



ANNO SECUNDO & TERTIO

VICTORIÆ REGINÆ.

Cap. 27.

An Act to enable the Mayor and Commonalty and Citizens of the City of *London* to sell Building Ground in *Saint George's Fields*.
 [1st July 1839.]

WHEREAS the Mayor and Commonalty and Citizens of the City of *London* have for some Time offered to let on Building Leases Ground in *Saint George's Fields* fronting and extending the whole Length of the Eastern Side of the Road leading from the *Westminster Road* to the *Lambeth* or *Saint George's Road* in the Parish of *Saint George the Martyr* in the County of *Surrey*, and nearly opposite the Front of *Bethlem Hospital*, but no proper Offer has been made to take a Lease thereof or any Part thereof: And whereas the said Ground is Part of the Bridge House Estates of the City of *London*, which are vested in the said Mayor and Commonalty and Citizens as Trustees for maintaining and repairing *London Bridge*; and by virtue of the Acts of Parliament herein-after mentioned, (that is to say,) an Act made in the Fourth Year of the Reign of King *George* the Fourth, intituled *An Act for the rebuilding of London Bridge, and for improving and making suitable Approaches thereto*, 4 G. 4. c. 50. another Act made in the Seventh Year of the Reign of King *George* the Fourth, intituled *An Act to authorize* 7G. 4. c. 40.

[Private.]

3 & 4 W. 4.
c. 118.

authorize the Lords Commissioners of His Majesty's Treasury to advance Money out of the Consolidated Fund towards the Expences of rebuilding London Bridge, and another Act made in the Third and Fourth Years of the Reign of His late Majesty King William the Fourth, intituled *An Act for raising a Sum of Money for the Repair of Blackfriars Bridge*, the surplus Rents and Profits of the said Estates, after Payment of the Expences of *London Bridge* and of the Repairs thereof, and of lighting and watching the same, and all other Expences in anywise relating thereto, are charged with the Payment of the Interest and Principal of large Sums of Money borrowed and raised for rebuilding and repairing *London Bridge* and *Blackfriars Bridge*: And whereas it is apprehended that the said Ground is applicable for the Site of One or more public Buildings, and that the same could be sold for that Purpose on advantageous Terms, if the said Mayor and Commonalty and Citizens were empowered to sell and convey the same, discharged of Trusts and Incumbrances: And whereas the said Mayor and Commonalty and Citizens are desirous to prevent the Erection on the said Ground of any Building which might be prejudicial to the Neighbourhood, or to their adjoining Property, and in order to enable them to retain a Control over the Description of Building or Buildings to be erected thereon, it is considered that it will not be expedient to complete the Sale of the said Ground, or any Part thereof, until the Building or Buildings thereon shall have been completed, but that in the meantime, if the Purchaser or Purchasers thereof should require the same, Building Leases might be granted thereof at a Rent equal to Interest on the Purchase Money: And whereas the said Mayor and Commonalty and Citizens are also desirous that no Part of the said Ground should be used as an open Burial Ground: Wherefore Your Majesty's most dutiful and loyal Subjects the said Mayor and Commonalty and Citizens do most humbly beseech 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, That it shall be lawful for the Mayor, Aldermen, and Commons of the said City of *London*, in Common Council assembled, and they are hereby authorized and empowered, at any Time or Times after the passing of this Act, to contract with any Person or Persons who shall agree to erect thereon or on any Part or Parts thereof a Building or Buildings of such Description, Rate, or Class, or respective Descriptions, Rates, or Classes, upon such Plan and Elevation, or respective Plans and Elevations, of such Height and respective Heights, and with such Stories, as the said Mayor, Aldermen, and Commons, in Common Council assembled, or the Committee appointed by them for managing and letting the said Bridge House Estates, shall think proper, for the absolute Sale of the Piece or Parcel of Ground described in the Schedule to this Act annexed, or any Part or Parts thereof, altogether or in Parcels, and the Freehold and Inheritance thereof in Fee Simple in Possession, free from all Incumbrances, at or for such Price or Prices, or Sum or Sums of Money, as the said Mayor, Aldermen, and Commons, in Common Council assembled, shall think reasonable, to be

Corporation empowered to contract to sell the Ground in the Schedule to Persons who shall agree to erect such Buildings as the Corporation shall approve thereon.

be paid after the Completion of the Building or Buildings agreed to be erected thereon, with Interest for the same in the meantime after the Rate of Four Pounds *per Centum per Annum*, to be computed from the Time at which Possession of such Ground shall be taken by virtue of such Contract respectively, by half-yearly Payments on the Twenty-fourth Day of *June*, and the Twenty-fifth Day of *December* in every Year, the first Payment thereof (and which shall be the Amount of the Interest then due) to be made on such of the said Days as shall next happen after such Possession of the said Ground shall have been taken as aforesaid.

II. And be it further enacted, That the said Mayor and Commonalty and Citizens shall and they are hereby empowered and required, at any Time after the Building or Buildings agreed to be erected on such Ground respectively shall have been completed, at the Request, Costs, and Charges of the Purchaser or Purchasers of the same Premises respectively, and upon Payment of the Price or Prices, Sum or Sums of Money agreed to be paid for the Purchase of the same respectively into the Bank of *England* in manner herein-after directed, and upon Payment to the said Mayor and Commonalty and Citizens of all Arrears of such Interest in respect of the same as aforesaid, to convey and assure the said Ground, or the Part thereof agreed to be purchased by such Purchaser or Purchasers respectively, together with the Building or Buildings erected and built thereon respectively, and the Fee Simple and Inheritance thereof, free from all Incumbrances, except such Building Lease thereof, if any, as shall be granted as herein-after is mentioned, with the Appurtenances, to such Purchaser or Purchasers respectively, his, her, or their Heirs and Assigns respectively, or as he or they shall respectively in that Behalf order or direct, freed and absolutely discharged of and from all the Trusts, Charges, and Incumbrances to which the same would otherwise have remained or been or become subject.

Corporation after the Completion of the Building, and upon Payment of the Purchase Money into the Bank, to convey to the Purchaser.

III. And be it further enacted, That the Price or Prices, Sum or Sums of Money to be paid for the Purchase of the said Ground or any Part thereof as aforesaid shall, before the Execution of such Conveyance of the same Ground respectively as aforesaid, be paid by the Purchaser or Purchasers thereof into the Bank of *England*, in the Name and with the Privity of the Accountant General of the Court of Exchequer, to be placed to his Account there *ex parte* the Purchasers of a Part of the Bridge House Estates of the City of *London*, pursuant to the Method prescribed by an Act passed in the First Year of the Reign of King *George* the Fourth, intituled

Application of Purchase Money.

An Act for the better securing Monies and Effects paid into the Court of Exchequer at Westminster on account of the Suitors of the said Court, and for the Appointment of an Accountant General and Two Masters of the said Court, and for other Purposes, and the General Orders of the said Court, without Fee or Reward; and at any Time or Times after such Monies shall have been paid in as aforesaid the same or any Part thereof shall be applied from Time to Time, under the Direction of the said Court of Exchequer

1 G. 4. c. 35.

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(to be obtained upon Petition to be preferred by the said Mayor and Commonalty and Citizens in a summary Way), in discharge of the Costs, Charges, and Expences attending such Sale or Sales as aforesaid, and all other Costs, Charges, and Expences whatsoever which have been or shall or may be from Time to Time incurred in the Execution of the several Powers hereby created, or any of them, or in anywise relating thereto; and the Surplus of such Money shall be laid out, under the Direction and with the Approbation of the said Court of Exchequer (to be obtained in a summary Way upon Petition to be preferred as aforesaid), in the Purchase of other Ground, Tenements, and Hereditaments (being Freehold of Inheritance), to be vested in the said Mayor and Commonalty and Citizens as Part of the Bridge House Estates of the said City of London.

Certificate of Accountant General and Receipt of Cashier of the Bank to be good Discharges for the Purchase Monies.

IV. And be it further enacted, That a Certificate or Certificates of the said Accountant General, together with the Receipt or Receipts of one of the Cashiers of the said Bank of *England* (to be thereunto annexed, and therewith filed in the Office of the Queen's Remembrancer), shall from Time to Time be good and effectual Discharges for such Monies as shall be paid into the Bank of *England* as aforesaid; and the Person and Persons to whom such Receipts and Certificates respectively shall be given, his, her, and their respective Heirs, Executors, Administrators, and Assigns, shall not afterwards be answerable for any Misapplication or Nonapplication of such Monies respectively, or of any Part thereof.

Purchase Monies to be laid out in Exchequer Bills.

V. And be it further enacted, That all Sums of Money which shall be paid into the Bank of *England* as aforesaid shall from Time to Time be laid out, under the Direction of the said Court of Exchequer, in the Purchase of Exchequer Bills, and the Interest arising from the Money so laid out in the said Exchequer Bills, and the Money received for the same as they shall be respectively paid off by Government, shall be laid out in the Name of the said Accountant General in the purchasing of other Exchequer Bills; provided always, that it shall be lawful for the said Court of Exchequer to make such General Order or Orders, or Special Order or Orders, if necessary, whenever the Exchequer Bills of the Date of those in the Hands of the said Accountant General shall be in the course of Payment by Government, and new Exchequer Bills may be received in exchange for those which are so in course of Payment as shall be effectual for enabling such Receipt in exchange, and that in that Event the Interest of the new Bills shall be laid out as before directed with respect to the Interest of the old Bills which are paid off; all which said Exchequer Bills respectively, whether purchased or exchanged, shall be deposited in the Bank of *England* in the Name of the said Accountant General, and shall there remain until the same shall, in a summary Way, by or on behalf of the said Mayor and Commonalty and Citizens as aforesaid, be ordered to be sold by the said Accountant General, and be applied in the Manner and for the Purposes herein-before mentioned.

Court of Exchequer may make Orders for exchange in Bills.

VI. And

VI. And be it further enacted, That it shall be lawful for the said Court of Exchequer, and the said Court is hereby required, from Time to Time, on the Petition of the said Mayor and Commonalty and Citizens, to make such Orders as the Court shall think fit for allowing, taxing, and settling all Costs, Charges, and Expences touching the several Matters herein-before provided for, and for taxing the Costs of the several Applications to be made to the said Court respecting the Matters aforesaid, and the Costs of taking the said Monies out of the Bank, and applying the same as aforesaid, and also for Payment of all such Monies, Costs, Charges, and Expences as are hereby directed to be paid out of the Monies arising from the said Exchequer Bills so to be purchased as aforesaid.

Court of Exchequer to tax Costs.

VII. And be it further enacted, That it shall be lawful for the said Mayor and Commonalty and Citizens, and they are hereby authorized and required, at the Request, Cost, and Charges of any Purchaser or Purchasers who shall have contracted for the Purchase of the said Ground, or any Part thereof as aforesaid, at any Time or Times after any such Contract shall have been entered into for the Purchase thereof, and previously to the Erection or Completion of the Building or Buildings agreed to be erected thereon, by an Indenture or Indentures under the Common Seal of the said City, to demise and lease such Ground to such Purchaser or Purchasers, his, her, or their Executors, Administrators, or Assigns, or to such Person or Persons, being a Person or Persons who shall be considered by the said Mayor and Commonalty and Citizens to be solvent and responsible, whom such Purchaser or Purchasers shall appoint, his, her, or their Executors, Administrators, or Assigns, for any Term or Number of Years, to determine at or before the Expiration of Ninety-nine Years, from and after the passing of this Act, at and under a yearly Rent equal in Amount and to be paid at the same Time or Times and in lieu of such Interest on the said Sum or Sums of Money agreed to be paid for the Purchase of the said Ground thereby to be demised as aforesaid; and in every such Demise or Lease there shall be contained a Covenant for the Payment of the Rent thereby reserved, and a Covenant to erect, finish, and complete the Building or Buildings agreed to be erected thereon, and such other Covenants on the Part of the Tenant or Lessee therein to be named as the said Mayor, Aldermen, and Commons, in Common Council assembled, shall reasonably advise or require, and also a Clause in the Nature of a Condition of Re-entry on Nonpayment of the Rent thereby to be reserved for the Space of Twenty-one Days, or on Non-performance of the Covenants therein to be contained, on the Part of the Tenant or Lessee to be observed or performed.

Corporation, at the Request of the Purchasers, to grant a Building Lease or Leases.

VIII. And be it further enacted, That the Receipt or Receipts of the Wardens or Keepers of *London Bridge* for the Interest to be paid in respect of any such Purchase Money or Purchase Monies as aforesaid, or for any Rent to be reserved by any such Lease as aforesaid, and to be paid in lieu of such Interest as aforesaid, shall be a sufficient and effectual Discharge or sufficient and effectual

Receipts of the Bridge Masters to be effectual Discharges for Interest or Rent.

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Discharges

Discharges for the Money in such Receipt or Receipts expressed or acknowledged to be received; and the Purchaser or Purchasers, Lessee or Lessees, or Person or Persons to whom the same respectively shall be given, shall not afterwards be answerable or accountable for the Misapplication or Nonapplication of the Money in such Receipt or Receipts expressed or acknowledged to be received.

Application
of Interest
on Purchase
Money or
Rent.

IX. And be it further enacted, That all the Interest which shall be received in respect of any Purchase Money or Purchase Monies as aforesaid, and all the Rent or Rents to be paid in lieu of any such Interest, shall be considered to be Part of the Rents or Income of the said Bridge House Estates of the said City of *London*, and shall accordingly be applied upon the Trusts and Purposes, and towards Payment of the Rents, Charges, and Incumbrances, to which the Rents and Profits of the said Bridge House Estates are applicable.

Penalty on
Burials in
the Piece of
Ground.

X. And be it further enacted, That if any Person or Persons shall at any Time or Times hereafter, either before or after such Conveyance as aforesaid shall have been executed, bury or inter, or cause to be buried or interred, in or upon any Part of the said Piece or Parcel of Ground described in the said Schedule to this Act annexed, which shall not be built upon according to the aforesaid Plan, the Body or any Remains of any Person, then and in every such Case every Person so offending shall for every such Offence forfeit and pay to the said Mayor and Commonalty and Citizens the Sum of One hundred Pounds Sterling, which may be recovered by any Action of Debt, Bill, Plaint, or Information in any of Her Majesty's Courts of Record.

General
Saving.

XI. Saving always to the Queen's most Excellent Majesty, Her Heirs and Successors, and to all and every other Person and Persons, Bodies Politic and Corporate, his, her, and their Heirs, Executors, Administrators, Successors, and Assigns, (except the said Mayor and Commonalty and Citizens, and their Successors, and the Person or Persons for the Time being entitled to the Benefit of the Trusts to which the said Bridge House Estates are subject or liable, and the Solicitor of Her Majesty's Treasury for the Time being, and the Lord High Treasurer or the Commissioners of Her Majesty's Treasury for the Time being, and all and every other Person or Persons who are entitled to any Charges or Incumbrances created or made on the Rents and Profits of the said Bridge House Estates, under the Powers of the Acts of Parliament herein-before mentioned, or any of them, or any other Acts or Act,) all such Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever, of, in, to, or out of the said Ground described in the said Schedule to this Act, or any Part or Parts thereof, as they or every or any of them had before the passing of this Act, or could or might have had or held or enjoyed, or been entitled to, if this Act had not been made.

Act as
printed by
the Queen's

XII. And be it further enacted, That this Act shall be printed by the several Printers to the Queen's most Excellent Majesty

duly authorized to print the Statutes of the United Kingdom ; and a Copy thereof so printed by any of them shall be admitted as Evidence thereof by all Judges, Justices, and others. Printers to
be Evidence.

The SCHEDULE to this Act.

All that Piece or Parcel of Ground situated, lying, and being in Saint George's Fields in the Parish of Saint George the Martyr in the County of Surrey, bounded towards the North by the Road called the Westminster Road, towards the South by the Lambeth or Saint George's Road, towards the West by a new Road leading from the said Westminster Road into the said Lambeth or Saint George's Road near the Philanthropic Institution, and towards the East by Joiner Street.

LONDON : Printed by GEORGE E. EYRE and ANDREW SPOTTISWOODE,
Printers to the Queen's most Excellent Majesty. 1839.

