

## **Information in the minutes about the MADRA lease**

### **4th January 1983**

MADRA accepted the offer of a lease of Knapton Playingfield. Mr Hammond requested to get the deeds from Barclays Bank

### **1st February 1983**

Mr Hammond reported that he had seen the deeds at the Bank

### **17th May 1983**

MADRA had expressed an interest in leasing the Land at Knapton in 1982. An extra ordinary meeting held approve the lease held 23rd November 1982

### **5th July 1983**

Letter received from Mr Cargills solicitors concerning proposal to erect buildings, plus they require to approve the draft deed of release and an undertaking that KPC be responsible for the solicitors costs

### **6th September 1983**

Letter from Mrs Britain (MADRA) They are prepared to meet the cost of preparing the lease. Mr PcPhee has agreed to have confirmed that MADRA is also willing to meet the costs of the preparation of the deed of release  
(present at this meeting Mr Hammond, Mr Hicks, Mr Wild, Mr Niccholls, Mr Claydon, Mrs Heat and Mrs Schamp)

### **4th October 1983**

Mr Mc Phnee confirmed that MADRA were willing to meet the costs of the preparation of the deed of release

### **1st November 1983**

MADRA requested financial support from KPC but they said they had already given help by renting the land at 1p per annum  
Present at the meeting Mr Hicks, Mr Clayden, Mr Heath, Schamp,

### **6th December 1983**

A cheque has been signed and the exchanging of contracts due soon, there was a delay in the KPC lease

### **1st May 1984**

Unfortunately the solicitors that had been chosen to negotiate the deed of release from the existing covenants on Knapton playing field and to prepare the leased had not yet been able to complete the task

### **2nd October 1984**

MADRA have bought the land from Mr Cargill, with restrictive covenants, but these should be able to be lifted

### **2nd October 1984**

Discussions followed concerning items to be included in the new lease

1. (As originally agreed)

That Knapton should lease the Playing Field to MADRA for the period of 27 years at a peppercorn rent of £1 per annum

2. That Knapton should have the use of the field for up to 6 times per annum, one of these to be the Spring Bank Holiday Monday. Knapton will advise MADRA, in writing, giving reasonable notice of any date on which the field would be required

3. It should be included in MADRA's constitution that a member from Knapton, nominated by the Parish Council, should serve on the MADRA Committee

4. Children should at all times have access to the play area and no cars should be parked in that area

5. Any major plans or changes should be put before the Knapton Parish Council for approval

6. MADRA should be responsible for maintenance of the existing and any future equipment of the play area

7. MADRA should be responsible for the fencing being maintained and the existing entrance being kept in a satisfactory condition

8. In the event of the discontinuance of occupation of the area by MADRA, the boundary fence should be reinstated and the field left in good condition

9. No dogs should be allowed on the field and adequate notice should be given of the fact

10. No charge can be made for entrance to any event

11. MADRA's public liability insurance should cover all the area

12. Any activities should take account of safety to the public

### **6th November 1984**

Mr Nicholls reported that the solicitors were dealing with the lease, including the items listed in the October meeting, the suggested addition point to be added:- that adequate litter bins be provided in the field. After discussion this was agreed.

#### **4th December 1984**

Copies of the draft lease to be offered to the MADRA solicitors had been circulated to members. The lease was checked through and found to be satisfactory with just one query:- KPC should check MADRA's insurance to see whether, if Knapton using the field for functions is it covered by MADRA's insurance, or whether Knapton will need separate insurance for the day.

#### **5th March 1985**

Mr Haynes was welcomed from MADRA he gave a brief history of MADRA. A survey of Mundesley had revealed a lack of certain amenities, this the group was formed, he advised that work on the pavilion was progressing ...

Adventure playground, this is to be built with the help of international youths, as part of 1YY in a week in July 1985. Plans had been circulated to KPC members. A site meeting - to be arranged in the near future between MADRA and KPC members to determine the position etc of the new playground

#### **2nd April 1985**

The clause relating to two years notice to be given by KPC to MADRA to be removed from the lease

#### **7th May 1985**

The lease has now been signed with MADRA and Mr Nicholls advised villagers that the villager right to use the Playing Field had been protected and would still be available for Knapton functions. MADRA would, however, be responsible for repairs and maintenance

#### **16th September 1986**

Correspondence concerning grass cutting reported. MADRA letter accepted. Agreed there is now an explicit statement of position. Mr Hammond reported MADRA committee accepted the council's view. Mr Nicholls reported that Mr Cargill has no objection to the west side of the site, adjoining his land, remaining uncut Therefore letter to be lodged with the solicitor amending the covenants of the lease in this respect

#### **3rd March 1987**

The letter from Mrs A??cott was read out. It was agreed that this should be lodged with the solicitor to record an agreed variation of the Lease. It was agreed that Mr Hammond should invite a representative to attend the parish council meeting.

**11 July 2025**

**14th April 1987**

The lease has been amended to allow for a conservation area

### **Additional information**

Mr Cargill was the president of MADRA in **2005**

Original Conveyance held by Barclays Bank

Newspaper cutting **4th February 1983** - Mention of KPC lease to MADRA and Mr Cargills lease to MADRA

Prior to MADRA the Local Authority used to pay half of the cost of cutting the Parish Land for use by the school

**2010** Emergency Committee meeting Mr Cargill was in attendance

KPC wrote to Mr Cargill informing him that the land was leased to MADRA

Letter **7th July 2017** Hansells were instructed to draw up the current lease. They responded with they have the Title Deeds

**18th June 2001**

Notes from informal meeting KPC and A Cargill joint lessers. Mr Cargill was present at the meeting

**29th November 1986**

Letter mentions Parish Council have spoken to Mr Cargill. Letters and responses to be lodged with the lease

**23rd February 1983**

Deeds held by Barclays Bank North Walsham released to Mr Hammond