

CLAPHAM RECREATION GROUND TRUST

NEWSLETTER 3 – NOVEMBER 2017

Dear Clapham and Patching residents

Things are indeed moving quickly – so much so that we feel it's appropriate to circulate yet another update on the latest position. This time, we're including all the residents of Patching, since a number of the issues covered concern both villages. If you haven't seen the previous newsletters, you will find them on the CRGT Web page on the new Villages website (<https://www.claphamandpatching-westsussex.org.uk/recreation-ground-trust>), or you can ask any of the Trustees for a copy – see below for contact details.

On the **community shop/café**, the Trustees have for some while been discussing with CPCSCP Ltd the terms of a lease for the plot of land on which the new building would be built. We have agreed to virtually all their requests; in addition, we have reached a compromise agreement on the dimensions of the site and building (which will not require a new planning application). We have offered a rental which is well below the market rate for a similar site, with generous discounts during the first three years, and no rental payable at all for up to three months while the new building is being constructed. After three years, CPCSCP Ltd are free to apply for a formal third-party rent review if they feel this is necessary. Nevertheless, CPCSCP Ltd have decided that this is unacceptable and have therefore declined our offer of a lease, and intend to dissolve the Community Benefit Society altogether. We are trying to have one more meeting with them to clarify some possible misunderstandings and to explore whether there are any possible alternative approaches to some of the issues.

We appreciate all the efforts of CPCSCP Ltd (and their predecessor Project) over the past 3½ years, and are sorry to learn of their intention to dissolve the Community Benefit Society. They plan to hold a public meeting on Friday 1st December, at 7.30 in the Village Hall, to discuss the reasons for their decision. We welcome this as an opportunity to look forward rather than back, and to consider the future of plans for a community shop/café for our two villages. We would strongly encourage all those (from both Clapham and Patching) who have an interest in finding a way to keep the project moving forward, to attend and make their views known.

CRGT

On the **playground**, we coordinated a meeting on 8th November with all the interested parties (the Clapham Playscape Project Group, the Clapham Playground Restoration group, and the Parish Council), which was ably chaired by our County Councillor Deborah Urquhart. The Trustees made it clear that they had already agreed to work with the Clapham Playscape Project Group, but that they would strongly encourage others – both groups and individuals – to join forces with them. Both CPPG and CPR made interesting and well researched presentations about their ideas for the new play area, which do not seem very far apart. The Minutes of the meeting are available on the website; if you don't have access, please ask any of the Trustees for a copy. As the next step, the Trustees are hoping to meet with CPR to consider the best way of moving forward.

A couple of residents have asked to see all the old documents relating to the appointment of all the Trustees from 1930 onwards. We feel this is unnecessary, and our solicitor has advised that it is not a legal requirement. Nevertheless, our web page at <https://www.claphamandpatching-westsussex.org.uk/recreation-ground-trust> contains transcripts of both the original Conveyance, and the most recent Deed of Retirement and Appointment of Trustees, as well as a summary of the names, dates of appointment and dates of retirement (or death) of all the Trustees who came in between. We hope that residents will find this information interesting. The Conveyance document itself is being transferred into the safe keeping of the West Sussex Record Office.

If you'd like to contact the Trustees on any matter, our email is crgtrustees@gmail.com.

The Trustees

November 2017