

Plaistow Playing Field (Charity No: 305404) – Conveyance with amendments made 8th November 2023

This conveyance is made the nineteenth day of march one thousand nine hundred and fifty-one between George Price Webley Hope of Common House, Plaistow near Billingshurst in the County of Sussex KCG, KCMB, Admiral RN (retired), (hereinafter called “the Grantor”) and the Parish Council of the Parish of Kirdford in the said county of Sussex (hereinafter called “the Council”) of the other part

WHEREAS the grantor is seised in fee simple in possession free from incumbrances of the hereditaments hereinafter described and having the intention of promoting the objects specifically referred to in the First Schedule hereto is desirous of conveying the said hereditaments to the Council for a like estate by way of gift.

NOW THIS DEED WITNESSETH as follows:

1. In pursuance of the said desire the Grantor hereby conveys unto the Council ALL THAT piece or parcel of land situate at Plaistow in the county of Sussex having a frontage to Plaistow Street and containing an area of 2.207 acres or thereabouts and being Number 279 on the Ordnance Survey Map of the district which said piece of land is for the purposes of identification only more particularly delineated in the plan drawn hereon and thereon edged red TO HOLD the same unto the Council in fee simple Upon the trusts and subject to the powers and provisions set out in the First Schedule hereto
2. The grantor hereby certifies that the transaction hereby effected does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount of value of the property conveyed or transferred exceeds Five hundred pounds.

IN WITNESS whereof the parties to these presents have hereunto set their hands and seals the day and year first before written.

THE FIRST SCHEDULE above referred to.

1. THE property hereby conveyed (herein called “the Trust Premises”) shall be held upon trust for the purposes of physical and mental training and recreation and social moral and intellectual development through the medium of athletic games, sports and pastimes or otherwise as may be found expedient for the benefit of the inhabitants of Plaistow within the Parish of Kirdford in the County of Sussex and its immediate vicinity without distinction of sex or of political religious or other opinions subject to the provisions of these presents.
2. Plaistow & Ifold Parish Council (“Council”), formerly known as Kirdford Parish Council, shall be the sole charity trustee of the Charity. Decisions of the Council as Sole Trustee of the Charity shall be recorded in a minute book and books of account shall be provided and kept by the Council.
3. **Trust property**
 - 3.1 The Charity and the trust property must be administered by the Council as sole charity trustee. The Council is the charity trustee within the meaning of Section 177 of the Charities Act 2011. The Council must act reasonably and prudently in all matters relating to the Charity and must always pursue the interests of the Charity to the exclusion of other Council interests.

- 3.2 The Sole Trustee must ensure that the trust property and all buildings thereon and other property of the Charity are at all times kept in repair and sufficiently insured against all insurable risks including fire, theft and public liability and must whenever necessary procure a professional valuation for such purposes and
- 3.2.1 take out such insurance as the Sole Trustee considers necessary including but not limited to public liability insurance and employer's liability insurance.

4. Meetings of the Sole Trustee

The following provisions apply to meetings of the Council as Sole Trustee of the Charity:

- 4.1. The Sole Trustee must hold at least two ordinary meetings in each year. All meetings must be held separately from, and at different times to, meetings of the Council.
- 4.2 Every issue may be determined by a simple majority of the votes cast at a meeting of the Council as Sole Trustee.
- 4.3 The Council as Sole Trustee must keep proper minutes of its meetings. The minute book must be available for inspection upon reasonable request by any member of the Council.

5. Annual Report and Annual Return

The Sole Trustee must comply with its obligations under the Charities Acts of 2011 & 2022 with regard to the preparation of an annual report and of an annual return and their transmission to the Charity Commission.

6. Rules

Within the limits prescribed by this governing document and the Charities Acts 2011 and subsequent, the Sole Trustee may from time to time make and alter rules for the management of the Charity.

7. The trustee may upon a majority vote and (when necessary) with the consent of the Charity Commission from time to time by mortgage or otherwise obtain such advances on the security of the Trust Premises or any part thereof as may be required for maintaining, extending or improving the same or any part thereof or creating any building thereon or for the work carried on therein and may continue or repay in whole or in part from time to time any existing mortgage or charge on the said premises.
8. If the trustee decides at any time that on the grounds 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 eighteen years or upwards of the village of Plaistow within the Parish of Plaistow and Ifold (formerly known as the Parish of Kirdford) of which meeting not less than fourteen day's notice (stating that a Resolutions will be proposed thereat) shall be posted in a conspicuous place or places on the Trust property and advertised in a newspapers 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

Trustee may with the consent of the Charity Commission 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 thereout) shall with such consent as aforesaid be applied either in the purchase of other property approved by the Trustee and to be held upon the trusts for the purposes and subject of the provisions hereinbefore set forth (including this power) or as near thereto as circumstances will permit or towards any other charitable purpose or objects for the benefit of the inhabitants of the Village of Plaistow within the Parish of Plaistow and Ifold as may be approved by the Charity Commission and meanwhile such moneys shall be invested in the name of the Official Trustees of Charitable Funds and any income arising therefrom shall be either 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 be properly applied.

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Chairman

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Date