CHAPTER 32.

An Act for the acquisition of Property and the provision of new Buildings for the Admiralty and War Office.

A.D. 1882.

[24th July 1882.]

WHEREAS it is expedient to provide fresh accommodation for the Admiralty and the War Office:

And whereas the lands required for the purposes of this Act cannot be acquired without the authority of Parliament:

And whereas duplicate plans (in this Act referred to as the "deposited plans") describing the situation of the said lands, with the houses and buildings thereon (in this Act referred to as the "prescribed lands"), with a book of reference thereto containing the names of the owners and lessees, or reputed owners and lessees, and of the occupiers thereof, have been deposited with the clerk of the peace for the county of Middlesex at his office at the Sessions House, Clerkenwell, and with the vestry clerk of the parish of Saint Martin's-in-the-Fields, in the said county of Middlesex, at the vestry hall of the said parish:

And whereas the prescribed lands are divisible into five classes:—(1) Lands vested in Her Majesty as part of the hereditary land revenues of the Crown, but subject to certain outstanding leases, estates, and interests, which lands are described in the First Schedule to this Act: (2) lands vested in Her Majesty as part of the hereditary land revenues of the Crown, from which no rent is at the present time payable to Her Majesty, which lands are described in the Second Schedule to this Act: (3) lands by the Act of the session of the second and third years of the reign of His late Majesty King William the Fourth, chapter forty, vested in the Commissioners for executing the office of Lord High Admiral for the time being, and their successors in office, in trust for His said Majesty, his heirs and successors, for the public service, which lands are described in the Third Schedule to this Act: (4) lands freely and voluntarily and without valuable consideration granted

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in the year one thousand eight hundred and twenty-nine, in the reign of His late Majesty King George the Fourth, by the Commissioners of Woods to His Majesty's commissioners for building new churches, which said lands, subject to a lease of the vaults under Saint Matthew's Chapel, Spring Gardens, are vested in the Vicar of the parish of Saint Martin-in-the Fields, and are described in the Fourth Schedule to this Act: (5) lands belonging to private owners and described in the Fifth Schedule to this Act:

Be it therefore enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:

Purposes of Act.

1. The purposes of this Act are the acquisition and appropriation of the prescribed lands for the improvement, enlargement, rebuilding, and concentration of the offices and buildings used as the Admiralty and War Office, and the constructing and doing such works and things as are conducive to the attainment of such purposes, or any of them, or incidental thereto.

Lands described in the First, Second, Third, and Fourth Schedules to vest in the Commissioners of Works.

2. The lands described in the First and Second Schedules to this Act shall, on and after the first day of January one thousand eight hundred and eighty-three, vest in the Commissioners of Her Majesty's Works and Public Buildings (in this Act referred to as "the Commissioners") and their successors and assigns, for all the estate and interest of Her Majesty therein, but subject to any outlying leases, interests, or estates: Provided that any such leases, interests, or estates granted by or on behalf of Her Majesty to the Commissioners for executing the office of Lord High Admiral for the time being and their successors in office shall vest absolutely in the Commissioners and their successors and assigns; and on and after such day as aforesaid the lands described in the Third Schedule to this Act shall vest in the Commissioners, and their successors and assigns, for all the estate therein of the Commissioners for executing the office of Lord High Admiral for the time being and their successors in office; and on and after the thirtieth day of June one thousand eight hundred and eighty-three the lands described in the Fourth Schedule hereto shall vest in the Commissioners, and their successors and assigns, but subject to the said lease of the vaults under the said chapel.

Power to Commissioners of Works to acquire lands described in

3. The Commissioners may for the purposes of this Act purchase and acquire the lands described in the Fifth Schedule to this Act, and all or any outstanding estates, interests, or easements in any of the prescribed lands; and for the purposes of such acquisition

and purchase the Lands Clauses Consolidation Acts, 1845, 1860, and 1869, in this Act referred to as "The Lands Clauses Consolidation Acts," shall be incorporated with this Act, so far as the same may be applicable to and are not inconsistent with or modified by the provisions of this Act, and with the exceptions and additions and subject to the provisions following; (that is to say,)

the Fifth Schedule, and any outstanding estates, &c.; and incorporation of Lands Clauses Consolidation Acts. 8 & 9 Vict. c. 18. 23 & 24 Vict. c. 106. 32 & 33 Vict. c. 18.

(1.) There shall not be incorporated with this Act the provisions relating to the sale of superfluous land, and the provisions relating to affording access to the special Act; and,

(2.) In the construction of this Act and the said incorporated Acts this Act shall be deemed to be "the special Act," and the Commissioners shall be deemed to be "the promoters of the undertaking;" and,

(3.) The bond required by section eighty-five of the Lands Clauses Consolidation Act, 1845, shall be under the common seal of the Commissioners, and shall be sufficient without the addition of the sureties in the said section mentioned; and,

(4.) All claims for compensation made upon the Commissioners under the provisions of this Act or any Act incorporated herewith shall, if the person claiming to be entitled to compensation has no greater interest than as tenant for a year or from year to year in the lands in respect of which the compensation is claimed, be determined in manner provided by section one hundred and twenty-one of the Lands Clauses Consolidation Act, 1845.

Mode of ascertaining consideration payable to Her Majesty in respect of Crown lands.

4. The consideration payable to Her Majesty in respect of the lands described in the First and Second Schedules to this Act shall be ascertained as follows; that is to say,

A surveyor to be appointed for the purpose by the Treasury shall, previous to the first day of June one thousand eight hundred and eighty-three, and having regard to the considerations mentioned in section sixty-three of the Lands Clauses Consolidation Act, 1845, ascertain—

(1.) The consideration to be paid for the estate and interest of Her Majesty in the lands described in the First Schedule to this Act, distinguishing what proportion of such consideration is applicable to the Office of Land Revenue Records and Inrolments; and

(2.) The consideration to be paid for the estate and interest of Her Majesty in the lands described in the Second Schedule to this Act.

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The Commissioners shall pay all costs and expenses incurred by Her Majesty or by the Commissioners of Woods in relation to the valuation of the said lands or the purchase thereof under this Act.

Terminable annuity to be paid to Commissioners of Woods in respect of lands described in the First Schedule.

5. The consideration payable to Her Majesty in respect of the lands described in the First Schedule to this Act, together with interest thereon at the rate of three-and-a-half per cent. per annum, shall be a charge upon the Consolidated Fund of Great Britain and Ireland, and shall be paid out of the said Consolidated Fund to the Commissioners of Woods by the following instalments; that is to say,

Upon the thirtieth day of June and the thirty-first day of December one thousand eight hundred and eighty-three, and upon each succeeding thirtieth day of June and thirty-first day of December, up to and inclusive of the thirtieth day of June one thousand nine hundred and seventeen, a sum of money equal in amount to one-fortieth part of the said consideration, and upon the eleventh day of September one thousand nine hundred and seventeen a sum of money equal in amount to two-fifths of one-fortieth part of the said consideration, shall be paid to the Commissioners of Woods.

The said consideration shall be accounted for and applied by the Commissioners of Woods in manner following; that is to say,

So much of each sum so to be paid as aforesaid as is equal in amount to seven four-hundredth parts of such portion of the said consideration as remains unpaid immediately before the payment of such sum shall, upon payment thereof, be deemed to be interest upon the said portion so remaining unpaid, and be carried to the account of the income of the land revenues of the Crown, and applied as part thereof; and the residue of each sum so to be paid as aforesaid shall, upon payment thereof, be deemed to be a payment on account of the said consideration, and be carried to the account of the capital of the land revenues of the Crown, and applied as part thereof.

Rents in respect of lands described in the First Schedule to be received by the Commissioners of Woods until 1st of January 1883.

6. All rents in respect of any of the lands described in the First Schedule to this Act in arrear on the first day of January one thousand eight hundred and eighty-three, or accruing due in respect of such lands up to the rent day next succeeding the said first day of January one thousand eight hundred and eighty-three, shall be received by the Commissioners of Woods, and the Commissioners of Woods shall pay to the Commissioners an apportioned part of such rents in respect of the time between the said first day of January one thousand eight hundred and eighty-three and such

next succeeding rent-day, and after such rent-day the said rents shall be received by the Commissioners.

Terminable annuity to be paid to Commissioners of Woods in respect of lands described in the Second Schedule on resumption of land revenues by the Crown.

7. The consideration payable to Her Majesty in respect of the lands described in the Second Schedule to this Act, together with interest thereon at the rate of three-and-a-half per cent. per annum, shall, whenever the income of the land revenues of the Crown ceases to be carried to and form part of the said Consolidated Fund, and is retained by the Crown as part of its hereditary revenues, become a charge upon the said Consolidated Fund, and shall be paid out of the said Consolidated Fund to the Commissioners of Woods by the following instalments, that is to say :—

Upon the thirtieth day of June or thirty-first day of December whichever first happens thereafter, and upon each succeeding thirtieth day of June and thirty-first day of December until sixty-nine half-yearly payments have been so made, a sum of money equal in amount to one-fortieth part of the said consideration, and upon the seventy-third day after such last half-yearly payment has been made a sum of money equal to two-fifths of one-fortieth part of the said consideration, shall be paid to the Commissioners of Woods.

The said consideration shall be accounted for and applied by the Commissioners of Woods in the same manner as is provided by this Act in respect of the consideration to be paid for the estate and interest of Her Majesty in the lands described in the First Schedule to this Act.

Provision with respect to Office of Land Revenue Records and Inrolments.

8. The Commissioners of Woods may with the approval of the Treasury provide out of the capital of the land revenues of the Crown a new office of Land Revenue Records and Inrolments in lieu of the office existing at the passing of this Act.

In case the office existing at the passing of this Act is temporarily retained as such office by the Commissioners of Woods after the thirty-first day of December one thousand eight hundred and eighty-two, the Commissioners of Woods shall, during the period from the said thirty-first day of December one thousand eight hundred and eighty-two until possession of the said office is given to the Commissioners, pay to the Commissioners, out of the income of the land revenues of the Crown, interest by way of rent at the rate of three and a half per cent. per annum upon such proportion of the consideration payable in respect of the lands described in the First Schedule to this Act as is found to be applicable to the said office.

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Provisions with respect to St. Matthew's Chapel, Spring Gardens.

9. The surveyor herein-before directed to be appointed by the Treasury shall, previous to the first day of June one thousand eight hundred and eighty-three, and having regard to the considerations mentioned in section sixty-three of the Lands Clauses Consolidation Act, 1845, ascertain the consideration to be paid for the lands described in the Fourth Schedule to this Act; and the said consideration shall be paid by the Commissioners to the Commissioners of Woods on or before the thirtieth day of June one thousand eight hundred and eighty-three.

All rent in respect of the vaults under the said chapel in arrear on the thirtieth day of June one thousand eight hundred and eighty-three shall be received by the vicar of the parish of Saint Martin-in-the-Fields, and all rent accruing due up to the first day of payment after the said thirtieth day of June one thousand eight hundred and eighty-three shall be received by the Commissioners, and the Commissioners shall pay to the said vicar an apportioned part of such rent in respect of the time between the last preceding day of payment and the said thirtieth day of June one thousand eight hundred and eighty-three.

The Commissioners of Woods shall pay all expenses in relation to the purchase of the lands described in the Fourth Schedule to this Act, other than expenses payable under this Act by the Commissioners, out of the purchase money to be paid for such lands; and subject to the payment of the said expenses, the Commissioners of Woods shall lay out the whole of the said purchase money if the same does not exceed the sum of two thousand three hundred and thirty-three pounds, or, if the same exceeds such sum, shall lay out two thousand three hundred and thirty-three pounds, in the purchase of Three Pounds per Centum Consolidated Bank Annuities, or Three Pounds per Centum Reduced Bank Annuities, in the names of the vicar and churchwardens for the time being of the parish of Saint Martin-in-the-Fields, and the said vicar and churchwardens shall apply the dividends arising therefrom to the repair and maintenance of the fabric of the parish church of Saint Martin-in-the-Fields, and shall lay out the residue, if any, of such purchase money, after laying out the said sum of two thousand three hundred and thirty-three pounds as aforesaid, and after payment of such expenses, in the purchase of Three Pounds per Centum Consolidated Bank Annuities, or Three Pounds per Centum Reduced Bank Annuities, in the names of the said Commissioners of Woods, and any dividends arising therefrom shall be laid out by the said Commissioners of Woods in like manner.

The Commissioners of Woods may, with the consent of the Lord

Bishop of the Diocese of London, and having regard to the advantage which any future or present lessees or tenants of the Crown, their servants and dependents, may derive or be likely to derive from the proximity of the church or chapel to Crown property, from time to time apply the whole or any part of the said residue of the said purchase money so laid out as aforesaid, and of the dividends arising therefrom, in or towards the cost of providing a church or chapel or of enlarging a church or chapel in the said diocese of London.

Lands to continue subject to land tax.

10. Any of the prescribed lands acquired for the purposes of this Act, which were at the time of such acquisition subject to land tax, shall continue liable thereto.

Extinction of rights of way and other easements.

11. All rights of way, rights of laying down or of continuing any pipes, sewers, or drains, on, through, or under any of the prescribed lands acquired for the purposes of this Act, and all other rights or easements in or relating to such lands shall be extinguished, and all the soil of such ways, and the property in the pipes, sewers, or drains, shall vest in the Commissioners, subject to this provision, that all persons and bodies of persons, corporate and unincorporate, may recover from the Commissioners such compensation, if any, as they may be entitled to under the provisions of the Lands Clauses Consolidation Acts, or any of them, for any rights or property of which they may be deprived in pursuance of this section, the amount of such compensation to be determined in manner provided by the Lands Clauses Consolidation Acts.

As to rights of Metropolitan Board of Works.

12. Nothing in this Act shall extend to take away or impair any rights or jurisdiction of the Metropolitan Board of Works in relation to any sewers, drains, or watercourses.

Power to Commissioners to enter lands to survey and value.

13. The Commissioners, and their surveyors, officers, and workmen, may at all reasonable times in the daytime, upon giving twenty-four hours previous notice in writing to the occupier thereof, enter into and upon any of the prescribed lands for the purpose of surveying or valuing the same.

Power to Commissioners to execute works.

14. The Commissioners after they have acquired possession of the prescribed lands, or of any part thereof, may pull down and remove any buildings on such lands or on such part, and sell the materials composing such buildings, and may construct on such lands or on such part such buildings and works, and do all such other things, as may, in their opinion, be suitable and proper for the purposes of this Act.

Exemption from operation of

15. All buildings erected on the prescribed lands by or under the direction of the Commissioners shall be exempt from the

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operation of the Metropolitan Buildings Act, 1855, and any Act amending the same, whether passed before or after the passing of this Act, except so far as any future Act expressly negatives this section.

18 & 19 Vict. c. 122.

Expenses of carrying out the purposes of the Act.

16. Save as in this Act specially provided, all expenses incurred by the Commissioners in carrying out the purposes of this Act shall be defrayed out of moneys provided by Parliament, and all moneys received under this Act by the Commissioners shall be paid into the Exchequer.

Lands to be purchased and held subject to 15 & 16 Vict. c. 28. 14 & 15 Vict. c. 42.

17. Every acquisition by the Commissioners of any part of the prescribed lands, or of any estate, interest, or easement therein, shall be deemed to be a purchase under the Act of the fifteenth and sixteenth years of the reign of Her present Majesty, chapter twenty-eight, intituled "An Act to amend an Act of the fourteenth "and fifteenth years of Her present Majesty, for the direction of "public works and buildings; and to vest the buildings appro-"priated for the accommodation of the Supreme Courts of Justice "in Edinburgh in the Commissioners of Her Majesty's Works and "Public Buildings;" and the prescribed lands, or such portions thereof as may be acquired for the purposes of this Act, shall be held by the Commissioners for the public service in like manner as if such lands or portions had been duly purchased by them under the said Act of the fifteenth and sixteenth years of the reign of Her present Majesty.

Provided that in the case of the purchase, sale, or exchange of any part of the prescribed lands, or of any estate, interest, or easement therein, it shall not be necessary for the person who sells or purchases the same or takes the same in exchange to ascertain that the direction or consent of the Treasury has been given to such sale, purchase, or exchange.

Authentication of notices.

18. Every notice, summons, writ, or other document required to be given, issued, or signed by or on behalf of the Commissioners may be given, issued, or signed by the secretary or assistant secretary for the time being of the Commissioners, and need not be under the common seal of the Commissioners, and may be in writing or in print, or partly in writing and partly in print.

Orders of High Court may be made in chambers.

19. Subject to any rules of court, all orders which the High Court is empowered to make under this Act may be made by a judge of the High Court in chambers, and any application for or in respect of any such order shall be made to a judge of the Chancery Division of the High Court.

Penalty for obstructing Commissioners.

20. Any person who wilfully obstructs any person acting under the authority of the Commissioners in the lawful exercise of the powers vested in them under this Act shall for each offence be liable to a penalty not exceeding five pounds, to be recovered in manner provided by the Summary Jurisdiction Acts.

Deeds to be inrolled in Queen's Remembrancer's office.

21. Every conveyance, assignment, or other deed or instrument whereby any land, or any estate, interest, or easement by this Act authorised to be purchased is conveyed or assigned to the Commissioners for the purposes of this Act shall be inrolled in the office of the Queen's Remembrancer amongst the records of the High Court, and entered in the books of the Commissioners; and every such conveyance, assignment, or other deed or instrument when so inrolled shall, without any other inrolment or acknowledgment thereof, and without any registry thereof, be good and available in law, any Act of Parliament, law, practice, or usage to the contrary in anywise notwithstanding.

Interpretation of terms.

22. In this Act—

"The Treasury" means the Commissioners of Her Majesty's Treasury:

"The Commissioners of Woods" means the Commissioners of Her Majesty's Woods, Forests, and Land Revenues:

"High Court" means Her Majesty's High Court of Justice in England.

Short title.

23. This Act may be cited as the Public Offices Site Act, 1882.

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SCHEDULES referred to by the foregoing Act.

THE FIRST SCHEDULE.

No. on deposited Plan.	Description of Property.
	Spring Gardens.
57	House, offices, and yard, No. 16.
56	Mansion house, offices, garden, stable, yard, coach-houses, and stables, No. 18.
55	House and offices, No. 20.
54	House and offices, No. 22.
53	House and offices, No. 24.
52	House and offices, No. 26.
49	House, yard, and offices, No. 28.
48	House, yard, and offices, No. 30.
47	House, yard, and offices, No. 32.
46	House, yard, and offices, No. 34.
45	House, yard, and offices, No. 36.
44	House and offices, No. 38.
43	House, yard, and offices, No. 40.
42	House, yard, and offices, No. 42.
41	House, yard, and offices, No. 44.
40, 39, 38	House, offices, yard, and garden, No. 46, passage under footway, and ornamental garden ground.
22	House and offices, No. 45.
23	House and offices, No. 47.
25	House and offices, No. 51.
26	House and offices, No. 53.
27	House and offices, No. 55.
28	House and offices, No. 57.
29	House and offices, No. 59.
30	House and offices, No. 61.
31	House and offices, No. 63.
32	House and offices, No. 65.
33	House and offices, No. 67.
34	House and offices, No. 69.
35	House and offices, No. 71.
36	House and offices, No. 73.
37	House, offices, and yard, No. 75.
	Whitehall.
Part 3	Part of the mansion house, offices, gardens, yards, and buildings known as the Admiralty.

THE SECOND SCHEDULE.

No. on deposited Plan.	Description of Property.
1	Forage barn of cavalry guard and engine house, Whitehall.
2	House and garden in Whitehall.
59	House and offices and forecourt in St. James's Park.
60	Dwelling-house, garden, out-buildings, stables, and forecourt in Saint James's Park.
21	The site of Spring Gardens Mews.
61	Part of St. James's Park.
62	The site of passage-way leading from Spring Gardens to Saint James's Park.
58	The site of steps and passage-way from Spring Gardens to Saint James's Park.

THE THIRD SCHEDULE.

No. on deposited Plan.	Description of Property.
Part 3	Part of the mansion house, offices, gardens, yards, and buildings known as the Admiralty, Whitehall.
Part 4	Building in rear of houses Nos. 37 and 38, Charing Cross.
24	Two houses and offices, No. 49, Spring Gardens.

THE FOURTH SCHEDULE.

No. on deposited Plan.	Description of Property.
	SPRING GARDENS.
50	St. Matthew's Church and vaults under.
51	Entrance to vaults and area.

THE FIFTH SCHEDULE.

No. on deposited Plan.	Description of Property.
	CHARING CROSS.
Part 4	House and offices, No. 37.
5	House, No. 38.
6	House, offices, out-buildings, yard, and shop, No. 39.
7	House, offices, and shop, No. 40.
8	House and yard, No. 41.
9	House and shop, No. 53.
10	House and shop, No. 54.
	SPRING GARDENS.
11	House and wine vaults, No. 21.
12	Vacant ground.
13	Entrance to the "Ship Restaurant."
14	House and yard, No. 29.
15	House and offices, No. 31.
16	House, offices, yard, and out-buildings, No. 33.
17	House, office, and out-buildings, No. 35.
18	House, yard, and out-buildings, No. 37.
19	House, yard, and out-buildings, No. 39.
20	Public-house, yard, and out-buildings—"Duke of Wellington."

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Metropolitan Board of Works (Money) Act, 1882.

[45 & 46 Vict. Ch. 33.]

ARRANGEMENT OF SECTIONS.

A.D. 1882.

Section.

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2. Construction of Act.
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14. Power to lend to board of guardians.
15. Extension of amount of loans to managers of Metropolitan Asylum District.
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Section.

21. Mode of issue of Metropolitan bills.
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