

ACC/1297/CLR/01/001/020

Minutes of Meeting

held at 16. Great George Street, Westminster, S.W. on Thursday
14th May 1896, at 3 o'clock p.m.

Present.

Mr Tennant in the Chair,
Lord Colville of Culross.

Sir Francis Knollys.

Honorable A.H. Mills.

Lord Rathmore of Shanganagh.

Mr Dawes, Solicitor and Mr Graham, Secretary.

The Minutes of last Meeting were read and confirmed.

A Report from the Engineers, dated 13th May was read and ordered to be recorded.

Engineers Office

8. Queen Annes Gate. S.W.

14th May 1896.

Engineers Report No. 6

Engineers Report No. 6.

To the Directors of the
Central London Railway Co.

Gentlemen.

In our report dated 25th March we referred to negotiations [negotiations] in progress with the North London Company with respect to a communication between your Liverpool Street Station and their High Level Station by means of subways and hoists and an access from Liverpool Street for the public on land belonging to the North London Company.

Plans were submitted by us and after consideration by the Engineer of the London & North Western Company a slight modification was suggested which we found no difficulty in accepting as an improvement.

We are glad to be able to report, therefore, that only the assent of the Traction Company, under the terms of their Contract is necessary to enable us to invite Tenders for the work and for the Central London Company to conclude formal agreements with the Great Eastern and the North London Railway Companies.

We are, Gentlemen.
Yours faithfully.
(sig) Fowler & Baker.
J.H. Greathead.

List of Agreements sealed by the Company

The Secretary reported that the following Agreements had been sealed by the Company.

Name	Description of document	Date of Sealing
Mrs S.C.H. Searle.	Conveyance of Freehold premises – Chancery Lane Station	19. Dec 1895
Mrs S.C.H. Searle	Memorial of Deed	[19. Dec 1895]
A. Attneare	Warrant to summon Jury	[19. Dec 1895]
W.P. Thompson.	[Warrant to summon Jury]	[19. Dec 1895]
L.A. Ryalls & others	[Warrant to summon Jury]	[19. Dec 1895]
V.J. Robinson.	Assignment of Leasehold premises.	25. Jan 1896
V.J. Robinson	Memorial of Deed	[25. Jan 1896]
James Kent	Conveyance of Freehold premises, - Chancery Lane Station	[25. Jan 1896]
James Kent	Memorial of Deed.	[25. Jan 1896]
W.H. Roberts	Assignment of Leasehold premises – Uxbridge Road.	[25. Jan 1896]
W.H. Roberts	Memorial of Deed.	[25. Jan 1896]
John T. Campbell.	Conveyance of Land, - Shepherds Bush Station	[25. Jan 1896]
John T. Campbell	Memorial of Deed	[25. Jan 1896]
Henry C. Jones and Capt. [Captain] Cunes Goren.	Assignment of Leasehold premises 544. Oxford Street.	[25. Jan 1896]
Henry C. Jones and Capt. Cunes Goren	Memorial of Deed	[25. Jan 1896]

Phillip Cadby. Wm. [William] Hy. [Henry] Roberts H.H. Heulings	Agreement for apportionment of Rent and Covenants (in triplicate)	27. Feby 1896.
Central London Rly.	Secretary to sign Contracts on behalf of the Company	13. Dec 1895
Central London Rly	Counterpart of Lease of Offices	November 1895
Rev. C.G. Anderson.	Warrant to summon Jury	10. April 1896
Hy. Edwin Moojen	Assignment of Leasehold premises 34a. High Holborn.	22. April 1896
Hy. Edwin Moojen	Memorial of Deed	[22. April 1896]
Wm. Edgington	Assignment of Leasehold premises 133 High Holborn.	[22. April 1896]
Wm. Hy. Bateman with consent of Mrs H.J. Drake.	Conveyance of Freehold premises 34a. High Holborn	[22. April 1896]
Wm. Hy. Bateman	Memorial of Deed	[22. April 1896]
Aubrey Garstin	Assignment of Agreement for Lease.	[22. April 1896]
Aubrey Garstin	Memorial of Deed	[22. April 1896]
Mrs Janette de Pinna	Assignment of Agreement for Lease	[22. April 1896]
Mrs Janette de Pinna	Memorial of Deed	[22. April 1896]
M. & S. Lyon	Warrant to summon Jury	[22. April 1896]
Commissioners of Sewers of City of London.	Agreement as to deposit in connection with Mansion House Subway	[22. April 1896]
Mrs M.A.G.Lee	Warrant to summon Jury	25. April 1896
Phillip Cadby	Agreement for Sale and purchase of Freehold premises, - Holland Park	[25. April 1896]
Waterloo & City Rly Co	Agreement in connection with Mansion House Subways	[25. April 1896]
A.C. Weston.	Warrant to summon Jury	29. April 1896

W.H. Heagcoe	Assignment of Leasehold premises – 31. High Holborn	[29. April 1896]
Rev. J.B. Brookes	Memorial of Deed	[29. April 1896]
Hy. White	Assignment of Leasehold premises – 237 Oxford Street.	[29. April 1896]
M.L. Jackson.	Assignment of Leasehold premises 19. Old Quebec St.	29. April 1896.
Wm. Marriott	Memorial of Deed	[29. April 1896.]
Sebastiano Tenchio	Warrant to summon Jury	5. May 1896
Sebastiano Tenchio	[Warrant to summon Jury]	6. May
George Wreford.	Duplicate Assignment of Leasehold premises. 8. Wood Lane, Hammersmith	7. May.
Wm. Marriott	Assignment of Leasehold premises 542. Oxford Street. & 20. Old Quebec Street.	9. May
A. Stammitz	Assignment of Leasehold premises 15. Argyll Street.	[9. May]
A. Stammitz & S.B. Giles trading as Stammitz Son & Giles.	[Assignment of Leasehold premises 15. Argyll Street]	[9. May]
Ed. [Edward] Hy. Frewin	Memorial of Deed	[9. May]
Ed. Hy. Frewin	Conveyance of Freehold premises 32. High Holborn	[9. May]
Phillip Cadby.	Conveyance of Freehold premises Uxbridge Road.	[9. May]
Phillip Cadby.	Duplicate conveyance of above	[9. May]
Phillip Cadby	Memorial of Deed	[9. May]
Electric Traction Coy [Company]	Mansion House Subway; construction of, and payment for.	1 st May
Duke of Bedford	Appointment of single Arbitrator	13. May
Greatorrex & Company	Warrant to summon Jury	14. May

Liverpool Street & Broad Street Works.

The Secretary read the following letters which had been received from the Electric Traction Company and the Engineers of the Central London Railway.

*Letter from Electric Traction Company regarding Liverpool Street and Broad Street arrangements.

Vide folio 35 & 57*

Electric Traction Company Ltd.

16, Great George Street. S.W.

11, May 1896

Henry Tennant Esq

Dear Sir,

Liverpool Street Station with proposed access and Lift Services to North London Station.

I have carefully considered the plans submitted by the Engineers of the result of the negotiations with the Great Eastern & North London Railways

The execution of the work involved in the access from Liverpool Street to and the construction of Liverpool Street Great Eastern Station will cost a much larger sum than was originally estimated by the Engineers and ourselves.

Any access to the North London Railway was not contemplated by us or the Engineers at the time the original estimates were made and is therefore a new proposition and an addition to the expense.

On behalf of the Traction Company I can only agree to execute the work on the following terms:-

1. The suggested entrance to Liverpool Street Station from Bishopsgate Street by a Tunnel, if executed, to be considered and paid for as outside the Contract.
2. If more lifts than are specified in the Contract, or lifts of Greater capacity are required to connect the upper and lower stations, the extra lifts in number or size and consequent enlargement of the Station and other consequent works to be considered and paid for as outside the Contract.

3. The passage connection with the North London Station from our low level passage with Lifts, Shafts and all consequential works to be considered and paid for as outside the Contract.
4. All the above work to be paid for at Cost price to us plus ten per cent, and payments to be made in similar way to the payments under Contract.

Yours very truly

Sig. [circled] Richd [Richard] E. Farrant.

*Letter from the Engineers, regarding Liverpool Street arrangements.

Vide folio 56 & 67*

Engineer's Office.

8. Queen Annes Gate S.W.

13th May 1896.

Hy. Tennant Esq.

Dear Sir,

Liverpool Street Station.

The Contract provides that unless an arrangement with the Great Eastern Company, satisfactory to the Traction Company be come to previous to the 18th June next, the works shall not be carried out under this Contract.

Of course, unless the word "reasonable" be deemed to qualify the term "satisfactory" this would enable the Traction Coy. [Company] to suggest that the whole of the works at Liverpool Street should be dealt with on the cost price, plus ten per cent basis, but we understand that the proposition in their letter to you of the 11th inst., is that certain works only should be considered as outside the Contract.

Mr Farrant refers to some estimate of ours, but that forms no part of the Contract which was based upon the plans marked A and B referred to in Section 25 of the Act of 1892. We understand that Mr Farrant proposes to regard (1.) The proposed entrance from Bishopsgate Street (2) The extra lifts and contingent works and (3) the connection with the North London Railway as extras to the Contract. On the other hand he does not refer to Contract works in which a reduction has been effected [affected], but no doubt has assumed that we would make suggestions in that respect.

Under the special conditions of the Contract with respect to Liverpool Street Station we are prepared to recommend the acceptance of Mr Farrants proposal

provided due consideration be given to the savings effected by the amendment of plans A. & B.

Yours faithfully
(sig) Fowler & Baker
J.H. Greathead.

The Engineers produced a plan under which part of the subway leading from Bishopsgate Street and a portion of the inclined subway from Broad Street to the Central London Station Platforms were proposed to be deferred. The whole question was left for further consideration, the Central London Engineers in the meantime to lay the amended plans before the Engineers of the Great Eastern and North London Companies.

Post Office Station.

The following letters from Mr Farrant and the Engineers, with reference to the proposed enlargement of the Post Office Station were read:-

*Letter from Electric Traction Company regarding enlargement of Newgate Street Station

Vide folio 59*

Electric Traction Company Ltd

16 Great George Street
12th Mat 1896.

Henry Tennant Esq.

Dear Sir,

Enlargement of Newgate Street Station.

The terms on which we are willing to undertake this work and which I have already verbally communicated to you are as follows:-

(1.) The two additional properties in King Edward St north of the land colored [coloured] pink and numbered 202 & 203 on the Parliamentary Plan of 1891 Sheet No 8 to be acquired at the cost of the Railway Company.

(2.) Passages, lifts and other works caused by the extension of the upper and lower stations beyond the area and extent of those shown on the Engineers plans for the Station on land colored pink to be paid for as far as the sub-contract allows by measured prices paid by the Electric Traction Company to their sub-

contractors with ten per cent added, and for the works not covered by sub-contract prices, by cost price to be fixed by the Engineers with ten per cent added.

Your confirmation of this arrangement will oblige.

Yours very truly
(sig.) R.E. Farrant.

*Letter from the Engineers regarding enlargement of Post Office Station
Vide folios 58 & 74*

Engineer's Office.
8. Queen Annes Gate, S.W.
13th May 1896.

Henry Tennant Esq.

Dear Sir,

Newgate Street Station.

Referring to Mr Farrant's letter to you of the 12th inst;

As we read the Contract no provision is made in the lump sum for the execution of enlarged station works on property outside of the limits of the land coloured pink and the question therefore becomes one of a fair bargain between the Company and the Electric Traction Company. Under the special circumstances of the case we think the Traction Company may reasonably be paid the excess cost caused by the additional lift and works incidental thereto shewn [shown] on Drawing No. E15, as compared with those shewn on Drawing No. E11, which we presume is the plan for Station on land coloured pink referred to in Mr Farrants letter.

We think the proposed ten per cent addition for profit not unreasonable.

Yours faithfully,
(sig) Fowler & Baker
J.H. Greathead.

Enlargement of Post Office Station approved.

Electric Traction Company advised 16. May 1896.

The subject having been considered.

It was resolved that the enlargement of the station at the Post Office be approved, and the Secretary was authorised to sign the Notices to Treat for the additional

property required. The Secretary was also instructed to advise the Electric Traction Company that the Central London Company is prepared to pay for the additional property, & for the additional lift and works necessary for the expansion of the station.

*Davies Street Station arrangements with the Duke of Westminster for a site at Davies Street.

Vide folio 61*

Electric Traction Company advised 16th May 1896.

Davies Street Station.

The following letters respecting the negotiations [negotiations] with Mr Boodle – the agent of the Duke of Westminster – for a site for Davies Street Station were read and ordered to be recorded.

Electric Traction Company Ltd.

16. Great George Street S.W.

11. May 1896.

Dear Mr Tennant.

Davies Street Station

I send you herewith copies of letters which have passed between our Solicitor and Mr Boodle, the Agent of the Duke of Westminster by which you will see Mr Boodle declines to proceed with the arrangement which we had made with him for placing a station at Davies Street.

I shall be glad to hear from you whether you wish us to take steps to secure a site for a station at this locality either upon the site on the north side of Oxford Street which I showed to you or on any other which we may agree upon.

Yours very truly.

(sig.) Rich [Richard] E. Farrant.

Ashurst Morris Crisp & Coy [Company]

17. Throgmorton Avenue E.C.

28. April 1896.

H.T. Boodle Esq

Dear Sir.

Duke of Westminster & Central London Rly [Railway].

I now return you draft heads of Agreement revised. You will observe I have struck out the proposed deposit of £30,000 in Consols because I am quite certain my clients will not agree to it.

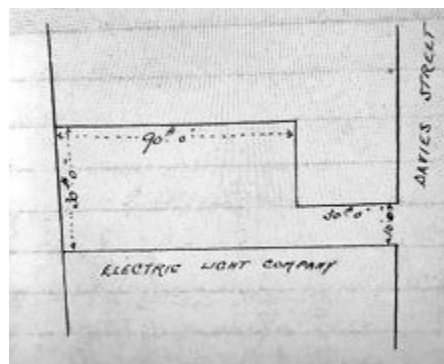
I intimated to you in a previous letter that my clients consider that the arrangement which Mr Farrant and I made with you in regard to Davies Street Improvement as a very onerous one for them. Mr Farrant and I, however, took the position that we were honorably bound to you. And it is for this reason alone that my clients will proceed with the matter. If, however, you introduce any new conditions (such as the proposed deposit) I am quite certain that they will break away and will seek for a station site elsewhere.

*Davies Street Station. Negotiations with the Duke of Westminster for a site at Davies Street

Vide folio 60 & 62*

It is quite correct as Mr Farrant told you that the matter is urgent. It must be settled one way or the other very shortly.

The Agreement must of course, be subject to the proposed arrangement with the Electric Light Company, which I understand Mr Farrant has explained to you. It is proposed that the Railway Company shall grant to the Electric Light Company a Lease of a strip of land 90ft. [feet] by 30 ft. adjoining the property leased to them by the Duke, on the North Side, with the use of an access from Davies Street 30ft. by 10ft. as shown in the annexed rough sketch. The lease is to be for a term to run concurrently with that granted by the Duke, and at the same proportionate rent. This is the condition upon which the Electric Light Company will assent to a Station being made at Davies Street.



I have struck out the provisions as to the subsoil I cannot consent to pay a rent charge for the easement. We have agreed with the crown and other land owners to pay a nominal sum for the subsoil which we take. The amount to be paid to the Crown was settled by an Arbitrator. I think it comes out at about 1/- [shilling] per foot run of street. The amount to be paid to the other land owners has been settled by Agreement but is on the same basis.

I cannot agree to put the Duke of Westminster on any different footing.

I hope it may be convenient for you to deal with this matter without further delay.

If you would like to see me. I shall be happy to arrange an appointment to call on you.

Yours truly

Sig. W. Morris Jun [Junior].

*Davies Street Station. Negotiations with the Duke of Westminster for a site at Davies street.

Vide folio 62 & 80*

The Grosvenor Office.

53. Davies St. Berkeley Square [illegible]]

4th May 1896.

Wm [William] Morris Esq Jun

Dear Sir,

Central London Railway.

I have received and considered your letter of the 28th ult. [ultimate] returning the draft Heads of Agreement altered by you in red ink.

I can only say that I regret you have thought it necessary to make these alterations which I cannot assent to.

You are kind enough to say that if I would like to see you, you would be happy to arrange an appointment to call upon me. I am much obliged for this, but I really do not think that any interview would be of service and I shall consider the negotiations for an agreement at an end, after what you say.

I remain,

Yours truly.

sig. H.T. Boodle.

Ashurst Morris Crisp & Company.

17. Throgmorton Avenue, E.C.

5th May 1896.

H.T. Boodle Esq

Dear Sir,

Central London Railway.

I have received your letter of yesterdays date, & I will inform my clients of your determination not to proceed further with the negotiations for an agreement with regard to Davies Street Station and Street Improvement.

Yours truly
sig. Wm Morris Jun

Land Tax to be redeemed

Land Tax. The following letter from the Company's Solicitors was read.

Bircham & Company.

50. Old Broad Street. E.C.
23rd April 1896.

R.O. Graham Esq

Dear Sir,

Redemption of Land Tax.

We understand that Mr Vigers strongly recommends that the Land Tax on the Station Sites, wherever there is any outstanding should be redeemed before the buildings are erected.

We shall be glad if you will bring the matter before the next Board so that we may have definite instructions on the subject.

Yours truly.
sig. Bircham & Company.

Bircham & Coy & Vigers & Coy. advised 16. May '96

and it was resolved to redeem the Land Tax in all cases where it could be done on reasonable terms. The Company's Solicitors to arrange accordingly.

Financial Statement

A Financial Statement was submitted by the Secretary and ordered to be recorded.

Financial Statement at 13th May 1896.

Receipts.	508,965,,5,,5
Expenditure	<u>305,665,,10,,4</u>

Available Balance at 13th May 1896. £203,299,,15,,1

Receipts.

On Shares &c as per previous statement.

508,560,,19,,3

Interest Account.

402,,11,,2

Transfer Fees.

1,,15,,0

Expenditure

To April 14th as per previous statement.

222,254,,6,,6

Mansion House Subways Deposit.

70,079,,14,,9

Cheques passed on 16th April 1896.

3,748,,15,,3

296,082,,16,,6

Cheques specially passed

since last Board Meeting. 20,316,,19,,8

Less. Bircham

& Coy

9,900,,0,,0

E. Cassel –

Commsn 14,,18,,7

[Commission]

Nelke Phillips

& B.

819,,7,,3

10,734,,5,,10

9,582,,13,,10

305,665,,10,,4

Add.

Deposit at Bank

21,800,,0,,0

Loan a/c - Nelke Phillips &

61,224,,3,,9

Bendix

388,689,,14,,1

Difference.

120,275,,11,,4

Add.

Interest on shares previously included.

7,066,,13,,4

Warrants actually presented

7,059,,2,,8

7,,10,,8

Unpresented cheque

866,,9,,10

874,,0,,6

Leaving Credit Balance at Bank at 13th May

£121,149,,11,,10

1896.

Cheques drawn since last Meeting

A list of cheques drawn as follows, since the last Meeting of the Board was submitted by the Secretary and approved.

Name	Particulars	<u>Amount</u>		
E. Cassel	Commission	8	11	1
Bircham & Company	Purchase of property	852	17	
Secretary & Clerks	Salaries in April	42	10	
E. Cassel	Commission	6	7	6
Bircham & Coy	Purchase of property	9,900		
[Bircham & Coy]	[Purchase of property]	1,230		
[Bircham & Coy]	[Purchase of property]	2,534	16	3
[Bircham & Coy]	[Purchase of property]	2,825		
Bircham & Company.	Purchase of property	2,050	8	
[Bircham & Company.]	[Purchase of property]	866	9	10
		<u>£20,316</u>	<u>19</u>	<u>8</u>

Accounts for payment.

A list of accounts for payment was submitted by the Secretary as follows, and ordered to be paid.

Name.	Particulars	Amount.		
Mead Bunt & Coy	Advertising Notice of Half Yearly Meeting	15	2	6
[Mead Bunt & Coy]	Publication of Report.	22	16	2
Waterlow & Sons	Printing &c	41	0	10
Electric Traction Coy.	Certificate No 5.	35,000		
		<u>35,078</u>	<u>19</u>	<u>6</u>

H Tennant [signed]
Chairman