




FIELDS IN TRUST – CENTENARY FIELDS
Non-Charitable Deed of Dedication

THE SHEFFIELD CITY COUNCIL (1)

and

NATIONAL PLAYING FIELDS ASSOCIATION (2)

Weston Park, Western Bank,
Sheffield, S10 2TP

I hereby certify this
as a true copy of the
original seen by me

Helen Griffiths
Chief Executive
15 Crinan Street, London N1
10.8.2015

THIS DEED OF DEDICATION is made on the 24th day of July 2015

BETWEEN

- (1) **THE SHEFFIELD CITY COUNCIL** of Town Hall, Pinstone Street, Sheffield S1 2HH and its successors in title (the **Council**); and
- (2) **NATIONAL PLAYING FIELDS ASSOCIATION**, operating as Fields in Trust, of Kings Chambers, 15 Crinan Street, London N1 9SQ a Royal Charter Organisation established for charitable purposes (registered charity number 306070) and its successors in title (**FIT**)

(the Council and FIT being together called the **Parties**)

WHEREAS:

1. The property more particularly specified in the Schedule One (the Property) forms part of the corporate property of the Council.
2. The parties hereby agree that the Property will be dedicated in perpetuity in the manner and for the purposes set out below (but without any intention to create any charitable trust), and in accordance with the mutual undertakings given by the parties.
3. The Council gives the following undertakings:
 - 3.1 Not to use the Property or permit the Property to be used for any purpose other than as a public playing field and recreation ground to include public community events;
 - 3.2 In addition to the permitted uses as stated in Clause 3.1 the Property may also be used for no more than 12 days per annum in accordance with Schedule Two;
 - 3.3 Subject to clause 4 or clause 5, not (in so far as it has the power to do so) to dispose of the Property without the consent of FIT;
 - 3.4 Not (in so far as it has the power to do so) to erect any building or structure on the Property the use of which is outside the permitted uses as stated in Clause 3.1 without the consent of FIT;
 - 3.5 To inform FIT without delay of any proposals, intentions or decisions to dispose of or erect any structures on the Property;
 - 3.6 To maintain the Property and so far as is consistent with its duties as a local authority to have regard to any advice given from time to time by FIT on the management and running of the Property;

3.7 To erect notices on the Property in the form of signage provided by FIT relating to the background of FIT and Centenary Fields, giving recognition of financial support where required;

3.8 To 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:

"No disposition of the part of the registered estate identified on the plan edged in red but excluding those parts edged and numbered 1 and 2 in blue annexed to a Deed of Dedication dated 28th JULY 2015 between The Sheffield City Council (1) and National Playing Fields Association (2) by the proprietor of the registered estate is to be registered without a certificate signed by National Playing Fields Association of 15 Crinan Street, London N1 9SQ or by its conveyancer that the provisions of paragraph 4 of The Deed of Dedication dated 28th JULY 2015 between The Sheffield City Council (1) and National Playing Fields Association (2) have been complied with";

3.9 To apply within three months of the date of this Deed on form AN1 annexed hereto for the registration in the charges register of the registered title of the Property at the Land Registry of a notice (specified on the form AN1 to relate only to the part of the registered title that constitutes the Property) to the following effect:

"By a Deed of Dedication dated 28th JULY 2015 between The Sheffield City Council (1) and National Playing Fields Association (2) the part of registered estate identified on the plan edged in red but excluding those parts edged and numbered 1 and 2 in blue annexed to a Deed of Dedication dated 28th JULY 2015 was dedicated as a public playing field and recreation ground to include public community events";

and

3.10 To supply FIT with evidence that the registrations referred to in clauses 3.8 and 3.9 have been completed within a reasonable period of time after completion.

4. Pursuant to clause 3.3, FIT shall not unreasonably withhold consent to any disposal of the Property provided that the Council at the request of FIT:

4.1 Replaces or agrees to replace the Property with a piece of freehold land approved by FIT which is of equivalent or better quality than the Property, with equivalent or better facilities than the Property, of the same or greater dimensions than the Property, in the same catchment area as the Property, and as accessible to the public as the Property (the **Replacement Site**) and applies such of the proceeds of any sale of the Property as are necessary to do so; and

- 4.2 Enters into another deed of dedication on the same terms as this Deed in respect of the Replacement Site.
- 5 FIT undertakes that it will not unreasonably withhold consent to any disposal of the Property at nil cost to any local authority or non-profit making organisation which will hold the Property and ensure that its use is compatible with clause 3.1, provided that the new landowner enters into another Deed of Dedication with Fields in Trust on the same terms as this Deed in respect of the Property.
6. FIT undertakes that it will:
 - 6.1 Not unreasonably withhold consent to disposal of the Property or the erection of any structures upon it, subject to its duty to perform its charitable objects and provided that the provisions of clause 4 or clause 5 of this Deed have been complied with;
 - 6.2 Respond without delay to any notifications of intended disposal or erection of structures, or to any requests for advice; and
 - 6.3 Notify the Council without delay of any concerns or matters of advice to which it requires the Council to have regard.
7. The Council DEDICATES the Property in commemoration of the Centenary of World War I as a public playing field and recreation ground to include public community events for the benefit of the inhabitants of Sheffield and thereabouts and the site will be titled Centenary Field, Western Park.

SCHEDULE ONE

All that freehold property known as land at Weston Park, Western Bank, Sheffield (S10 2TP) which is identified on the plan edged in red but excluding those parts edged and numbered 1 and 2 in blue annexed to this Deed being part of H M Land Registry Title Number SYK613068.

SCHEDULE TWO

The Council may on such days as they think fit (not exceeding twelve days in any one year, nor four consecutive days on any one occasion) close to the public the Property or any part thereof, and may grant the use of the same, either gratuitously or for payment, to any public charity or institution, or for any agricultural, horticultural, or other show, or any other public purpose, or may use the same for any such show or purpose; and the admission to the Property, or such part thereof, on the days when the same shall be so closed to the public may be either with or without payment, as directed by the Council, or, with the consent of the Council by the society or persons to whom the use of the Property, or such part thereof, may be granted: Provided that the Property shall not be closed on any Sunday.

IN WITNESS whereof this Deed of Dedication is executed the day and year first before written

EXECUTED as a **DEED** by affixing the
The **COMMON SEAL** of
THE SHEFFIELD CITY COUNCIL
in the presence of:



Authorised Signatory



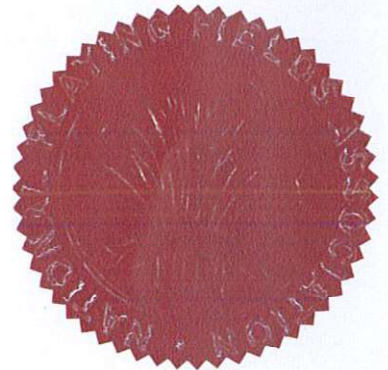
15/4/38/1461

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

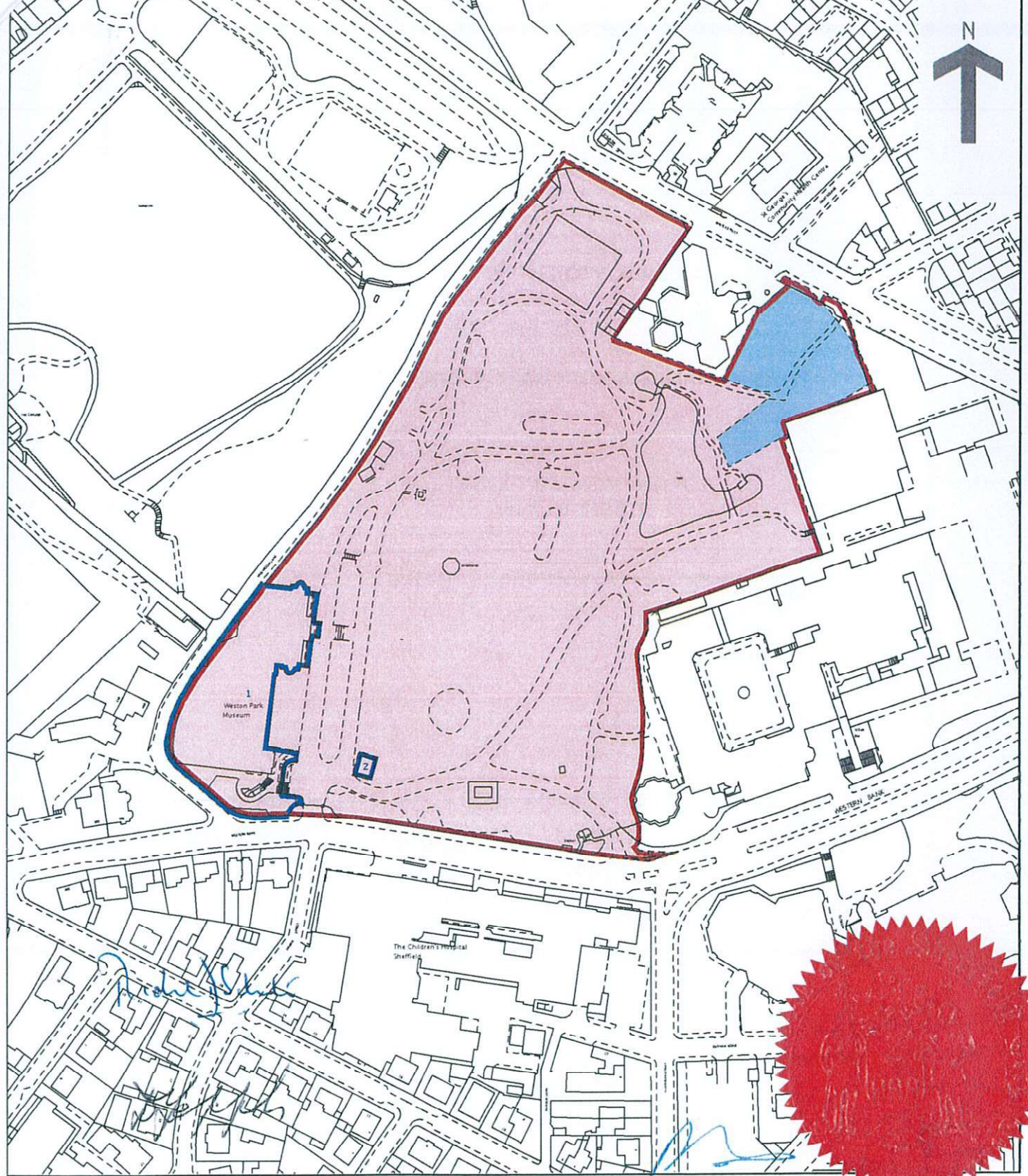


Registry
Official copy of
plan

Title number **SYK613068**
Ordnance Survey map reference **SK3387SE**
Scale **1:2500 reduced from 1:1250**
Administrative area **South Yorkshire : Sheffield**



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Duty Authorised Signatory

15/438/1461