CHAPTER vii.

An Act to enable the Vestry of Saint Luke, Middlesex, to lease and otherwise deal with Surplus Lands acquired by them in making Street Improvements. [29th June 1880.] A.D. 1880.

WHEREAS the Vestry of Saint Luke, Middlesex, in the county of Middlesex, (in this Act called the Vestry,) have, under the powers of the Act of the fifty-seventh year of the reign of His Majesty King George the Third, chapter 29, intituled "An Act "for better paving, improving, and regulating the streets of the "Metropolis, and removing and preventing nuisances and ob-"structions therein," and of the Metropolis Management Act, 1855, and the Acts amending the same, acquired lands, houses, and other property in the said parish of Saint Luke, Middlesex, for the purpose of making improvements in and near to Golden Lane and other parts of the said parish: 57 Geo. 3. c. xxix. 18 & 19 Vict. c. 120.

And whereas parts of the lands so acquired will not be required for the purposes of such improvements, but the Vestry have no sufficient power to sell or lease surplus lands, and it is reasonable and expedient that the powers herein-after contained should be conferred upon the Vestry with respect to any land from time to time not required by them in making street improvements:

And whereas the objects aforesaid cannot be attained without the authority of Parliament:

May it therefore please Your Majesty that it may be enacted; and be it 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; (that is to say,)

1. This Act may be cited as the Vestry of Saint Luke, Middlesex, (Surplus Lands) Act, 1880. Short title.

A.D. 1880.

Interpretation.

2. In this Act—

"Lands" extends to messuages, lands, tenements, and hereditaments of any tenure:

"Building" includes any erection or building of every description:

"Street" includes any highway, footway, square, court, alley, or passage, whether a thoroughfare or not:

"Street improvement" means and includes as well the making of a new as the improving of any street for the time being existing:

"Surplus lands" means any lands which have been or hereafter may be from time to time acquired for the purposes of street improvement, or for the erection of buildings adjoining or near to any street improvement, and not used for such purposes.

Power to sell or otherwise dispose of surplus lands.

3. The Vestry from time to time, if and when they think fit, may sell or exchange and absolutely dispose of and convey or otherwise at their option demise or grant building or other leases of surplus lands for any yearly rent, for such estate, term, or interest not exceeding eighty years, and to such persons, and with, subject to, on, and under such reservations, covenants, terms, and conditions, as the Vestry think fit, and in case of sale in consideration of a gross sum or of an annual rent, or of both, or of payment in any other form.

Contents of leases, &c.

4. Every such conveyance and lease shall contain a covenant for the payment of any rent thereby reserved, and such other covenants by the grantee or lessee as the Vestry think expedient, and also a clause in the nature of a condition of re-entry on non-payment of such rent or the non-performance or non-fulfilment of such covenants, and every grantee and lessee who shall covenant to erect any building shall give such good and sufficient security for the erecting and finishing within a prescribed time of the building he shall covenant or agree to erect as the Vestry may require.

Vestry to sell ground rents.

5. The Vestry, as soon as they deem it expedient after the completion of any of such buildings, and either before or after any such leases thereof shall have been granted, shall sell and dispose of the ground-rents to be reserved by such leases or agreed to be reserved by any such agreements as aforesaid in pursuance or in consideration of which such buildings respectively shall have been erected and built, or shall be agreed to be erected and built, and also the reversion and inheritance in fee simple in possession (subject to such leases or agreements of the lands therein demised or agreed

to be demised) of such of the said buildings as shall not have been otherwise disposed of pursuant to this Act. A.D. 1880.

How sale and leases may be made.

6. Any sale or lease under the powers of this Act may be made by public auction, public tender, or private contract, and with or without special conditions and stipulations as to evidence or commencement of title or otherwise, and subject to such conditions and reservations as to the enjoyment thereof as the Vestry think fit to prescribe, and they may fix reserved biddings and prices, buy in at auctions, and re-sell and alter or rescind, on terms or gratuitously, any contract or agreement for sale or lease, and on making any conveyance or lease in pursuance of any such agreement or contract may alter any terms or conditions thereof, and the amount and nature of the consideration therefor, and may apportion such consideration, and make separate conveyances and leases of any parts of the lands comprised in such agreement or contract, and may accept any reconveyance or the surrender of any lease for the making of such separate conveyances and leases or other conveyances and leases under different covenants or otherwise in all respects as they think fit.

Vestry shall sell any land which may not be wanted.

7. Subject to the provisions of this Act, the Vestry shall, within twenty years after they shall have purchased any lands for the purposes of a street improvement, sell and dispose of to any person or persons and grant and convey such parts of those lands as shall not be wanted for the purposes of such improvement.

Receipt of Vestry to be effectual discharge.

8. The receipt of the Vestry for any purchase moneys, rents, or profits, or other money payable to the Vestry by virtue of this Act, shall effectually discharge the person paying the same therefrom, and from being bound to see to the application thereof, or from being answerable for the loss, misapplication, or non-application thereof.

Application of moneys to be received by Vestry under Act.

9. All purchase moneys received by the Vestry in respect of the sale or lease of surplus lands, or the sale of any rents thereof, shall be applied in the first place in paying off the moneys borrowed for the purchasing of such lands; and any moneys remaining thereafter shall be carried to the credit of the general rate of the said parish.

Expenses of Act.

10. The costs, charges, and expenses preliminary to and of and incidental to the preparing, applying for, obtaining, and passing of this Act shall be paid by the Vestry.

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