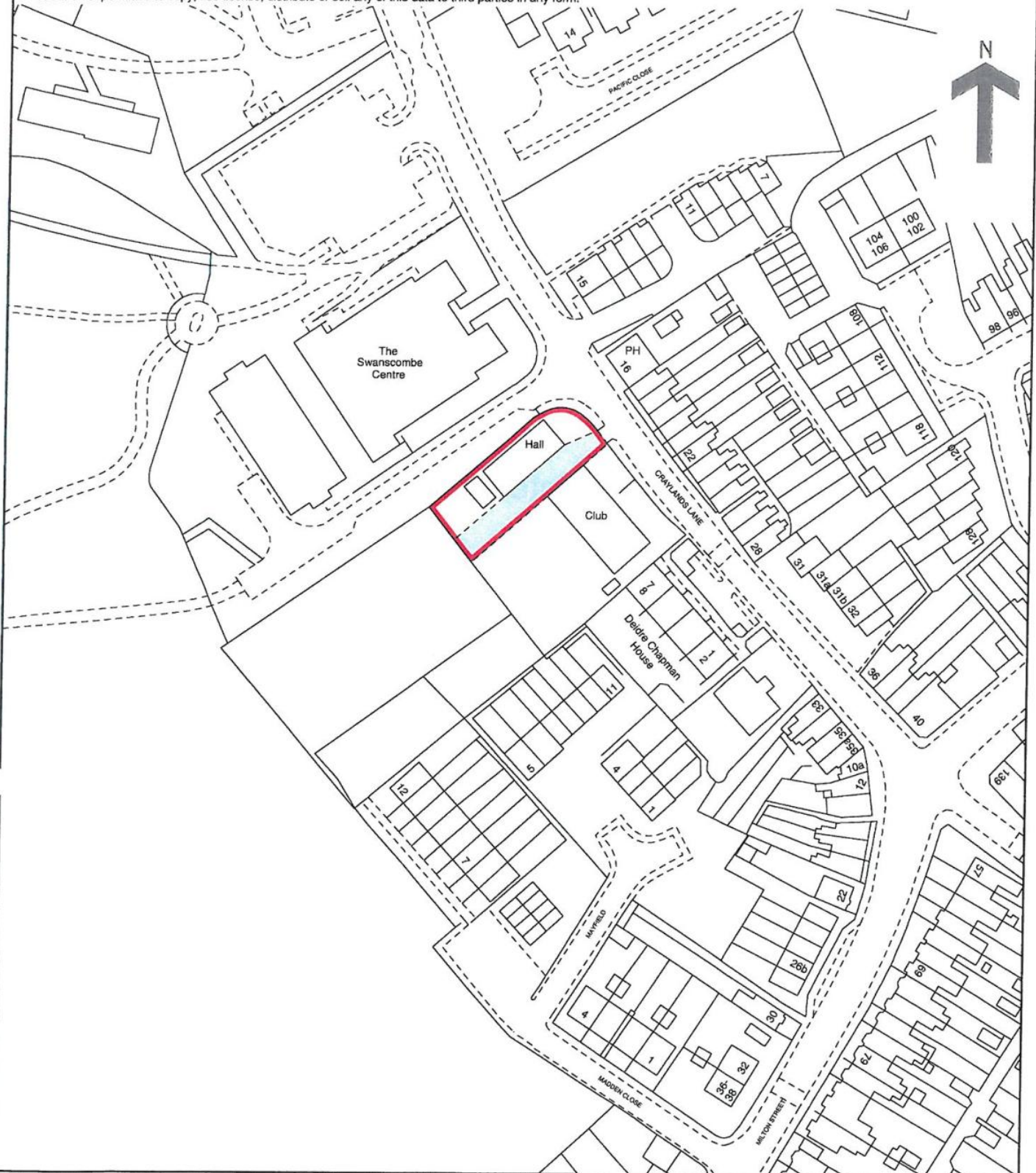
This page is intentionally left blank.

Land Registry Official copy of title plan

Title number **K786411**
Ordnance Survey map reference **TQ6074SW**
Scale **1:1250**
Administrative area **Kent: Dartford**



© Crown copyright and database rights 2013 Ordnance Survey 100026316.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy issued on 7 August 2013 shows the state of this title plan on 7 August 2013 at 15:47:24. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Nottingham Office.

This page is intentionally left blank



HATTEN WYATT & CO
DX6800
GRAVESEND

DX

Date
7 August 2013

Your ref
KDR/KMP/160587/41

Our ref
RCS/K948904

Completion of registration

Title number	K948904
Property	Heritage Community Centre, Craylands Lane, Swanscombe (DA10 0LP)
Registered proprietor	Swanscombe And Greenhithe Town Council

Your application lodged on 2 May 2013 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

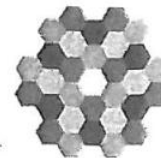
DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry
Croydon Office
Trafalgar House
1 Bedford Park
Croydon CR0 2AQ

DX 2699 Croydon 3

Tel 0300 006 0004
Fax 0300 006 0024
croydon.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Important information about the address for service

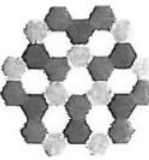
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number K948904

Edition date 02.05.2013

- This official copy shows the entries in the register of title on 7 August 2013 at 15:52:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 7 August 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

This register describes the land and estate comprised in the title.

KENT : DARTFORD

- 1 (10.12.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Heritage Community Centre, Craylands Lane, Swanscombe (DA10 0LP).
- 2 (02.05.2013) The land has the benefit of a right of way on foot and with vehicles over the accessway tinted brown on the title plan. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE 1: Statutory declarations and statements of truth dated 3 July 2012, 2 October 2012, 7 January 2013, 15 July 2013 and 15 July 2013 made by respectively (1) Sara Stapleton (2) Malcolm Munn (3) Christoph Bull (4) Margaret Mabel Bull and (5) John Hubble were lodged in support of the claim to the benefit of the right.

NOTE 2: Copy statutory declarations and statements of truth dated 3 July 2012, 2 October 2012, 7 January 2013, 15 July 2013 and 15 July 2013 made by respectively (1) Sara Stapleton (2) Malcolm Munn (3) Christoph Bull (4) Margaret Mabel Bull and (5) John Hubble filed.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.12.2008) PROPRIETOR: SWANSCOMBE AND GREENHITHE TOWN COUNCIL of Council Offices, The Grove, Swanscombe, Kent DA10 0GA.

B: Proprietorship register continued

- 2 (10.12.2008) The value stated as at 10 December 2008 was £190,000.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (10.12.2008) A Deed of Gift of the land tinted pink on the title plan dated 14 June 1955 made between (1) The Associated Portland Cement Manufacturers Limited (2) The Law Debenture Corporation Limited and (3) Swanscombe Urban District Council contains restrictive covenants.

NOTE: Copy filed.

- 2 (10.12.2008) A Deed of Gift of the land tinted blue on the title plan dated 30 July 1963 made between (1) The Associated Portland Cement Manufacturers Limited and (2) Swanscombe Urban District Council contains covenants identical with those contained in the Deed of Gift dated 14 June 1955 referred to above.

- 3 (10.12.2008) By a Deed dated 30 June 2008 made between (1) Lafarge Cement UK Plc and (2) Swanscombe And Greenhithe Town Council the covenants contained in the Deeds of Gift dated 14 June 1955 and 30 July 1963 referred to above were expressed to be varied.

NOTE:-Copy filed.

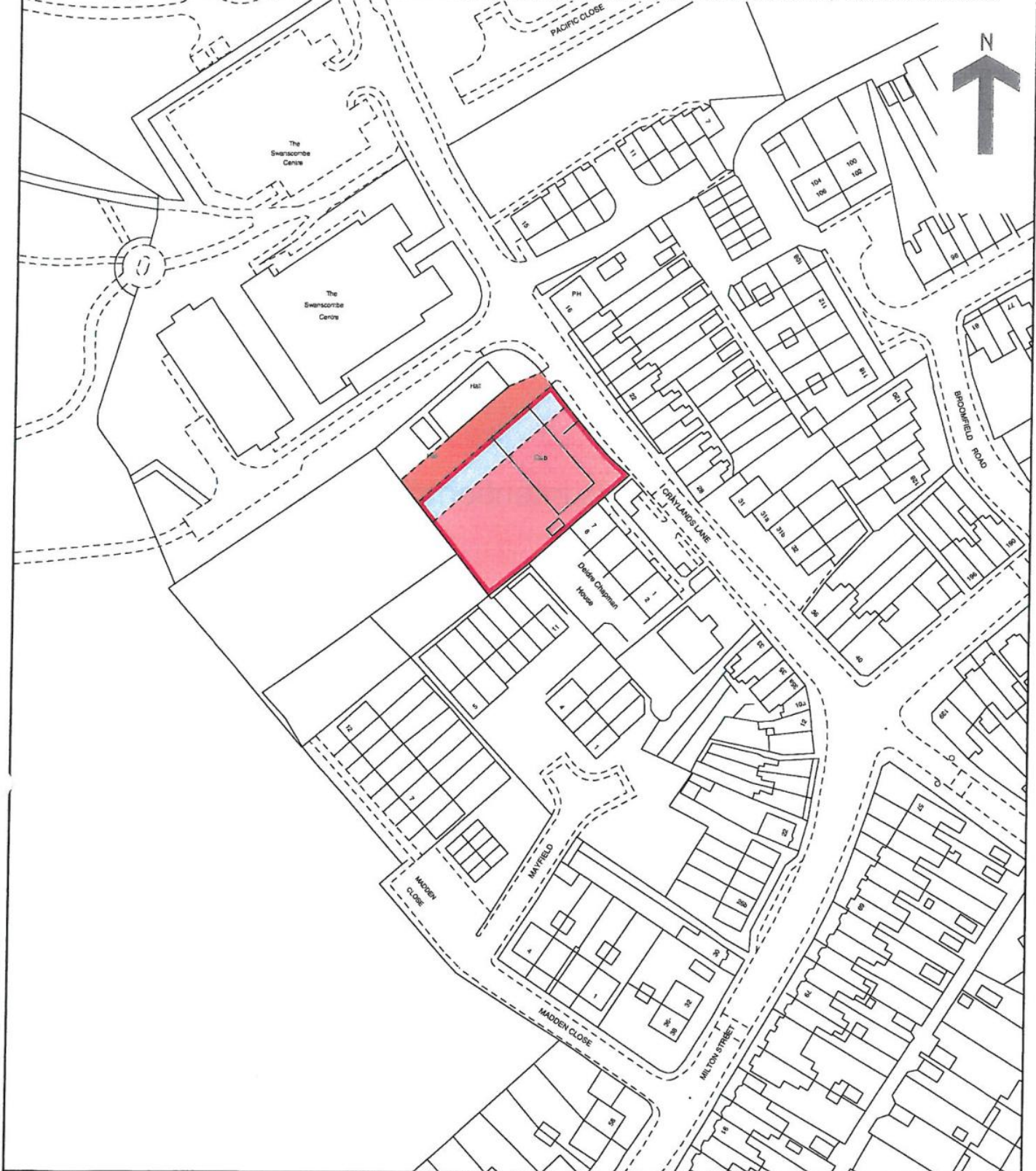
End of register

Land Registry
Official copy of
title plan

Title number **K948904**
Ordnance Survey map reference **TQ6074SW**
Scale **1:1250**
Administrative area **Kent: Dartford**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

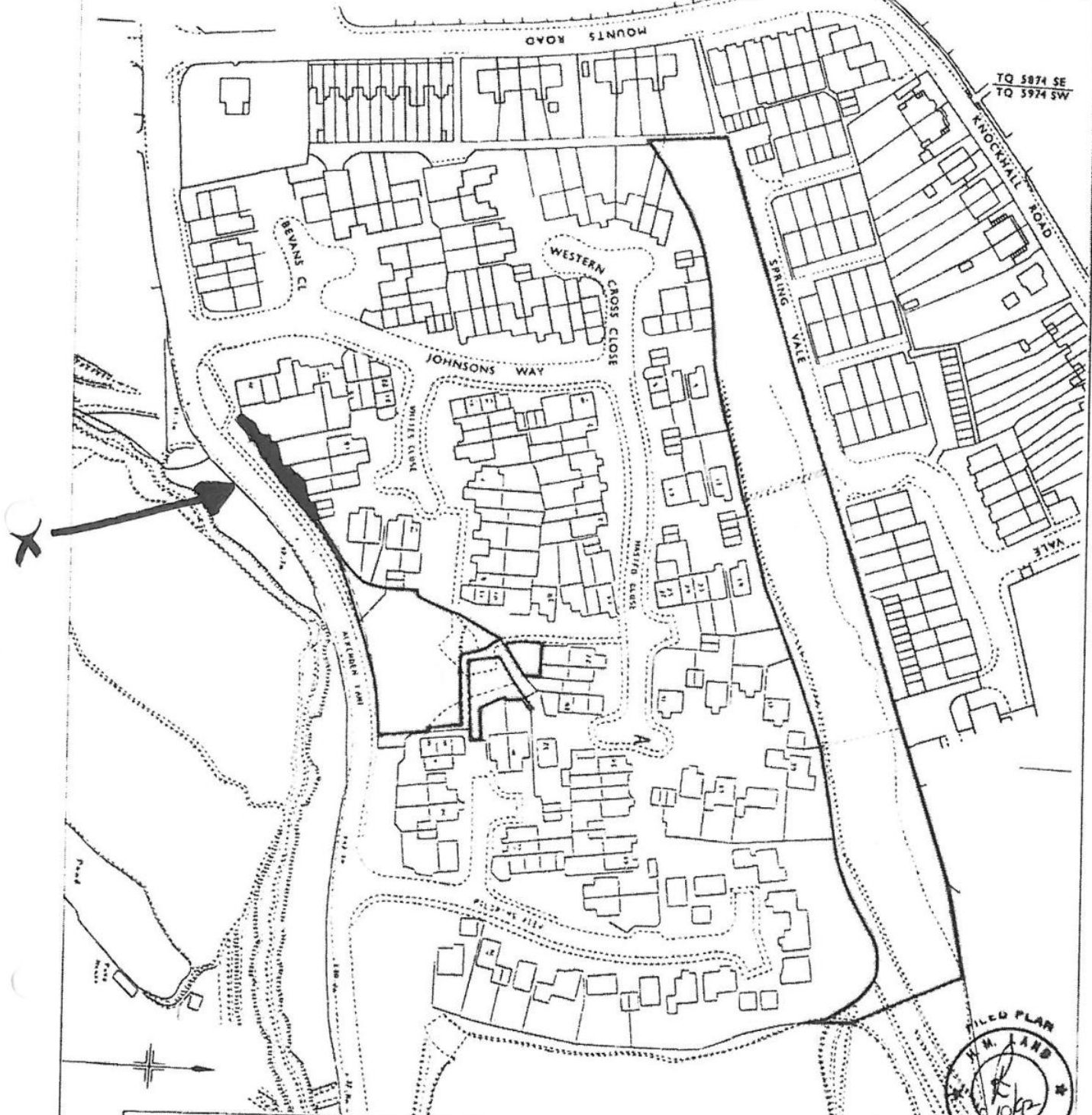


This official copy issued on 7 August 2013 shows the state of this title plan on 7 August 2013 at 15:52:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Nottingham Office.

This page is intentionally left blank



TQ 5874 SE
TQ 5974 SW

H.M. LAND REGISTRY		TITLE NUMBER	
		K720393	
ORDNANCE SURVEY PLAN REFERENCE	TQ 5974	SECTION	Scale 1/1250
COUNTY KENT	DISTRICT DARTFORD	© Crown copyright 1990	



This is a copy of the title plan on 10 MAY 2012 at 09:31:55. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans

This title is dealt with by Land Registry, Nottingham Office.

This page is intentionally left blank

Graham Blew

From: Graham Blew
Sent: 08 July 2013 10:56
To: 'karen melbourne-dowse'
Cc: 'Pavilion - Karen Melbourne-Dowse '
Subject: Request for cricket nets.
Importance: High

AGENDA ITEM 7.3
 PLA 26/9/13

Adam

Many thanks for your email. I will put your request to the next Recreation, Leisure & Amenities Committee meeting which is scheduled to be held on 26 September 2013.

You may wish to consider putting up signs to say that your customers can only use the facilities at their own risk as the tenant would be responsible for any damage/injury to a customer whilst they were using/in their facility. It may also be prudent, and help put your mind at rest, to check that you have adequate and appropriate insurance cover for such a risk. As previously discussed during the Lease negotiations, the contents of the building are the tenants' responsibility to insure with the building being insured by the landlord (the council).

Could I please ask that you submit a list of your Committee members and their roles so that I can ensure we have up to date details.

Yours sincerely,

Graham Blew

Town Clerk
 Swanscombe & Greenhithe Town Council | Council Offices |
 The Grove | Swanscombe | Kent | DA10 0GA.
 Tel: 01322 385513 | Fax: 01322 385849
www.swanscombeandgreenhithetc.kentparishes.gov.uk/

This email, and any attachments, is confidential and copyright protected; any dissemination of this communication is strictly prohibited unless prior authorisation has been requested and granted. Unless otherwise expressly agreed in writing, nothing stated in this communication shall be legally binding and any views, opinions or advice in it, unless otherwise stated, are personal to the author and not those of The Swanscombe and Greenhithe Town Council.

From: karen melbourne-dowse [mailto:thepavilion2013@hotmail.co.uk]
Sent: 08 July 2013 10:05
To: Graham Blew
Subject:

Good Morning Graham,

After consideration for the refusal of bouncy castles / inflatables because of the possibility of flying cricket balls / footballs that could injure, we feel it a reasonable request that the council erect cricket nets (or a suitable similar equivalent) around the perimeter of the Pavilion, as we agree that the stray flying balls could break windows or even worse, hit a customer who is sitting on the patio area.

If the council cannot agree to erect a cricket net, could you please advise where we would stand in

08/07/2013

terms of damage to windows etc (should we charge you or the cricket team for the repairs?).

Can you please also advise where we stand in terms of injury to customers caused by stray footballs / cricket balls? Would we hold you or the team responsible! Do the teams have adequate liability / injury insurances?

Adam

Having already declared a prejudicial interest Councillor Ms L C Howes left the chamber and took no part in the discussion or decision of the following item.

112/13-14. PROJECT TO COMMEMORATE WW1 IN SWANSCOMBE AND GREENHITHE.

A request had been received for a letter of support from the Town Mayor regarding a bid for Heritage Lottery Funding towards a project to commemorate WW1 in Swanscombe and Greenhithe. Members agreed that this was a thoroughly worthwhile project and that the Town Mayor should supply a letter of support.

Member discussed possible further ways in which the Town Council could help commemorate the Centenary of WW1 and the residents that had fallen in conflicts. Two suggestions that were proposed were the re-instatement of the flag pole in Swanscombe Park and also the recording, in one place of the names of those that had fallen as these were currently in 3 separate locations. After discussion members agreed that this should be submitted to the next Recreation, Leisure & Amenities Committee for them to consider the best way to progress these proposals/projects.

RESOLVED:

1. That the Town Mayor supplies a letter of support for the project.
2. That the Recreation, Leisure & Amenities Committee consider further ways that the Town Council can commemorate the Centenary of WW1 and all the residents that had fallen in conflicts.

This page is intentionally left blank



SWANSCOMBE AND GREENHITHE TOWN COUNCIL

COUNCIL OFFICES
THE GROVE
SWANSCOMBE
KENT, DA10 0GA

Tel: 01322 385513
Fax: 01322 385849

© 2009

COPY

RLA 26/9/13

Ms Lesley Howes
27 The Grove
Swanscombe
Kent
DA10 0AD

11 July 2013

Dear Ms Howes

What an interesting project, not only for the present generation but their children and grandchildren too.

It is a pleasure for me to write this letter of support.

I hope that your bid for Heritage Lottery funding is successful.

Best of Luck!

Yours sincerely

Councillor Lorna M Cross
Town Mayor of Swanscombe and Greenhithe

BY HAND

20 JUN 2013

lesley howes@ [REDACTED]

Ms Lorna Cross
Town Mayor, Swanscombe and Greenhithe

THE GROVE
Swanscombe
DA10 [REDACTED]

20.6.2013

Dear Madam

I am currently working on a bid for Heritage Lottery funding for a project to commemorate WW1 in Swanscombe and Greenhithe. The project will explore the history and heritage of life in Swanscombe and Greenhithe during WW1 and encourage local residents to research the background of soldiers recorded on the war memorials in churches in Swanscombe and Greenhithe. The project will also look at Belgium refugees who are reported to have come to Swanscombe and also German soldiers who lived in a town very similar to Swanscombe between 1914 and 1918.

We intend to involve a cross section of our community, young and old and information gathered will be incorporated in performances, produced by the Walk Tall Theatre Group, a CD of the performances, exhibitions, web site and a publication.

The Research will be organised by Christoph Bull, the well-known local historian and myself, a researcher and local resident.

The chances of our bid for funding being successful would be greatly enhanced by the inclusion of letters of support from organisation such as the British Legion, local schools, scout groups etc.

Would you, as chairman of Swanscombe and Greenhithe Town Council, be willing to write a letter of support for the project as outlined above?

Please do not hesitate to contact me if you would like to discuss the project in more details

Thanking you in anticipation

[REDACTED SIGNATURE]