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Indenture 29th June 1920

This INDENTURE made the twenty-ninth day of June 1920 BETWEEN THE PUBLIC TRUSTEES AND JAMES ARKELL of Redlands Court Highworth in the County of Wilts Esquire hereinafter called 'The Lessors' which expression shall include the person or persons from time to time entitled to the reversion of the premises hereby demised expectant on the term hereby granted where the context so admits of the one part and the County Council of the Administrative County of Berkshire hereinafter called 'The Lessees' of the other part WITNESSETH as follows In consideration of the rent hereinafter reserved and of the Lessees covenants hereinafter contained The Lessors demise unto The Lessees ALL THAT messuage or tenement situate at Faringdon in the County of Berks called or known as 'The Elms' with the gardens stables outhouses and appurtenances thereto belonging including the level space formerly used as a tennis court situate in the adjoining Paddock and which said premises are more particularly delineated and shewn on the plan hereunto annexed and therein respectively coloured red mauve and green together with the free right of passage at all times and for all purposes with or without horses and carts to and from the said premises through the gates at the end of the roadway or passage situate on the West of the said premises and leading from Gloucester Street and over and along other land the property of the Lessors which gates and land are shewn and indicated by dotted lines on the said plan and therein coloured brown and marked 'Right of Way' And together with the Landlords fixtures including Electric Light Pendants or Brackets Garden Frames etc. Excepting and Reserving to the Lessors all timber and timber like trees and liberty by themselves or their Agents to enter upon the said premises at reasonable times and inspect the condition of the buildings and premises TO HOLD the said hereditaments and premises unto the Lessees for the term of fourteen years from the twenty-fifth day of March 1920 (determinable nevertheless as hereinafter mentioned) YIELDING AND PAYING therefore the yearly rent of £100 (free and clear except for land tax and landlords property tax of all existing and future rates taxes assessments and outgoings) payable half yearly on the 25th day of March and the 29th day of September in every year the first payment to be made on the twenty-ninth day of September next and the Lessees hereby covenant with the Lessors as follows

1. To pay and discharge the said yearly rent of £1000 at the times and in the manner aforesaid
2. To pay and discharge all Parliamentary and Parochial rates and taxes assessments and outgoings which now are or during the said term shall be charged or payable upon or in respect of the said premises hereby demised except Tithe Land Tax and Landlords Property Tax
3. Once in every three years of the said term and also during the last Year thereof or twice in Seven years if the Lease shall be determined in the seventh year as herein provided one of such paintings shall be in such seventh year to paint the outside wood and iron work of the premises hereby demised and all additions thereto twice over in oil and white lead paint in a proper and workmanlike manner and once in every five years of the said term unless the said term shall be determined by the Lessors at the end of the fifth year thereof as hereinafter provided to clean and repaint the external stone and brickwork of the said premises.
4. And once in every five years of the said term or if the said term shall not be determined as hereinafter provided once in every seven years of the said term to paint all the inside wood work usually painted of the said premises and all additions thereto with three coats of good oil and white lead paint in a proper and workmanlike manner and afterwards grain marble and varnish the parts usually grained marbled and varnished and also wash distemper and whiten all ceilings and colour all walls & repaper all rooms and other part of the premises now washed and distempered whitened and papered.
5. And also from time to time and at all times during the said term (except in case of destruction or damage by fire) to well and substantially repair (except structural repairs to main walls roofs foundations and main drains) cleanse amend and keep the said messuage and buildings and premises and all additions thereto and the fixtures therein and the walls roofs fences vaults road sewers drains water apparatus and pipes kitchen range boilers grates and stoves as well as the windows and elsewhere locks and fastenings and bells and in all respects during the said term keep all the said premises in good and tenantable repair and condition internally and externally.
6. And also at all times during the said term to maintain and keep the gardens and pleasure grounds of the said premises in good order and properly planted and carefully preserve the timber trees and all ornamental and fruit trees bushes and shrubs which are now or may be at

any time during the said term be growing on the said premises and replace such of the shrubs as may die and require replacing.

7. Not to make or permit to be made any structural alterations in or additions to the said demised house garden and premises without the previous consent in writing of the Lessors which consent shall not be unreasonably withheld regard being had to the objects of the occupation by the Lessees.

8. To use the house as a dwellinghouse or Pupil Teacher Centre or Secondary School only.

9. Not to assign or underlet the premises or any part thereof without the written consent of the Lessors but so that such consent shall not be withheld to an assignment or underletting of the said premises to a respectable and responsible person.

1. Not to cut lop or top any of the trees on the said premises without the written consent of the Lessors.

11. To permit the Lessors or their Agents at any reasonable time to enter the said premises and examine the state of repair and condition thereof and to repair and make good all defects of which notice in writing shall be given by the Lessors and which the Lessees shall be liable to make good under the covenants hereby contained within three calendar months after the giving of such notice.

12. And also if the Lessees shall at any time make default in the performance of any of the covenants hereinbefore contained for or relation to the repair of the said premises it shall be lawful for the Lessors (but without prejudice to the right of re-entry under the clause hereinafter contained) to enter upon the said premises and repair the same at the expense of the Lessees in accordance with the covenants and provons of these presents and to recover the expenses of such repairs in case the same shall not be repaired by the Lessees within three calendar months after notice in that behalf sent to them by post or left for them on the said premises by distress or otherwise as if the same had been rent in arrear reserved by these presents.

13. At their own cost forthwith to insure and keep insured against loss or damage by fire the said messuage and all buildings erections and fixtures of an insurable nature which at any time during the said term may be erected or placed upon or fixed to the said premises in the sum of £2500 in the Fire Art and General Insurance Office or in some other Office to be approved by the Lessors in the name of the Lessors And when required to produce to the Lessors the Policy of such Insurance and the receipt for every such premium therefor and that in default the Lessors may insure the same and pay the premium payable in respect thereto and recover the same and all incidental expenses from the Lessees by distress or otherwise in like manner as if the same had been rent in arrear And that in case the said messuage buildings and premises or any part thereof shall at any time during the said term be destroyed or damaged by fire then as often as the same shall happen all monies received in respect of such insurance shall forthwith be laid out in rebuilding or otherwise reinstating the same in good and substantial manner to the satisfaction of the Lessors Surveyors or according to such other plans or in such other manner as shall be previously approved of in writing by the Lessors.

14. At the expiration or sooner determination of the said term to yield up the said premises with all the Landlords fixtures and additions thereto in good and tenantable repair and condition internally and externally in accordance with the covenants hereinbefore contained. And the Lessors hereby covenant with the Lessees as follows:-

1. At all times during the said term to carry out and execute all structural repairs which may from time to time be necessary to the main walls roofs foundations and main drains of the said messuage and buildings and premises and all additions thereto and to keep the same in proper and substantial repair.

2. To permit the Lessees on their paying the rent hereby reserved and observing and performing the several covenants and stipulations on their part herebefore contained peaceably and quietly to hold and enjoy the said premises during the continuance of the term hereby created without any lawful interruption by the Lessors or any person rightfully claiming under or in trust for them.

3. To pay the Tithe Land Tax and Landlord Property Tax.

AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto that if the rent or any part thereof shall be unpaid for the space of 21 days after any of the said days of payment (whether the same shall have been lawfully demanded or not) or if there shall be any breach or non observance of any of the stipulations herebefore contained on the Lessees part to be observed and performed then it shall be lawful for the Lessors to re-enter upon the

premises or any part thereof in the name of the whole and to have the same again as in their former estate and from thenceforth the term hereby created shall cease and determine without prejudice to the Lessors rights and remedies for any rent or breach of covenants on the Lessees part PROVIDED THAT in case the said messuage and buildings and premises or any part thereof shall at any time be destroyed or damaged by fire explosion or any other means not arising from the act default or negligence of the Lessees as to be unfit for occupation or use and shall not be rebuilt or reinstated within three calendar months after the occurrence of such fire then and in such case (unless the insurance of the said premises shall have been forfeited by the act or default of the Lessees) the rent hereby reserved or a fair and just proportion thereof according to the nature and extent of the damage sustained shall from and after the expiration of such three months and until the said premises have been rebuilt and reinstated and made fit for occupation or use be suspended and cease to be payable and in case of dispute as to the proportion or period of such abatement the same shall be referred to the arbitration or decision of two different persons one to be appointed by each party and such reference shall be deemed to be a submission to arbitration within the Arbitration Act 1889 or any statutory modification or re-enactment thereof for the time being in force AND IT IS HEREBY ALSO AGREED that if either the Lessors or Lessees shall desire to determine the present demise at the expiration of the 5th or 7th year of the said term and shall give to the other party six calendar months previous notice in writing of such desire then immediately upon the expiration of such 5 or 7 years as the case may be the present demise shall cease but without prejudice to the remedies of either party against the other in respect of any antecedent claim or breach of covenant.

IT IS FURTHER AGREED that during the last three calendar months of the said term it shall be lawful for the Lessors or their Agents to grant to any person or persons orders to inspect the said premises with the view of taking the same and the Lessees shall at all reasonable times during such three months as aforesaid permit such person or persons by order in writing of the Lessors to inspect the said premises accordingly
IN WITNESS ETC.

Agreement of Tenancy 1921

AN AGREEMENT made the 7th day of July One thousand nine hundred and twenty one BETWEEN THE COUNTY COUNCIL of the ADMINISTRATIVE COUNTY OF BERKS (hereinafter called 'the Council') by John Thornhill Morland their Clerk and Agent of the one part and DOROTHY LUCIE BECK of FARINGDON in the COUNTY OF BERKS spinster (hereinafter called 'the tenant') of the other part WHEREAS the tenant is employed by the Council (Acting as Local Education Authority) as the Head Mistress of the Faringdon County Girls School and it has been agreed between the parties hereto that the Council will let and the tenant shall take the premises hereinafter mentioned for so long as and so long only as the tenant shall remain in the employ of the Council as the Headmistress of the said School WITNESSETH as follows:-

1. The Council will let and the tenant will take for so long as the tenant shall remain in the employ of the Council as the Headmistress of the said School FIRSTLY ALL THOSE three rooms on the first floor and one room on the upper floor of the premises known as The Elms situate at Faringdon aforesaid on which the said School is carried on which have been allocated to the use of the Headmistress of the said School TOGETHER with the use of the Kitchen and SECONDLY ALL THAT portion of the garden namely about one half of the whole situate at the rear of the said premises including the fruit trees being that portion of the said garden not used as a garden by the pupils of the said School.

2. The tenancy shall commence on the First day of September One thousand nine hundred and twenty.

3. The rent as to the premises firstly hereinbefore described to be the sum of fifteen shillings per week to be paid on the first day of each month and

as to the premises secondly hereinbefore described to be the sum of One pound per annum and so in proportion for any less period than a year and to be paid on the first day of each month. The said rents shall be inclusive to the tenant of rates and taxes and of a reasonable supply to the tenant of gas water and fuel and electric light the cost of which as to the gas water and fuel shall be paid for by the Council and as to the supply of electric light one half shall be paid for by the tenant and one half by the Council.

4. The tenant shall keep and maintain all the premises firstly hereinbefore described in good order and condition internally and shall also as to the premises secondly hereinbefore described maintain the said garden in good order and properly planted and carefully preserve the timber trees and all ornamental and fruit trees bushes and shrubs which are now or may at any time during the tenancy be growing on the said premises and shall not cut lop or top any of the trees.

5. The tenant shall not assign underlet or part with the possession of the said premises or any part thereof or take any lodgers.

6. The tenant shall upon ceasing to be employed as aforesaid peaceably quit and deliver up possession of the said premises with the fixtures which now are or at any time during the said tenancy shall be thereon leaving the same in good order and condition.

7. The tenant shall permit the Agent of the Council to enter at all reasonable times for the purpose of viewing the condition of the said premises and for executing any necessary repairs.

8. The tenant shall not do or suffer to be done anything which may be or grow to be an annoyance to the Council or which may result in causing the Council to pay in respect of the said premises or any part thereof more than the ordinary or present rate or premium for insurance against fire or which may make void or voidable any policy for such insurance.

9. The Council shall have a right of re-entry on non-payment of rent for fourteen days after any instalment of the same shall have become due or on breach by the tenant of any terms of this Agreement.

AS WITNESS the hands of the parties hereto. J. T. Morland [*sign*]
Dorothy Lucie Beck [*sign*]

Appointment of Headmistress 1925

AN AGREEMENT made the thirtieth day of October 1925 BETWEEN William Cliffe Feley Anderson acting as Agent for and on behalf of THE GOVERNORS of the Faringdon County Girls' School (hereinafter called 'the Governors') of the first part the COUNTY COUNCIL for the ADMINISTRATIVE COUNTY of BERKS acting as the Local Education Authority for the said County (hereinafter called 'The Local Education Authority') by Harold John Cooke Neobard their Clerk and Agent of the second part and Ruth Bartels of Faringdon County Girls' School (hereinafter called 'the Head Mistress') of the third part

WHEREBY it is agreed as follows:-

1. The Head Mistress shall under the general control of the Governors act teach and serve as Head Mistress of the Faringdon County Girls' School (hereinafter called 'the School') from the first day of September 1925 in accordance with the requirements of the Board of Education and the Regulations of the Local Education Authority for the time being in force affecting the School.

2. The Head Mistress shall strictly observe and be bound by the provisions of the Articles of Government for the time being of the School. Any proposed alteration of the said Articles of Government shall be communicated in writing to the Head Mistress.

3. The salary of the Head Mistress shall be Five Hundred Pounds per annum.

4. If the Head Mistress be absent from duty from any cause other than illness without her having obtained permission of the Governors a proportionate deduction may be made by the Local Education Authority in the salary of the Head Mistress for every day during which such absence continues. In the case of absence through illness the Head Mistress shall be entitled to salary in accordance with the Scale of Sick Pay for the time being adopted by the Local Education Authority.

5. This Agreement may be determined by either the Governors or the Head Mistress by giving to the other six calendar months' notice in writing to expire at the end of any school term or in any other way provided by the Articles of Government for the time being of the School.

IN WITNESS whereof the parties hereto of the first, second and third parts have hereunto set their respective hands the day and year first herein before written. W. C. F. Anderson [sign]
H. J. C. Neobard [sign] R. Bartels [sign]

Agreement of Tenancy 1925

AN AGREEMENT made the First day of November One thousand nine hundred and twenty five BETWEEN THE COUNTY COUNCIL of the ADMINISTRATIVE COUNTY OF BERKS (hereinafter called 'the Council') by Harold John Cooke Neobard their Clerk and Agent of the one part and RUTH BARTELS of FARINGDON in the COUNTY OF BERKS spinster (hereinafter called 'the tenant') of the other part WHEREAS the tenant is employed by the Council (Acting as Local Education Authority) as the Head Mistress of the Faringdon County Girls School and it has been agreed between the parties hereto that the Council will let and the tenant shall take the premises hereinafter mentioned for so long as and so long only as the tenant shall remain in the employ of the Council as the Headmistress of the said School.

IT IS HEREBY MUTUALLY AGREED AND DECLARED, as follows:-

1. The Council will let and the tenant will take for so long as the tenant shall remain in the employ of the Council as the Headmistress of the said School FIRSTLY ALL THOSE three rooms on the first floor and one room on the upper floor of the premises known as The Elms situate at Faringdon aforesaid on which the said School is carried on which have been allocated to the use of the Headmistress of the said School TOGETHER with the use of the Kitchen and SECONDLY ALL THAT portion of the garden namely about one half of the whole situate at the rear of the said premises including the fruit trees being that portion of the said garden not used as a garden by the pupils of the said School.
2. The tenancy shall commence on the First day of September One thousand nine hundred and twenty five.
3. The rent as to the premises firstly hereinbefore described to be the sum of fifteen shillings per week and as to the premises secondly hereinbefore described to be the sum of One pound per annum and so in proportion for any less period than a year and to be paid as to both rents by equal quarterly payments on the First day of March the First day of June the First day of September and the First day of December in each year. The said rents shall be inclusive to the tenant of rates and taxes and of a reasonable supply to the tenant of gas water and fuel and electric light the cost of which as to the gas water and fuel shall be paid for by the Council and as to the supply of electric light one half shall be paid for by the tenant and one half by the Council.
4. The tenant shall keep and maintain all the premises firstly hereinbefore described in good order and condition internally and shall also as to the premises secondly hereinbefore described maintain the said garden in good order and properly planted and carefully preserve the timber trees and all ornamental and fruit trees bushes and shrubs which are now or may at any time during the tenancy be growing on the said premises and shall not cut lop or top any of the trees.
5. The tenant shall not assign underlet or part with the possession of the said premises or any part thereof or take any lodgers.
6. The tenant shall upon ceasing to be employed as aforesaid peaceably quit and deliver up possession of the said premises with the fixtures which now are or at any time during the said tenancy shall be thereon leaving the same in good order and condition.
7. The tenant shall permit the Agent of the Council to enter at all reasonable times for the purpose of viewing the condition of the said premises and for executing any necessary repairs.
8. The tenant shall not do or suffer to be done anything which may be or grow to be an annoyance to the Council or which may result in causing the Council to pay in respect of the said premises or any part thereof more than the ordinary or present rate or premium for insurance against fire or which may make void or voidable any policy for such insurance.
9. The Council shall have a right of re-entry on non-payment of rent for fourteen days after any instalment of the same shall have become due or on breach by the tenant of any terms of this Agreement.

AS WITNESS the hands of the parties hereto. H. J. C. Neobard [sign]

EXTRACT FROM ASSIGNMENT OF LEASEHOLD PROPERTY KNOWN AS KNIGHTON CLOSE, FARINGDON, DATED 29TH MARCH 1934 BETWEEN THE RIGHT HONOURABLE GERALD HUGH BARON BERNERS AND THE BERKSHIRE COUNTY COUNCIL

In consideration of the sum of Five Hundred Pounds paid to the Vendor by the Council (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby assigns and releases unto the Council ALL THAT enclosure of pasture land situate in Faringdon in the County of Berks know as Knighton Close, containing an area of three acres one rood thirty five poles or thereabouts now in the occupation of A. E. Baker bounded on the North by the grounds of Faringdon House and on the West and South by the highway leading from Faringdon to Lechlade which said land is delineated by way of identification only on the plan annexed hereto and herein coloured blue Together with all timber and timberlike trees standing thereon and all mines minerals and mineral substances in upon or under the same Together with the free right of passage at all times with or without horses carts carriages or vehicles of any description to pass and repass along and over the strip of land now belonging to the Vendor hatched red on the said plan as a means of access to and from the said Knighton Close TO HOLD same unto the Council for all the residue now unexpired of the several terms of nine hundred years two thousand years and six hundred years now subsisting therein and for all other terms whatsoever for which the said premises may be respectively holden.