

Parish Lands

At its meeting on 26 September 2019 the meeting considered plans of the area between Wickhambrook Primary Academy and the Memorial Social Centre and asked the Clerk seek to clarify the extent of registration of parish land at Six Acres (**Min 19.09.8.2 refers**).

At its subsequent meeting on 27th February 2020, the parish council resolved to authorise the clerk to undertake searches on HM Land Registry of the plots of land identified in it report **WPC.20.02.01** (Min. 20.02.8.3 refers).

Searches of the cadastral parcels identified above have now been completed, and the clerk has established that the parish council has registered Titles, as summarised below:

Plot of land	Cadastral Parcel	Title Number	Type of Title	Land Registered	Appendix
Attleton Green	50134812	SK329062	Freehold Title Qualified Section 8 of the Commons Registration Act 1965	28/01/2011	1
Bury Road Pocket Park (part)	58869486	SK376636	Freehold Title Absolute	09/05/2017	2
Coltsfoot & Moor Green	50127595	SK329055	Freehold Title Qualified Section 8 of the Commons Registration Act 1965	27/01/2011	3
Genesis Green	50306874	SK329064	Freehold Title Qualified section 8 of the Commons Registration Act 1965	28/01/2011	4
Recreation Ground	54893729	SK342037	Freehold Title Absolute Proprietor: Official Custodian for Charities on Behalf of Trustees of The Wickhambrook Memorial Social Centre	22/10/2012	5
Recreation Ground	54893729	SK344186	Leasehold Title Absolute: Wickhambrook Parish Council Lease expires 31 January 2023	05/02/2013	6

A number of actions have been identified for the council's consideration:

1. The titles in each case relating to Wickhambrook Parish Council have been recorded at the address of the Clerk who was in post at the time. The Commons Registration Officer at Suffolk County Council has advised that it would be prudent both to apply to HM Land Registry to update this address in each instance. This is to ensure that any relevant notices are served upon the Parish Council at its current registered address (an e-mail address would be sufficient, and would also limit any future occasions that the address would require updating. There is no charge for this application, but it does require that the identity of the applicant be officially verified (by a solicitor or similar). One verification is sufficient for all applications. Initial enquiries indicate that the cost of verifying identity for this purpose will be in the region of £50.00.

2. Attleton Green, Coltsfoot & Moor Green and Genesis have qualified Titles, restricted by S.8 of the Commons Freehold Registration Act 1965. This means that although the parish is the registered land owner, the use to which the land may be put is limited, because it is registered as common land with the County Council. Town and village greens can be used for sports and recreation, for example playing football or walking a dog.
3. Bury Road Pocket Park (part) has an absolute Title, land transferred from Havebury Housing Association.
4. The cemetery land is not currently registered – the Parish Council should establish the ownership of this land and consider whether, if vested in the parish, it can or should be registered with HM Land Registry.
5. Recreation Ground – There is a Freehold Title Absolute vested in the Official Custodian for Charities on behalf of the Trustees of the Wickhambrook Memorial Social Centre, and a leasehold for Wickhambrook Parish Council over the children’s play area, both registered on 22nd October 2020. A diary note should be made for October 2021 to consider budgeting for the cost of re-negotiating the lease and subsequent registration.
6. There is no Title established over the land known as Six Acres. The clerk has asked Suffolk County Council whether this land is also registered as common land, but at present due to the restrictions of COVID-19, there is no means of their checking the registers, which are held at Endeavour House.

Recommendations:

- 1. Update the registered address on each Title with HM Land Registry to ensure that any future notices served by them are sent to the correct address.**
- 2. Check with Havebury Housing Association and Suffolk County Council to establish the ownership of the remainder of the fenced off land which comprises the Bury Road Pocket Park**
- 3. Check with West Suffolk Council to establish ownership of Wickhambrook Cemetery and consider if it is possible, and if so, whether to apply to register Title of the land with HM Land Registry.**
- 4. Make a diary note for October 2021 to consider budgeting for the cost of re-negotiating the lease and subsequent registration.**
- 5. Check with Suffolk County Council (when their records are accessible again) to establish whether the land know as Six Acres is registered as common land. If the land is registered as common land, consider whether to apply to register Qualified Title of the land with HM Land Registry.**