

STAINES BOWLING CLUB

ITEMS EXTRACTED FROM THE MINUTES REFERRING TO:

- 1. SALE OF THAMES STREET SITE;**
- 2. IMPLICATION TO CLUB OF THE STAINES CENTRAL AREA REDEVELOPMENT CHEME;**
- 3. EFFORTS TO FIND A NEW SITE FOR THE CLUB.**

<u>Date of Minute</u>	<u>Actual Wording of Minute</u>
May 1954	<p>H & G Simonds Ltd have definitely offered the Staines Bowling Green for sale to the club for a sum of £1000.00. Chairman said the Trustees had decided that because members may find it difficult to find sufficient funds to purchase,renovate and maintain the Green, it was left to the Chairman (Mr Try) to ascertain whether Staines U.D.Council would be prepared to take over the Green..</p> <p>The Chairman reported that Staines Council agreed to take over the Green from the club should they purchase it for a sum not exceeding £1000.00 on condition that the land was Freehold. Subject only to the lease held by the Staines Bowling Club and that H. & G. Simonds Ltd. gave an Indemnity that the Company would be responsible for the Private Street works in Tothill Street when levied. The Chairman said he had seen the Surveyor of the Company who was of the opinion that the Indemnity would be given.Discussion then took place on the various points and the amount of money that could be raised if the club bought the Green,a sum of £400.00 was offered. It was estimated that to purchase and renovate the Green at least £2000.00 would be required. It was unanimously agreed 'That the green be purchased by the Club and taken over by the Council subject to arrangement made with the Council as to the Club and to the property which belonged to the Club'. The Chairman was then authorised to proceed with the purchase of the Green.</p>
14 June,1954	<p>Chairman stated he had sent a letter to H.& G. Simonds Ltd. and a cheque for £100.00 as a 10% deposit regarding the acquisition of the Green by the Club. The cheque has been returned with a letter stating the Directors cannot give the necessary Indemnity regarding the road charges. The Comimittee therefore decided to lay all the facts before all Club members at a Special General Meeting.</p>
22June,1954	<p>At this General Meeting it was agreed that 'The Club purchase the Green with a view to the Council being the ultimate owners and that a meeting be arranged between the Council and a deputation from the Club'.</p>
28 Jan.1955	<p>Death of the President (Mr W.H. Try) was announced at this Committee Meeting.</p>

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Comittee Meeting
7th June, 1955

Chairman stated the position regarding the purchase of the Green had not changed since the death of Mr. Try. The £100.00 cheque originally returned was later acknowledged to Messrs. McNamara Ryan & Co. Solicitors, but contracts have not been exchanged. If no notice is served by 30th June then the present lease apparently operates for a further seven years. This meeting was called because it had come to the knowledge of the Committee that certain members may be interested in the purchase of the property if that course became necessary. It was agreed that no action be taken unless a notice is served by the landlords.

19 July, 1955
E.G.M.

Chairman reminded members that possible purchase of the Green had been left in abeyance unless a notice was served to determine the Lease at the end of the first seven years. He reported that the notice had been served and that he had been in touch with the Solicitors who acted for the late President who confirmed that negotiations could be conducted direct with the Landlords. This he had done, but the Landlords now said that the selling price is £1500.00 and includes road charges. They also said they had received an unsolicited higher offer to which they replied that the Green was already on offer to the tenants and that they would prefer to sell to them if they could raise the necessary funds.

The Chairman then reported that a member, who wished to remain anonymous at least for the moment, had expressed an interest in providing the whole purchase price and leasing it back to the club on a basis of 5% of the purchase price i.e. £75.00 per annum. The meeting agreed that these terms be confirmed and that thanks of the club be conveyed to the member.

5th Sept. 1955

A resolution was carried 'That Chairman ask the proposed purchaser for a letter confirming that on completion of the purchase, a lease be granted to the Club for a period of 7:14:21 years on the terms already arranged. Such lease to contain a Covenant giving the Club in the event of the death of the purchaser, first refusal to purchase the Green.

26th Sept. 1955

The Chairman reported he was now authorised to disclose the name of the purchaser of the Green. That member is Mrs A.S.Owen. He also reported that Mrs. Owen had sent a letter agreeing to the points requested by the Committee and that the rent be £70.00 per annum. It was agreed that Mrs Owen be sent a letter of thanks for coming to the rescue of the Club.

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- 13th July, 1956 Secretary reported he had received the new lease duly executed and stamped by Mrs. Owen,
- 14th Sept. 1960 Agreed to ask Mrs. Owen if she would be prepared to sell the Green to the Club in order that any new pavilion erected on the site would belong to the Club. An approach had been made to Mrs. Owen but she was not prepared to sell. She had so tied up the site that she and her heirs will keep the Green for the benefit of the Club.
- 3rd Oct. 1962 Secretary was instructed by the Committee to write to the Clerk of the Council referring to recent statements in the local press regarding the proposed Central Area Redevelopment Scheme, asking what was the position of the Bowling Club vis-a-vis the Development Scheme. If the ground should be taken over for this purpose, how long would it be before it became operative since we are faced with heavy expenditure on the Green during the winter months. Moreover, in the event of the land being taken over, would the Club be given a Club elsewhere in Staines ?.
- 9th Nov. 1962 Correspondence was read which had taken place with the Council about the Central Redevelopment Scheme and its effect on the site of the Bowling Green from which it emerged that the land is within the area of the Scheme but the Council could not at present say when it was likely to be needed for that purpose. It was unlikely to be needed before the end of next season's play. The question of relocation had to be considered but they were not in a position to say whether we would have an alternative Green. Committee were disappointed at the vagueness of the reply and the Secretary was instructed to write to the Council asking for more definite information. Secretary was also asked to write to the M.C.B.A. , sending a copy of the correspondence, asking whether they could , and if so, whether they would be prepared to help us in the matter of securing an alternative Green.
- 18th Dec. 1962 Secretary to write to the National Playing Fields Association asking if in the event the Council is unable to provide an alternative Green, they would be in a position to help us. A small Sub- Committee was set-up to deal with all matters concerning the future of the Green.
- 27th Feb. 1963 A letter from the National Playing Fields Association intimated the Club was eligible for a grant not exceeding £400.00. The M.C.B.A had sent a letter to Staines U.D.C. supporting our cause.

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- 10th Sept. 1963 The Sub-Committee reported they had been advised to write to the Council, setting out the facts that the Trustees of the Club hold a lease of the Green and premises for 21 years ending on 31st December, 1977, determinable by either party on 31st December, 1970. Such lease containing an option by which the Trustees could purchase the property at valuation on determination of the lease. At the same time we should point out that it takes approximately two years to lay down a Green and render it for use and that it would be undesirable if the Club was forced to close down its present premises and not be able to continue its activities at another place. Secretary wrote accordingly. The Council reply indicated they expected to receive proposals from the Developer shortly and after consideration they should be in a position to give detailed consideration to proposals for re-allocation such as applied in our case, and let us have specific proposals for our consideration.
- 2nd Oct. 1964 The Council informed us that the Public Enquiry into the Scheme was likely to commence on 15th December and it was hoped the Minister's decision would be issued before 1st April next. If the decision was favourable the Council would proceed to implement the scheme and land acquisition would commence. The Bowling Green is within the first phase and would be required fairly soon. The Secretary was instructed to write to the Council requesting a meeting between representatives of the Club and the Council to clarify the position and that the meeting take place before the Public Inquiry in December.
- 20th Oct. 1964 There was nothing fresh came out of this meeting.
Meeting at S.U.D.C.
- 6th Nov. 1964 It was agreed that the Secretary make representations to the responsible Minister against the Council's proposal in so far as it lacked a definite assurance by the Council that, if and when, the Bowling Green was taken over, equal facilities would be made available to the club. A copy of the representations to be sent to the Council.
- 10th Feb. 1965 Several members had attended the Public Enquiry on 15th Dec. and voiced the Club's contention that a new Green should be ready for their use at the time the present Green was compulsorily taken over by the Council.
- 23rd Nov. 1965 The minutes of the Staines U.D.C. Development Committee included a paragraph regarding the provision of alternative accommodation for Staines Bowling Club and stating that it was understood the Club would not be averse to using a Green

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provided for public use similar to that enjoyed by Stanwell Bowling Club. The Secretary was instructed to write to the Clerk of the Council to the effect that such terms would not be acceptable to this Club, who would require facilities such as are also enjoyed by us and other private Clubs.

The Secretary was also asked to write to the Chairman of Staines Town Football Club referring to a conversation he had with Mr. Dyos regarding a possible site on their ground and asking whether, before we took any further action, there was any real possibility of the Football Club agreeing to this proposition.

- 16th Feb. 1966 A letter from Staines Town Football Club said that they had sympathetically considered our request but, in view of their plans for extending the Club's existing facilities all available land would be required for that purpose.
- 21st Dec. 1966 A letter received from the Clerk of the Council stated that they adhered to their previous decision that no assurances can be given at present that they will make alternative facilities available to the Club in the event of the Redevelopment Scheme proceeding, but that they appreciate the difficulties facing the Club and gave an assurance that they were considering the provision of further bowls facilities in the district on public basis in which the Club could share facilities with the general public. The Secretary was directed to write to the Council asking them to confirm that approval of the Minister of Housing was still awaited to the Modified Scheme.
- 11th July, 1967 An announcement in the local press indicated a start to the redevelopment was imminent. It was decided the club should contact the Council asking what alternative facilities they are proposing to offer us, and in this connection to suggest the Council consider the purchase of Penton House for the purposes of a Bowling Green since this was in the original plan of the Council.
- 18th August, 1967 The reply from the Council said they were unlikely at this stage to acquire Penton House for public open spaces purposes and they thought it unlikely the Minister would grant loan sanctions for such an acquisition at the present time in view of the restrictions on Capital Expenditure arising from the state of the country.
- 29th Nov. 1967
A.G.M. The Captain referred to the unsettled state of the negotiations with the Council regarding the Green and stressed the importance of the loyalty of all members until such time as the future of the Club is secured.

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- 16th August, 1968 The Council indicated we were likely to hold the Green for at least another season and possibly longer.
The Committee were shown a plan of the proposed lay-out of the new sports ground at New Farm, Ashford which had been obtained from Mr Boreman, the Council Parks Superintendent. After considering the position allocated to a Bowling Green and Pavilion etc. it was agreed to apply for playing facilities to enable the Club to continue. Although we understood the new Green will be a public Green we should like some part of the pavilion to be restricted for the use of Club members only.
- 8th Nov. 1968 Report of a meeting between Club representatives and Clerk of the Council and Parks Superintendent on 5th Nov. We asked if the Council offer to reserve three rinks for our use could be increased to four. They said they would refer this back to the Estates Committee. We noted the accommodation in the Pavilion from the Bowls point of view is very good, but there is no room for a snooker table. They offered to contact the G.L.C., who are joint owners of the ground, to see if they have any objections to our suggestion that a special building to house the table be constructed. We formed the opinion the Council will go as far as they can to accommodate us but they have a worry on the effect this will have on Ashford Bowling Club.
- 17th Dec. 1968 Following the meeting with the Council Representatives the Estates Committee have recommended that the number of rinks available to the Club should be increased from three to four, subject to review at the end of the season. They also considered the possibility of separate pavilion accommodation being provided and would approach G.L.C. for permission.
- 25th April, 1969 A letter was read from Messrs Gerald Eve & Co., who are acting for Staines U.D.C. in buying property required for the Redevelopment Scheme. They had been asked to open negotiations for the purchase of the Green and to enquire if we had appointed professional advisers they would like to get in touch with. It was agreed to consult a solicitor who was known to a member.
- 2nd May, 1969
E.G.M. The solicitor consulted by a member said the matter was one for a valuer in the first instance to prepare a claim for compensation. It was agreed that Messrs Dudley Harris & Co. would be asked to act on our behalf.
- 30th May, 1969 It was reported that Messrs Dudley Harris & Co are willing to act for the Club and get in touch with Messrs Gerald Eve & Co.
- 14th Nov. 1969 It was reported that the Council had set the charges for the use of the Green, ~~kitchen~~ and etc as; Season ticket 55/-,

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Booking through Club 40/-, use of kitchen 15/- per match, Locker fees 5/- per annum per member, Green Fees 1/- per member per match.

The G.L.C. have agreed with the Council that the Club may have a Pavilion of their own. Plans have been prepared and we are awaiting an estimate of the cost, which is thought to be in the region of £5000.00.

20th Nov. 1969
A.G.M.

Members were informed that the Club had received notice from the Freeholder that the Lease would terminate on the 31st Dec. 1969 and although every endeavour would be made to use the Pavilion after this date he was not very optimistic of the results.

The new Green will be opened on the 1st May, 1970 and the Council have indicated their desire to give us every assistance to continue our activities there.

A proposition that 'The Officers of the Club are authorised to sell and/or dispose of any Club property which in their opinion be of no further use to the Club' was carried unanimously.

WHERE WAS
THIS ?

4th Dec. 1969

It was agreed that unless permission had previously been granted by the Council for a continuation of our occupation of the Pavilion after 31st Dec. 1969, the Pavilion would be closed for Club activities from 24th Dec. 1969.

23rd Feb. 1970

It was reported that the Council had offered the Club a tenancy at Will of the Old Pavilion without payment of rent. This would take effect from the date of purchase by the Council. The Tenancy only applies to the Pavilion and excludes any other part of the site, and is subject to the express understanding that when possession is demanded by the Council, for whatever reason, this will be given forthwith.

The Secretary reported that negotiations had been going on during the past months between a Representative of the Club and Mrs. Owen, as owner of the Freehold of the Green, as regards **Compensation for Disturbance**. He then read a letter from Mrs. Owen's representative (Messrs Gale & Power) which stated that Mrs. Owen had agreed to pay £3000.00 to the Club for the **Extinguishment of all Rights to the Bowling Green**. The said amount to be paid on completion of the sale of the property. The Committee confirmed acceptance of this offer.

4th March, 1970
Special G.M.

A short report was given on the possibility of erecting a Club Pavilion at the New Green, and as the matter of compensation for disturbance had not finally been settled, no details could be divulged, but that Mrs. Owen had promised to be generous.

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Members were shown a plan of a possible Pavilion and the Committee were authorised to continue negotiations.

- 17th March, 1970 An Agreement for the Tenancy at Will had been signed. The Secretary reported he had in his possession an agreement signed by Mrs. Owen agreeing to pay the Club £3000.00 as compensation and Extinguishment of All Rights in the Bowling Green.
The Secretary said the Council were having second thoughts that the expected opening date for the New Green would not be met.
- 19th May, 1970 Staines Council confirmed they were responsible for the Insurance on the building of the Pavilion and that the Club would in future insure the contents only for an amount of £400.00.
- 17th June, 1970 Secretary reported that the Rates for the Thames Street Pavilion will in future be based on a rateable value of £45.00.
- 23rd July, 1970 A member complained of the lack of facilities at the New Green. It was agreed to negotiate with the Parks Supt. to try and secure an improvement.
- 25th March, 1971 A letter had been received from the Council suggesting a meeting with the Estates Committee on 3rd May to discuss the site for a New Pavilion. This was agreed except an earlier meeting be asked for, before the opening of the season, to discuss further facilities in the existing Pavilion and on the Green.
- 28th May, 1971 It was reported that a meeting had been held with the Council regarding the proposed site for a Pavilion in Woodthorpe Road, Ashford. It was unanimously agreed the site was unacceptable and we write to the Council to this effect.
- 7th Sept. 1971 It was pointed out that as the Club is vacating the Old Pavilion by the end of Sept. it is first necessary to dismantle and remove the old billiard table. A storage site was offered in a builders workshop until such time a decision is reached concerning its final use or disposal.
- 27th Oct. 1971 It was agreed that in view of the large sum of money (£3000.00) now in the possession of the Club as a result of the closure of the Green, that safeguards should be arranged for the future use of the money and that four Trustees be appointed and that our Rules and Standing Orders be modified to cover this.

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District Council on 1st April, 1974, and it was felt it would be better to deal with the Council that was going to be in situ. The meeting had fixed feelings but were prepared to leave it to the next Committee.

- 13th Feb. 1974 Staines U.D.C. has been asked for the charges to be made for Bowling at Fordbridge Park, for the forthcoming season. The Council indicated a reply would be sent in due course.
- 30th July, 1974. A letter from Spelthorne Council regarding the New Green at Knowle Park was read. (N.B There is no indication of the contents of the letter)
- 2nd Aug. 1975 It was agreed to keep in touch with Spelthorne Council regarding the New Green.
- 3rd Sept. 1975 A report was given on a meeting between the Trustees and the Parks Superintendent. It was agreed to ask if we could play our matches at Fordbridge Park and other activities at the New Green. Permission was given for us to inspect the Pavilion etc and to have a Roll-up on Monday 15th September at 2.15p.m..
- 4th Dec. 1975
A.G.M. The position regarding the opening of the New Green at Staines Park was still in doubt. Spelthorne Council had promised to keep the Club informed and the incoming Committee would need to keep the matter under review.
- 26th Feb. 1976 A report was given on the informal meeting held with representatives of the Council on 11th February. The New Green will be opened officially on Sunday, 2nd May, when a fixture will be played with Spelthorne Council. It was agreed to take steps to register the Club for the purpose of obtaining a drink's licence. Trustees would be prepared to make funds available to purchase appropriate items of equipment.
- 6th July, 1976 Secretary was instructed to ask Spelthorne Council for permission to erect a flag-pole and score-board. Flag-pole would be provided by Mrs. Irons in memory of Cyril. In addition the provision of a sign-post in Kingston Road indicating a Bowls Club will be taken up with the Council.
- 11th Aug. 1977 Planning permission to erect a flag-pole has been given.
- 8th March, 1978 Several members considered the Club was outgrowing the Club-room due to the increase in the number of members. It was agreed the Council be asked if we could have exclusive use of the Social Hall instead during the playing season.