



Deed of Dedication

The Official Custodian for Charities (1)

Reading Borough Council acting in its
capacity as sole trustee of the Recreation
Ground Charity (2)

and

National Playing Fields Association (3)

Mapledurham Recreation Ground

This Deed of Dedication is made on the day of 20

Between:

- (1) **The Official Custodian for Charities** (the **OCC**);
 - (2) **Reading Borough Council** acting in its capacity as sole trustee of the Recreation Ground Charity (registered charity number 304328) (the **Charity**) and its successors in title of (the **Landowner**); and
 - (2) **National Playing Fields Association**, operating as Fields in Trust, of Unit 2D Woodstock Studios, 36 Woodstock Grove, London W12 8LE, a Royal Charter Organisation established for charitable purposes (registered charity number 306070) and its successors in title (**FIT**);
- (the OCC, the Landowner and FIT being together called the **Parties**).

Whereas:

1. The property more particularly specified in the Schedule (the **Property**) forms part of the property of the Landowner, acting in its capacity as trustee of the Charity.
2. The Parties hereby agree to enter into the undertakings set out in this Deed.

Landowner's undertakings

3. The Landowner gives the following undertakings:
 - 3.1 Not to use the Property for any purpose other than as a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading, without distinction of political, religious or other opinions (the **Purpose**). For the avoidance of doubt, the Purpose shall include both indoor and outdoor recreation and any use ancillary to the Purpose.
 - 3.2 Not to grant, allow, suffer or permit the Property to be used other than for the Purpose including for any occasional or limited period of time without the prior written consent of FIT.
 - 3.3 Subject to clauses 5 and 6, not to sell, lease or otherwise dispose of the Property without the prior written consent of FIT (provided that and for the avoidance of doubt the grant of any licence to any third party to enable the use of the Property for the Purpose shall not require such consent).
 - 3.4 Not to erect, allow, permit or suffer any buildings or structures on the Property (or any material alterations to the same) for use other than for the Purpose without the prior written consent of FIT.

- 3.5 Not to grant, allow, suffer or permit the erection of any buildings or structures on the Property that would result in the total area of such buildings or structures exceeding 20% (twenty per cent) of the total area of the Property.
- 3.6 To inform FIT without delay of any proposal or decision to grant, allow, suffer or permit:
 - 3.6.1 any sale, lease or other disposal of the whole or part of the Property;
 - 3.6.2 the erection of any buildings or structures or alterations on the Property (or any material alterations to the same); and
 - 3.6.3 the temporary closure of the whole or part of the Property for use by the beneficiaries of the Charity for the Purpose;
- 3.7 To provide FIT with information in response to any reasonable request by FIT relating to the use of the Property for the Purpose.
- 3.8 Subject always to the availability of funding for the Charity and the exercise of its discretion in relation to the expenditure of such funding by the Council acting as charity trustee of the Charity, to maintain the Property (and, for the avoidance of doubt, Reading Borough Council shall not, as trustee of the Charity or acting in its capacity as local authority, be obliged to provide such funding).
- 3.9 Subject always to its duties as charity trustee of the Charity, to consider any advice given from time to time by FIT on the management and running of the Property.
- 3.10 To erect notices on the Property in the form of signage provided by FIT relating to the background of FIT and its protection of the Property, giving recognition of financial support where required.

Registration

- 4. The Landlord shall apply within three months of the date of this Deed on form RX1 annexed hereto for the registration in the proprietorship register of the registered title of the Property at the Land Registry of a restriction to the following effect:

- 3.14 To endorse the head of the copy of the Conveyance dated [24 December 1938 described in the Freehold Property Schedule hereto with wording to the following effect:

“By a Deed of Dedication dated [date] and made between The Official Custodian for Charities (1) Reading Borough Council acting in its capacity as trustee of the Recreation Ground Charity (registered charity number 304328) (2) and the National Playing Fields Association (3), part of the land hereby demised in this Conveyance dated 24 December 1938 and as more particularly delineated on the plan outlined in red attached to the aforementioned Deed of Dedication hereto was dedicated for use as a public playing field and recreation ground.”

- 3.15 To supply FIT with a certified copy of the endorsed copy of the Conveyance dated 24 December 1938 within one month of the execution of this Deed.

Replacement Property

5. Pursuant to clause 3.3, FIT shall not unreasonably withhold its consent to any sale, lease or other disposal of the Property provided that the Landowner at the request of FIT:
- 5.1 replaces or agrees to replace the Property by acquiring a piece of freehold land which is in the reasonable opinion of FIT of equivalent or better amenity value for the beneficiaries of the Charity than the Property (the **Replacement Property**) and applies all or such part of the proceeds of any sale of the Property as are necessary to acquire such Replacement Property; and
- 5.2 enters into another deed on substantially the same terms as this Deed in respect of the Replacement Property.

Disposal of Property

6. FIT undertakes that it will not unreasonably withhold consent to any transfer, lease or other disposal of the Property without charge to any other charity (a **Transferee**) which will hold the Property to be used for the Purpose, provided that the Transferee enters into a deed with FIT on substantially the same terms as this Deed in respect of the Property.

FIT's undertakings

7. FIT undertakes that:
- 7.1 subject to the provisions of clauses 5 and 6, FIT will not unreasonably withhold its consent where such consent is required by this Deed;
- 7.2 in deciding whether to withhold its consent where such consent is required by this Deed, FIT will act solely and exclusively in what it considers to be the best interests of the Charity and its beneficiaries;
- 7.3 FIT will respond without unreasonable delay to any notification of any proposed disposal or erection of structures, or to any requests for advice; and
- 7.4 FIT will notify the Landowner in writing and without unreasonable delay of any concerns or matters of advice to which it requires the Landowner to have regard.

In witness whereof this Deed is executed as a deed on the date stated at the beginning.

SCHEDULE

Part of that freehold property known as land at Mapledurham Playing Fields, Woodcote Road, Caversham, Reading RG4 7EZ described in the Conveyance dated 24 December 1938 and

made between Charles Ernest Hewett of the one part and The National Playing Fields Association of the other part which is identified on the plan outlined in red and annexed to this Deed.

EXECUTED as a **DEED** on behalf of **THE OFFICIAL CUSTODIAN FOR CHARITIES** and for itself as trustee of the Recreation Ground Charity by **READING BOROUGH COUNCIL** the common seal of which was hereunto affixed in the presence of:

[AUTHORISED SIGNATORY]

Name: _____ **Signature:**

EXECUTED as a **DEED** by affixing

The **COMMON SEAL** of **NATIONAL PLAYING FIELDS ASSOCIATION**

under an authority conferred by s.260(2) Charities Act 2011 in the presence of:

Trustee:

Trustee: