

SECRETARY JOHN CLAHIDGE OPENING "PROCEEDING"  
ON C. & I.D. AWARDS NIGHT 1961



TODDINGTON SOCIAL & SERVICES CLUB

THE  
HISTORY OF IT'S BUILDINGS



COMPILED IN JUNE 1981  
RE-WRITTEN IN NOVEMBER 1983  
BY JOHN CLARIDGE (SECRETARY)

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A. ACKNOWLEDGEMENTS

The writer wishes to convey his sincere thanks to those persons listed below, without whose help this could not have been written.

Fred Russell	Dick Shelton	Len & May Burman
Lew Rayson	Arthur Jeffries	Tom & Freda Turney
Les Brazier	Jack West	Gilbert, Kit & Paul Field
Fred Bonner	Les Bryant	Maud Stringer
Frank Bryant	Wilf Fowler	Bill Hair
A.V. Seymour		

and others: Bernard & Marie Goodship, **BERYL HYDE**  
 S. Claridge } **FOR TYPING SERVICES**  
 C. Hewitt }

INFORMATION SOURCES

Toddington Memories - A.V. Seymour  
 Toddington, Its Annuals & People - H. Blundell  
 The County Archivist Department, Bedford  
 The Luton Museum  
 Lloyds Bank, Luton  
 The Luton News  
 Toddington Social & Services Records  
 The Registrar of Friendly Societies, London  
 Home Rule for Ampthill - R. Underwood

B. DEDICATION

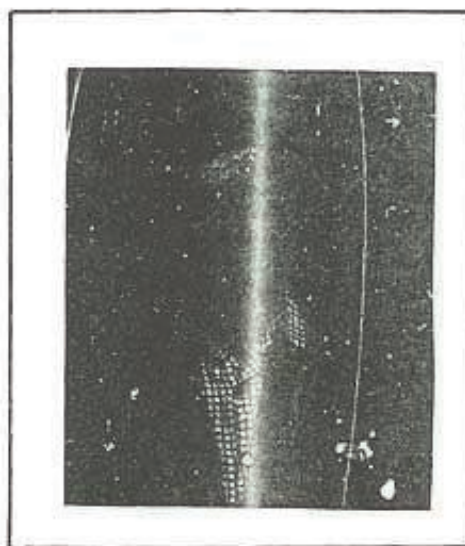
Firstly - I dedicate this book to all those members who have served on the Committee over the years, and although I have tried to list them all I have found it impossible. A few have had their efforts formally recognised by the Club, and are listed elsewhere in the Book. The majority have received no recognition and this dedication is primarily aimed at those, but whatever their length of service they all have one thing in common - "THEY GAVE UP THEIR TIME IN ORDER THAT WE SHOULD HAVE A CLUB".

Secondly - I recognise Wilf Fowler and Sidy Pateman as Founder Members. Their membership dates from April 1926 - 57 years at the time of writing - and are still members.





Thirdly - I recognise R. Shelton as the only surviving member of the Committee from the War Years. Still active in the Club and a Trustee since 1961 - 22 years at the time of writing.



Fourthly - I recognise F. Ireland for his long association with the Club over the years and a Trustee for    years. The Club was part of his life.



Fifthly - I recognise L. Rayson. The Club was his life.

C. TODDINGTON SOCIAL & SERVICES CLUB

ROLL OF HONOUR  
IN MEMORY OF LOYAL COMMITTEE MEMBERS

<u>NAME</u>	<u>DIED</u>
J.W. BONNER	1960
J. GORDON	1960
W.G. WAINWRIGHT	1965
R.C. SQUIRES	1971
E.S. BOUTWOOD	1979
F. IRELAND	1980
W. HAIR	1981
L. RAYSON	1982

CLUB & INSTITUTE AWARDS

- R. SHELTON - Long Service - 25 years
- F. RUSSELL - Cert. Of Merit - 10 years
- A. JEFFRIES - Cert. Of Merit - 10 years

CLUB LIFE MEMBERS

- |             |            |
|-------------|------------|
| A. JEFFRIES | R. SHELTON |
| F. PRESTON  | F. DEARY   |
| A. BONNER   | L. BRYANT  |
| F. RUSSELL  | L. RAYSON  |
| F. BRYANT   | F. BONNER  |

D.

FOREWORD

Shortly after being appointed Club Secretary in 1980, I made it my business to sit down and talk to members in an effort to get to know them. It gradually dawned on me that these conversations always finished up by discussing what the Club used to be like and what the buildings used to be.

In this manner I accumulated a great deal of knowledge about the Club and it's beginnings. The decision to write this book was finally made when someone produced a photograph of the New Inn taken in 1897 and I resolved to put it all down on paper before the knowledge became lost forever.

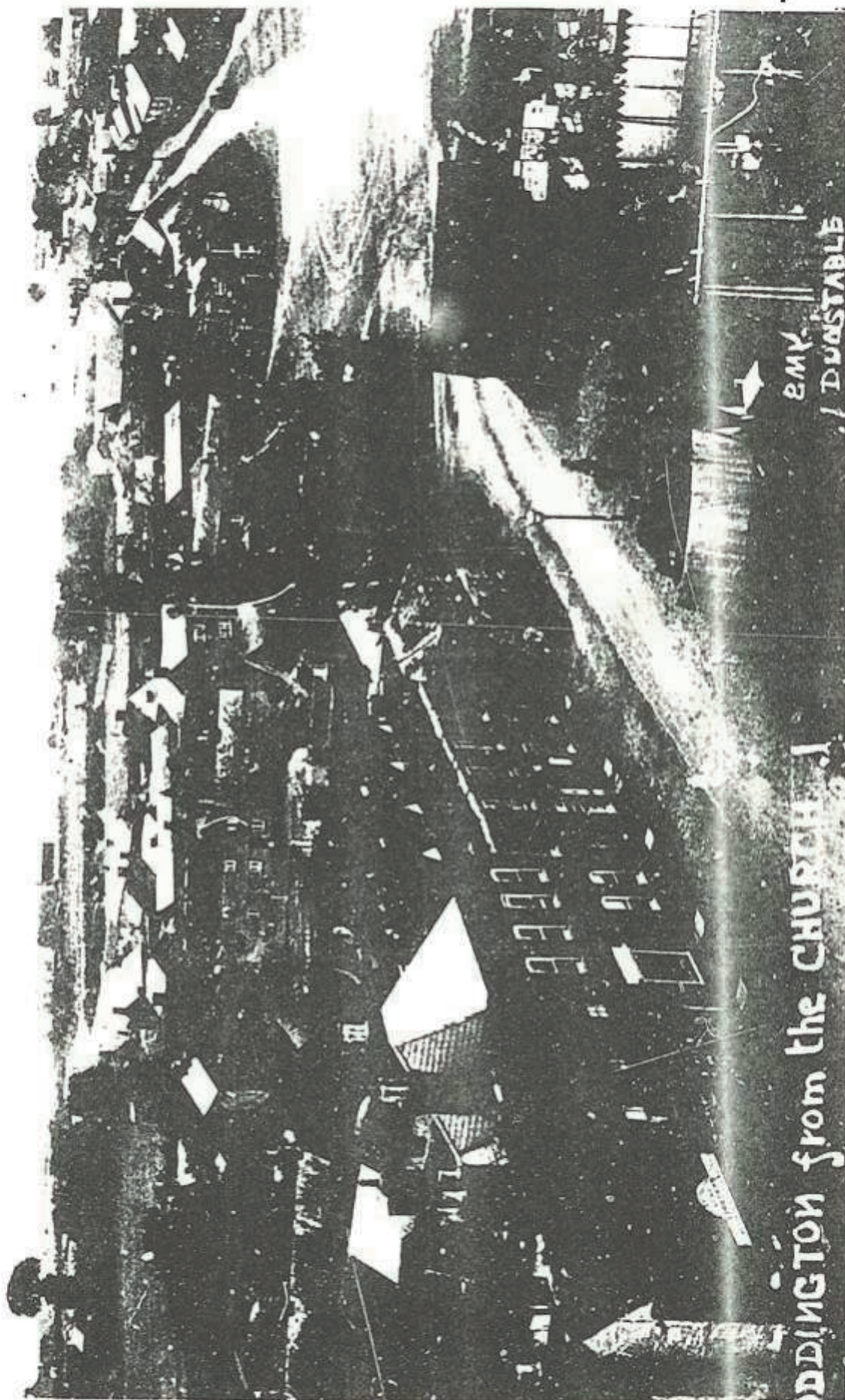
Having made this decision the next problem to solve was "where the heck do I start?". This book will show you how I resolved this and members are now invited to step back into the past with me, through these pages. Many facts are undisputable since they are a matter of Written Public Records, others are my interpretation of a given set of facts and are thus capable of a different conclusion. A more dedicated student will find ample room to expand on what I have written.

*J. M. Claridge*

J.M. CLARIDGE  
SECRETARY 1983 (November)







EMK. DUNSTABLE

DINGTON from the CHURCH



DINGSTON from the

EM  
DA

The photograph on Page 7 is worth of comment for it not only shows all the club buildings mentioned but is of general interest to the village, as a whole, as it was in 1910.

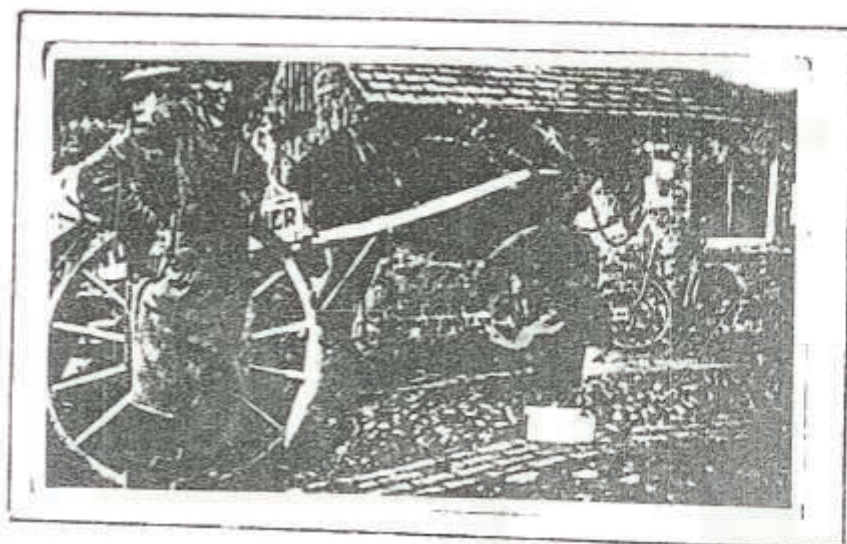
Note the fresh advertising signs on the New Inn, the large picture windows, replaced by Charlie Bunker and shown in more detail in the photograph on Page 39. Note also the length of the loft building.

The road tracks closely resemble those shown in the 1581 map on Page .

Through a magnifying glass can be read the sign of the Odfellows Arms, advertises Bennett's Brewery of Dunstable.

Although part of the old forge has now gone, the "Village Pound" can be clearly seen, during my researches I have looked at many old pictures of Toddington but this is the only one I have seen of the "Pound". It is probably that the forge at this time was occupied by Tommy Randall, later to occupy our Blacksmith's Shop.

Members will find much to interest them in this photograph.



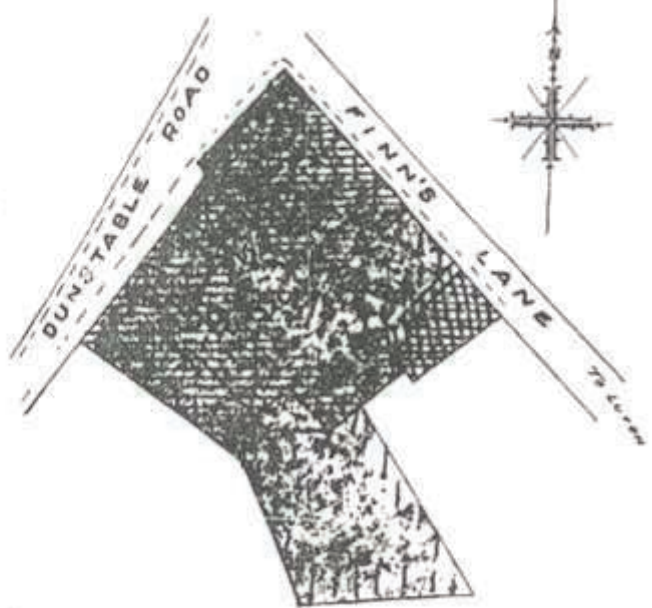
Northampton

# This Conveyance

REGISTERED IN THE  
OFFICE OF THE  
REGISTRAR GENERAL  
OF DEEDS  
LONDON  
IN THE YEAR  
1891  
BOOK 1000  
PAGE 1000



is made the eighth day of March  
 One thousand nine hundred and thirty  
 Between Frances Elizabeth Starke of 101  
 Upper Tooting Park in the County of Middlesex Spinster  
 (hereinafter called the Vendor) of the one part and Mrs  
Robert Parsons of 1st Row in the County of  
 Middlesex Clerk William Brudenell of 125  
 Tottenham in the County of Bedford Scaffold and John  
Hyndman Vincent of 150 Church Road Upper Norwood in  
 the County of Surrey Motor Mechanic the Trustees of the Tottenham  
 Workmen's Society Club and Institute more  
 after called 'the Trustees'  
 of the other part



Whereas the  
 Trustees are the present  
 Trustees of the Tottenham  
 Workmen's Society Club  
 and Institute (hereinafter  
 after called 'the said  
 Society') a body duly  
 registered under the  
 Friendly Societies Act  
 1896 with a registered  
 Office at the premises  
 Tottenham Road  
 Tottenham aforesaid  
 having been appointed  
 assents Trustees by a  
 Resolution passed in

accordance with the Rules of the said Society at a meeting held on  
 the seventeenth day of February One thousand nine hundred  
 and twenty nine a copy of which Resolution has been sent to the  
 Registrar of Friendly Societies pursuant to Section 25 of the said Act  
And whereas the Vendor is seized of the premises hereinafter  
 conveyed or intended to be for an estate in fee simple in possession  
 free from encumbrances And whereas the Vendor has agreed  
 to sell the said premises to the Trustees for the price of one thousand  
 Pounds Now this Deed witnesses that in consideration



F.

THE BUILDINGS - 1797 to 1930

In a property conveyance dated 8th March 1930, written in beautiful copper-plate handwriting, the Trustees of the Toddington Workmens' Social Club and Institute, duly registered under the Friendly Societies Act (registered No. 415 Beds W) are assigned to purchase, by resolution passed at a meeting held on the 17th February 1929:-

"Do agree to purchase from Francis Elizabeth Marler spinster of Upper Tottingham Park in the County of Middlesex, for the price of £1000, in fee simple, free from encumbrances all that land bounded by Finns Lane (Luton Road) and Durcable Road (High Street) and buildings thereon".

Firstly

All those buildings now occupied by the Toddington Workmens' Social Club and institute; formerly known as the New Inn, together with all out-buildings and gardens.

Secondly

The cottage attached known as "Holmleigh" and occupied by Harry Withington.

Thirdly

A store house attached, formerly occupied by A.T. Bradshaw and now vacant.

Fourthly

Those premises attached, formally used as a kiln and now vacant. (see page 9/10).

A second conveyance dated 30th August 1932, goes on to quote "A SHOP AND DWELLING HOUSE IN THE OCCUPATION OF WILLIAM AND ARTHUR GARRETT, A COTTAGE IN THE OCCUPATION OF MR. WORMOLD TOGETHER WITH A BLACKSMITH'S SHOP IN THE OCCUPATION OF MR. RANDALL".  
(PAGE 13/14)

Those buildings are all shown on the photograph on page 7, and enlargement on page 15, which were taken in 1910 at the April "Staty" or Statutory Fair, now equivalent to a public holiday. Note the snow on the roofs.

A plan drawing of these buildings is shown on page 16.

At first, one is puzzled by the lack of reference in the first conveyance to the two cottages mentioned in the second. The abstract of title dated 30th September 1959 gives the clue for it states that "leasehold properties are not subject to the abstract". i.e. it deals with "freehold" only.

The system of leasehold and freehold still persist to this day. It is a system whereby the land is always retained in a family. The use it is put to is determined by the "lessee" at his own risk, and reverts back to the freeholder at the end of the lease.

Thus in 1930 all the freeholds belonged to Miss. Marler, with two leases outstanding, but by 1932 these had either been purchased or had run out and were being rented otherwise the club could not have sold them.

These buildings now break down into the following groups:-

1. The Brewery (now the main Club room)
2. The Kiln (now the lounge)
3. The New Inn (now No. 2 Luton Road)
4. The Blacksmith's Shop, cottage and stables (now demolished)
5. Holmleigh (now the Steward's quarters).

The picture for 1930 is now complete, for many members recollect these buildings and can state categorically that there were no others. The questions now asked are, when were these buildings put up? and how did they become what they are today?





*This Conveyance* is made the thirtieth day of August One thousand nine hundred and thirty two

between John Heyndman Vincent of 36 Croydon Road Waddon in the County of Surrey Motor Engineer William Brewer of Gas Street Toddington in the County of Bedford Scaffoldier and George Smith of 180 Wellington Street Luton in the said County Finisher Boat Trade the present Trustees of The Toddington Workmen's Social Club and Institute in the County of Bedford registered under the Friendly Societies Act 1896 Registered Number 415 Beds W and having its registered office at the Club premises

Toddington aforesaid (hereinafter called the Vendors) of the one part and The Northampton Brewery Company Limited whose registered office is situate in Bridge Street in the County Borough of Northampton (hereinafter called the Purchasers) of the other part *Whereas* the Trustees are the present Trustees of The Toddington Working Mens Club and Institute a Club duly registered under the Friendly Societies Act 1890 Registered Number 415 Beds W with a registered office at the Club premises Toddington aforesaid having been appointed as such Trustees by Resolutions passed in accordance with the Rules of the said Society a copy of which Resolutions have been sent to the Registrar of Friendly Societies pursuant to Section 25 of the said Act *And whereas* in pursuance of a Resolution passed at a Meeting of the Members of the said Society held at the registered office of the said Society on the Twenty sixth day of August One thousand nine hundred and thirty two the said Vendors as the Trustees of the said Society were duly authorised to sell to the Purchasers the fee simple of the property hereinafter described for the sum of One thousand six hundred pounds

Now this Deed witnesseth that in pursuance of such authority and consideration of the sum of One thousand six hundred pounds as Purchase money now paid to the Vendors as such Trustees as aforesaid by the Purchasers (the receipt whereof the Trustees hereby acknowledge) the Vendors as such Trustees as aforesaid hereby convey unto the Purchasers Firstly All those premises at present in the occupation



of the Trustees as a Club and Institute formerly known as  
 the New Inn Teddington in the County of Bedford with the  
 outbuildings yard and garden adjoining Secondly ~~the~~ ~~same~~  
 buildings and premises adjoining formerly known as Holmleigh  
 Thirdly ~~the~~ ~~same~~ Store House adjoining formerly in the  
 occupation of J. F. Bradshaw Fourthly ~~the~~ ~~same~~ other  
 buildings adjoining the last named premises and now unoccupied  
 formerly used as a Film Cell which said property and premises  
 first secondly thirdly and fourthly described are situate at the  
 corner of Dunstable Road and Finns Lane and are more  
 particularly delineated and described and coloured Pink on  
 the map or plan drawn on a Conveyance dated the Eighth  
 March One thousand nine hundred and thirty and made between  
 Frances Elizabeth Marler of the one part and Charles Robert  
 Vincent and the said William Brewer and John Hyndman Vincent  
 the then Trustees of the said Society of the other part and  
 have been reconstructed and now consist of premises used as a  
 Club and Institute and dwellinghouse adjoining for the use of  
 the Manager or Secretary of the said Club and a shop and  
 dwellinghouse in the occupation of Arthur Garret and Walter  
 Garret and ~~a~~ <sup>two</sup> cottages <sup>near thereto</sup> the occupation of  
 W. Wormold and Mr. P. M. Dall Together  
 with gardens yard and buildings thereto and all other  
 buildings and erections (if any) erected on the property hereby  
 conveyed or on any part thereof ~~to~~ ~~hold~~ the same Unto  
 the Purchasers in fee simple subject to and with the benefit  
 of the existing tenancies

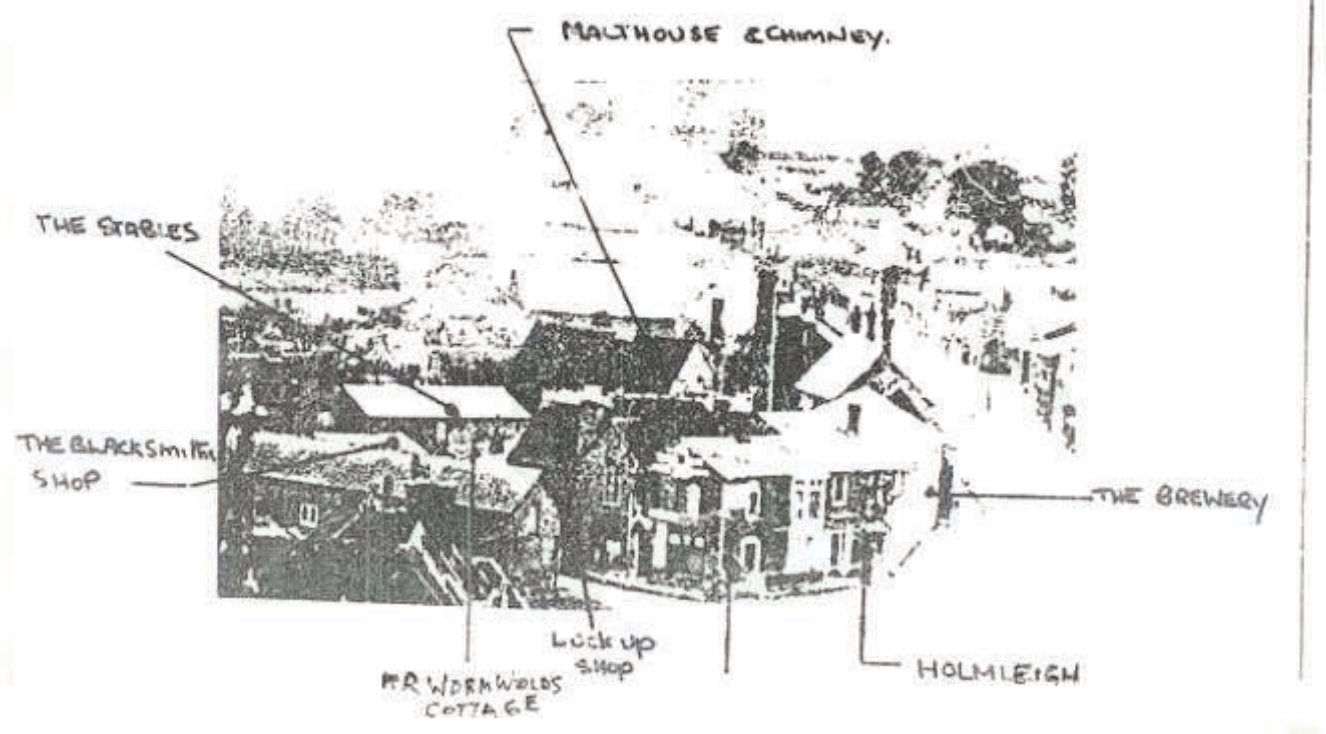
In witness whereof the said parties to these presents  
 have hereunto set their hands and seals the day and year  
 first above written

Signed Sealed and Delivered  
 by the said John Hyndman Vincent  
 William Brewer and George  
 Smith in the presence of

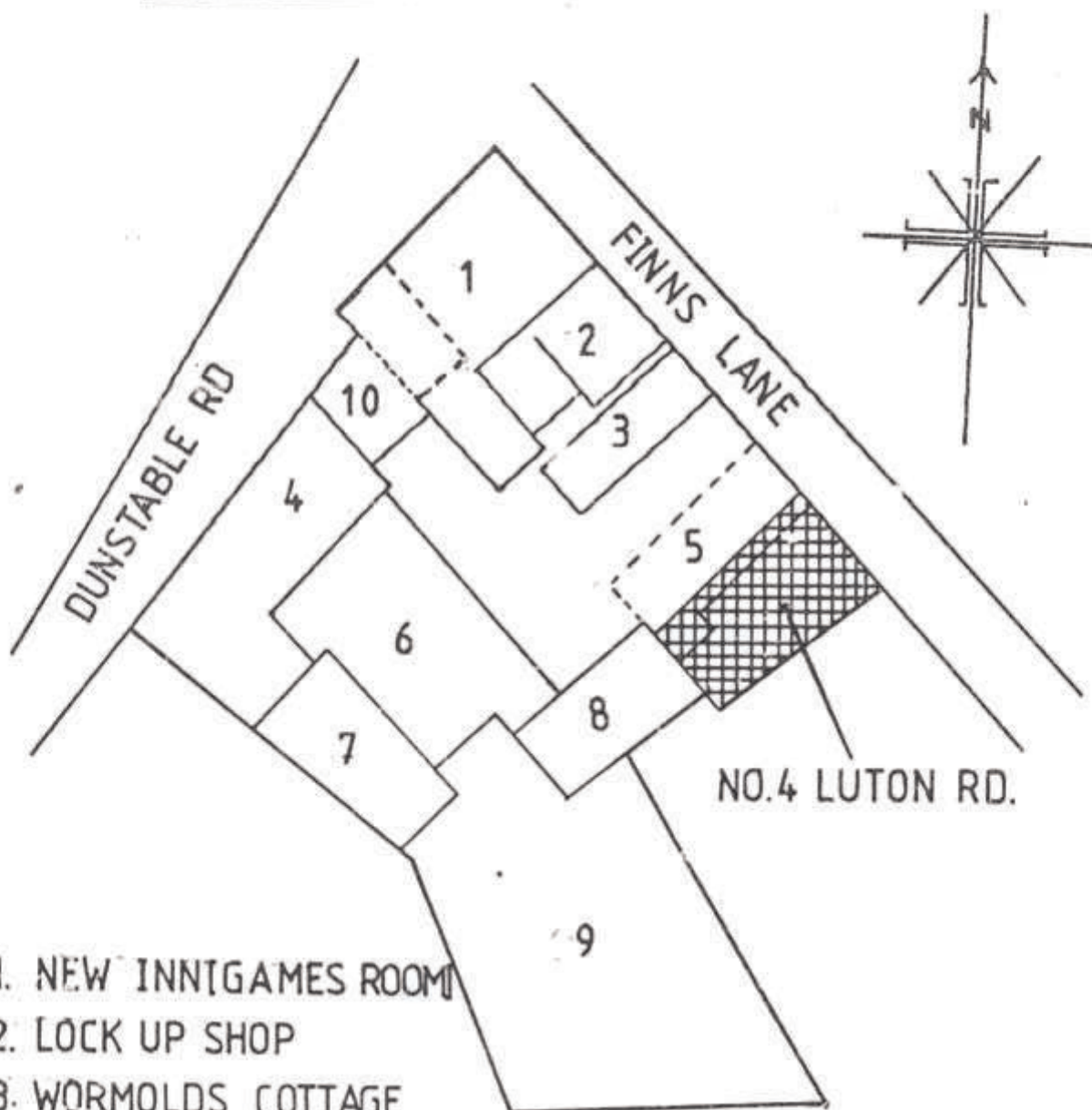
E. L. Nichol  
 solicitor Clerk with  
 Messrs. Quinnes, Dunham & Co  
 Solicitors, Northampton

John Hyndman Vincent  
 William Brewer  
 George Smith





PREMISES 1930



- 1. NEW INN[GAMES ROOM]
- 2. LOCK UP SHOP
- 3. WORMOLDS COTTAGE
- 4. STORE HOUSE [MAIN CLUB ROOM]
- 5. BLACKSMITHS SHOP
- 6. CANOPY
- 7. KILN [LOUNGE]
- 8. STABLES
- 9. GARDEN
- 10. WITHINGTONS COTTAGE [HOLMLEIGH]

## 1. THE BREWERY & KILN

In 1930 the Brewery consisted of two buildings, at right angles to each other but not joined as they are today. The main club room being the "Brewery" and used to be the fermenting room for vats of beer.

The Brewery was reputed to be owned by Morris of Amptill but I have my doubts as I will explain later. The Brewery (and the kiln) were closed down about 1900 leaving the place empty. Subsequently it was rented out as a storeroom to Mr. A.T. Bradshaw until 1928 when he closed his business down, partly I suspect due to the pressures of the club, who needed the space. Mr. Wilf Fowler recalls this room full of racks and bins, for the storage of cereals, straw and hay etc., and vehicles would back up to the fire exit door, to load up with supplies. It is believed that Mr. Bradshaw made minor changes to the building but nothing of any consequence. He is described by Mr. Fred Russell as "a tall, kindly man who walked with a stoop and spoke with a stutter". (photo page 18).

The kiln (now the lounge) was also part of the Brewery complex and when it was closed in 1900 the kiln was never used again and was left to fall into decay until 1930. Underneath the lounge in the main Club cellar is reputed to be the finest in Bedfordshire, it's original use was to store the barrels of beer produced by the Brewery. In the cellar is a well, now slabbed over, and a freshwater spring at either end, also slabbed over, these being the water supplies for the Brewery.

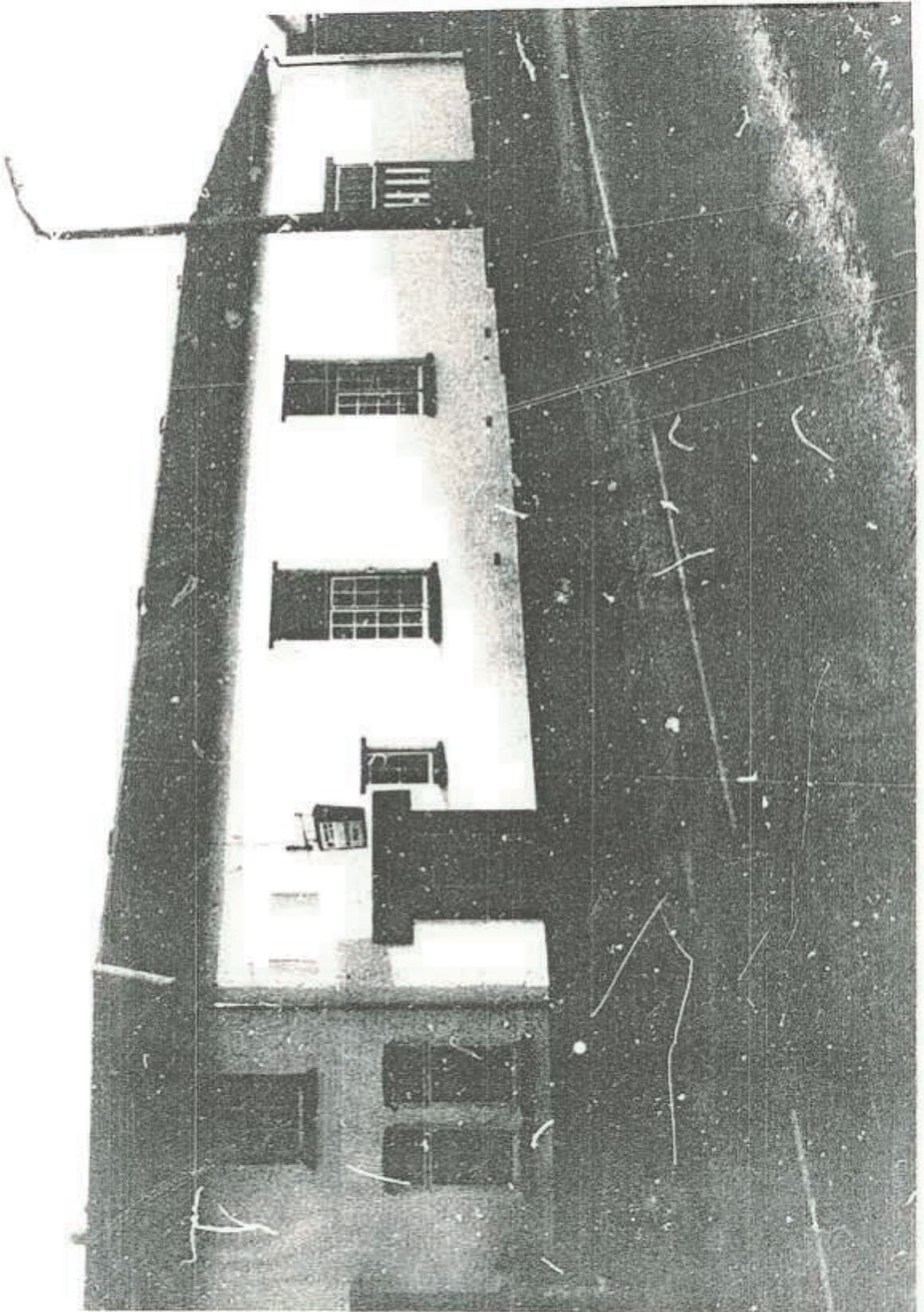
The original purpose of the kiln was to roast the hops and grains ready for fermenting in the Brewery, and the "raw" materials were stored in the loft over the ton. (photo page 19).

Between the two buildings stood the kiln chimney, and was a famous local landmark, and it stood next to a smaller chimney, that of Mr. Pillar's workshop (photo page 19).

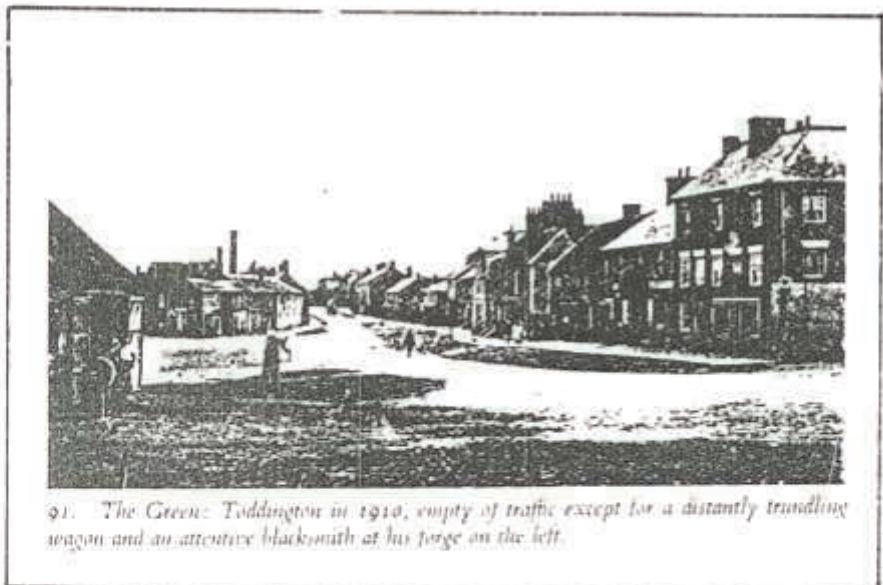
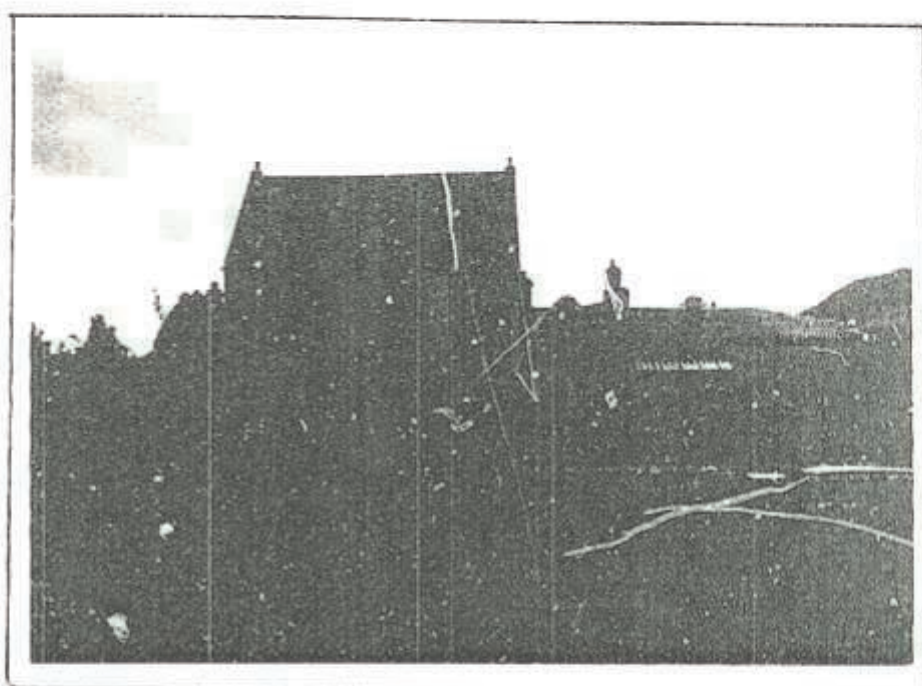
The origins of the Brewery are fairly easy to establish, since the "Enclosure Award" map of 1795 (reproduced on page 20), clearly shows a long building consisting of a malt house and barn, running along the High Street and terminating in a cottage owned by Mr. Hillyard. Further cottages adjoined Mr. Hillyard's, running along Fines Lane (Luton Road) as far as No. 4 Luton Road.

At this point it may be necessary to describe the difference between a malt house and a Brewery, for this becomes important. Basically a malt house produces the "liquor" to produce beer. <sup>A BREWERY FERMENTS THE LIQUOR TO PRODUCE BEER.</sup> Two distinct and separate operations.

The portion of the original millhouse of 1797 or re-built in 1834/5, extending to Mr. Pillerim's property (see sketch page ) but modernised after being vacated as Mr. Bradshaw's Corn Store. The "Committee" Room did not exist in 1834/5.

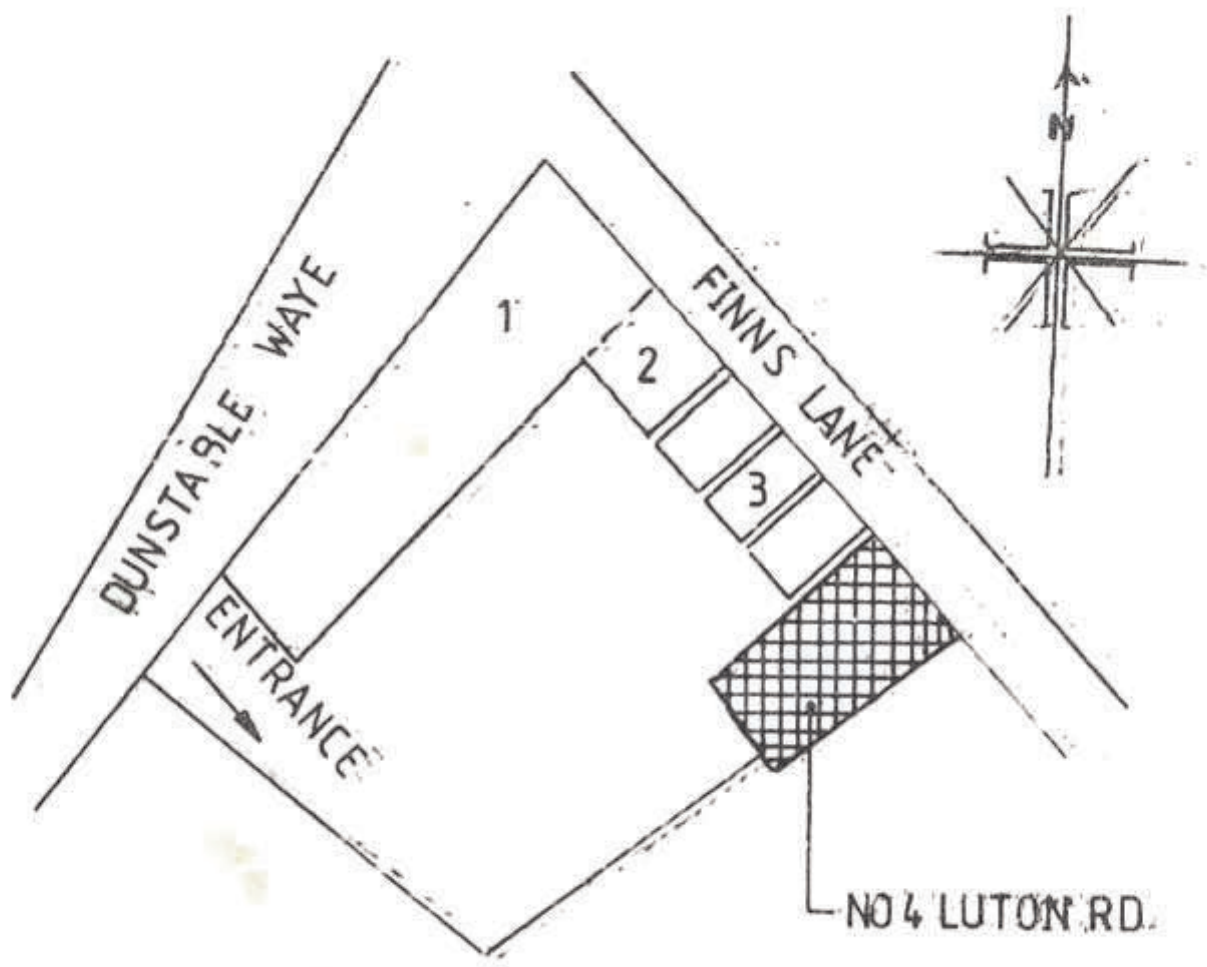


The original loft building over the kiln. Photo also shows the collar entrance.



The famous local landmark of the kiln chimney and Mr. Pilgrim's chimney.

91. The Green: Toddington in 1910, empty of traffic except for a distantly trundling wagon and an attentive blacksmith at his forge on the left.



- 1: MALTHOUSE
- 2: THOS. HILLYARD'S COTTAGE
- 3: ROW OF COTTAGES

PREMISES 1797

Documentary evidence exists to show the malt house existed in 1787 and a Town Map of Toddington published in 1581, clearly shows buildings on our land. Evidence of long use of the land, but not proving that they are the same buildings (photo 22).

A careful study of the map on page 20, and comparing it with the map of 1930 on page 16, shows one important difference. The entrance to the malt house yard, is now where the lounge stands, a difference of some 20 feet or so, and buildings don't move by themselves!

The Enclosures Award, dated 1796, lists as the owner, Mr. GEORGE DRINKWATER (senior), his grantee's and devisees and Mr. Henry Letch for life, (indicating that he had a Partner). That is to say, the lease and freehold were held separately but held in Trust by their children while still alive, reverting to the remaining survivors of the family at the death of any of them.

The Will of George Drinkwater (snr.) made in 1787, lists him as a horse dealer and farmer. The bequests are follows:- TO HIS WIFE HANNAH AND MOTHER MARY 7/- EACH WEEK FOR LIFE IN LEGAL MONEY. They were also to have an equal share together with his four children, George (junior), Thomas, and the births of "LITTLE MARY FEEFOLD LEASEHOLD LANDS, TENAMENTS AND HERIDINGS IN THE PARISH OF TODDINGTON AND CHALTON".

The property was not described as such, but the poor levy rate book of 1796 lists the Brewery owner as Mr. John Green and occupier as Mr. George Snufford. Rates were 2/- per year.

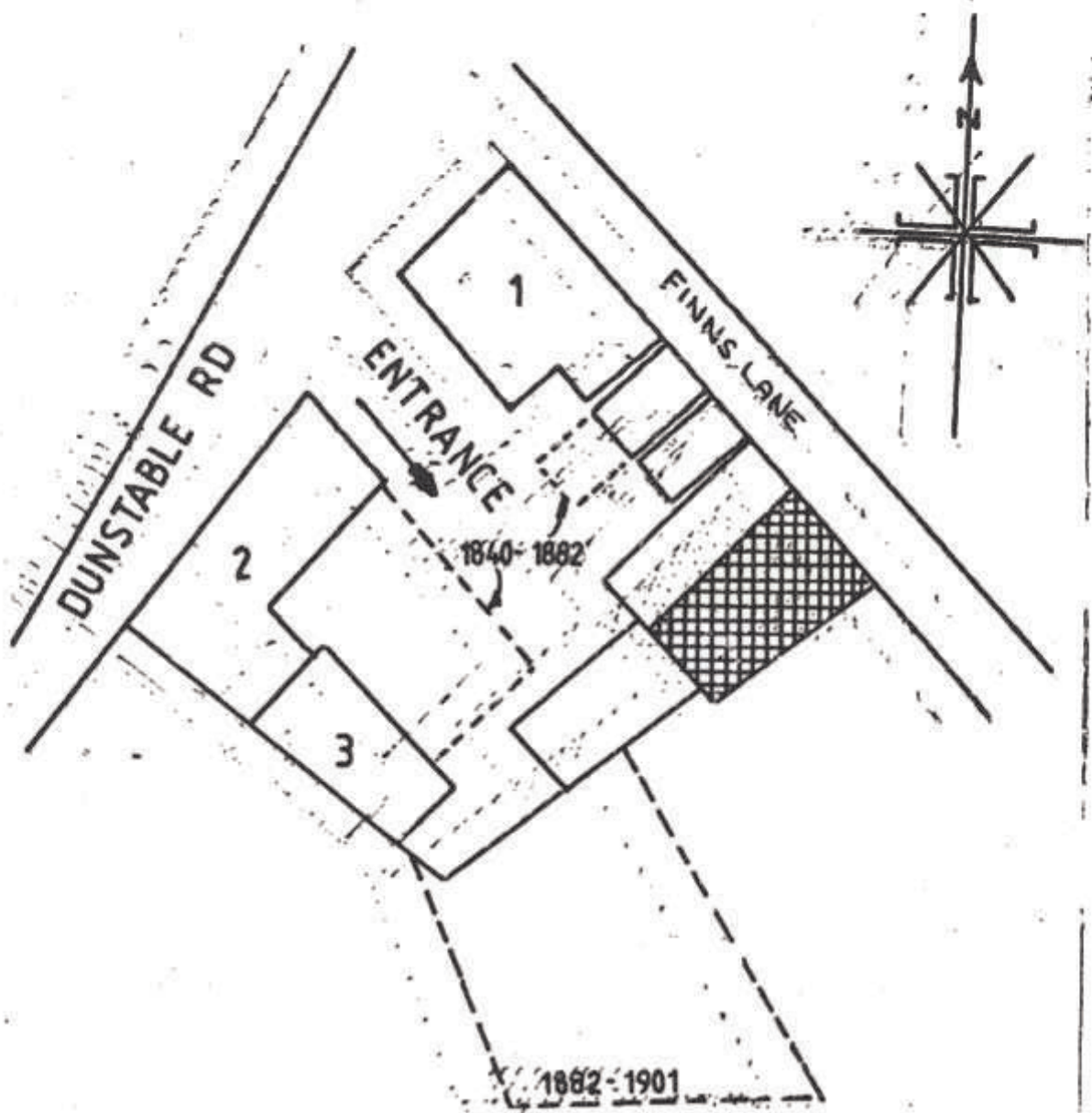
With the disappearance of Henry Letch and the appearance of John Green, one must presume that they were related in some way and this change was no doubt due to the death of George (snr.) in 1789, for the system of lease and freehold being held in family trusts existed through many years, for surely it is not coincidence that the lease was held in 1900 by Thomas Green, 110 years later.

The poor levy rate book of 1826 shows that a rate of 12/- per year was paid by Mr. George Snufford as owner and John Ellingham as occupier.

The connection between the undescribed estate of George Drinkwater (snr.) and George Snufford is easily established for in 1794 on the 4th February, Ann May Drinkwater (daughter of George) married George Snufford by special licence issued 7 days earlier "with permission of her Guardian", so she must have been



PREMISES 1835 - 1840



- 1. NEW INN
- 2. BREWERY
- 3. MALTHOUSE

(where the arch now is) was once an outside wall, since it is a double wall of bricks. Fourthly, why was there once a staircase leading to the room over the kitchen? (the banister rails are still there on the 1st floor).

Putting all these facts together, and they are all there for all to see, I am led to believe that sometime between 1840 and 1882, the Brewery was extended to meet the New Inn, at 1st floor level only. At the same time the New Inn was added to, in respect of additional accommodation, and I will deal with this under the "New Inn" section.

The prime purpose of this extension was to improve the storage space for the Brewery, but it could not be done without adding to the New Inn, for access was needed to the 1st floor, which could not be achieved without improving the New Inn facilities. I suspect that the Steward's kitchen was then an office, and the 1st floor became additional storage for the Brewery.

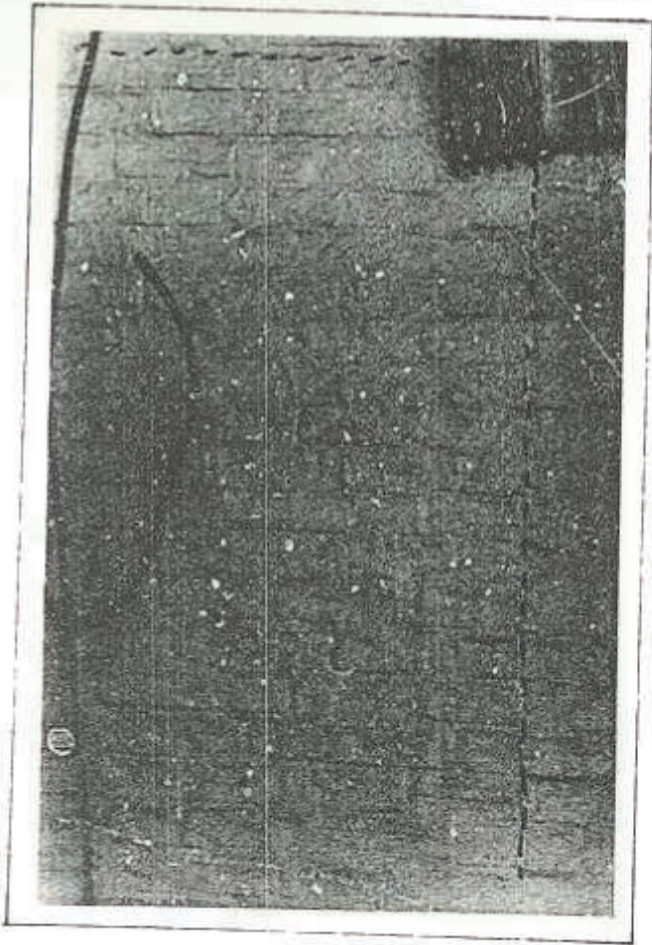
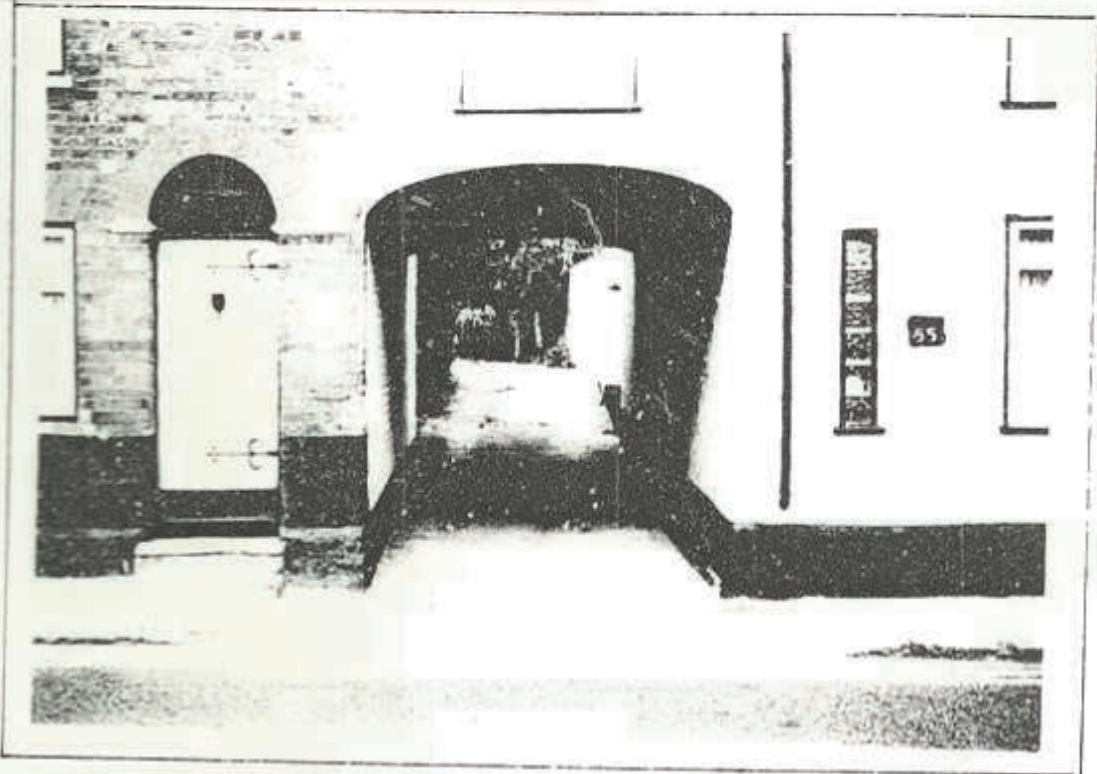
I have prepared a detailed plan of these changes (see page 29) and access to the 1st floor would be from the door in area G (see photo on page 26) across to the door in area C, up the stairs (area C) into area F, through the door into area E, (areas A & B being the New Inn improvements. The shaded area represents the new 1835 buildings. The buildings would result in an arch over the access to the yard, and similar examples around the Village are shown in the photographs on pages 26 and 28.

The second addition of brickwork will be dealt with in the section on "Holmleigh".

With regard to the building of the Brewery and Kiln, we are now left with only one mystery, who put up the buildings now used as a toilet block? They are not shown on any of the maps up to 1901, and in the statements of members "they have always been there". This is a relative term and can only relate to living memory, thus any person aged 65 yrs. can only go back as far as 1918; if one has a memory at the age of "1" this will be dealt with under the section of the New Inn.

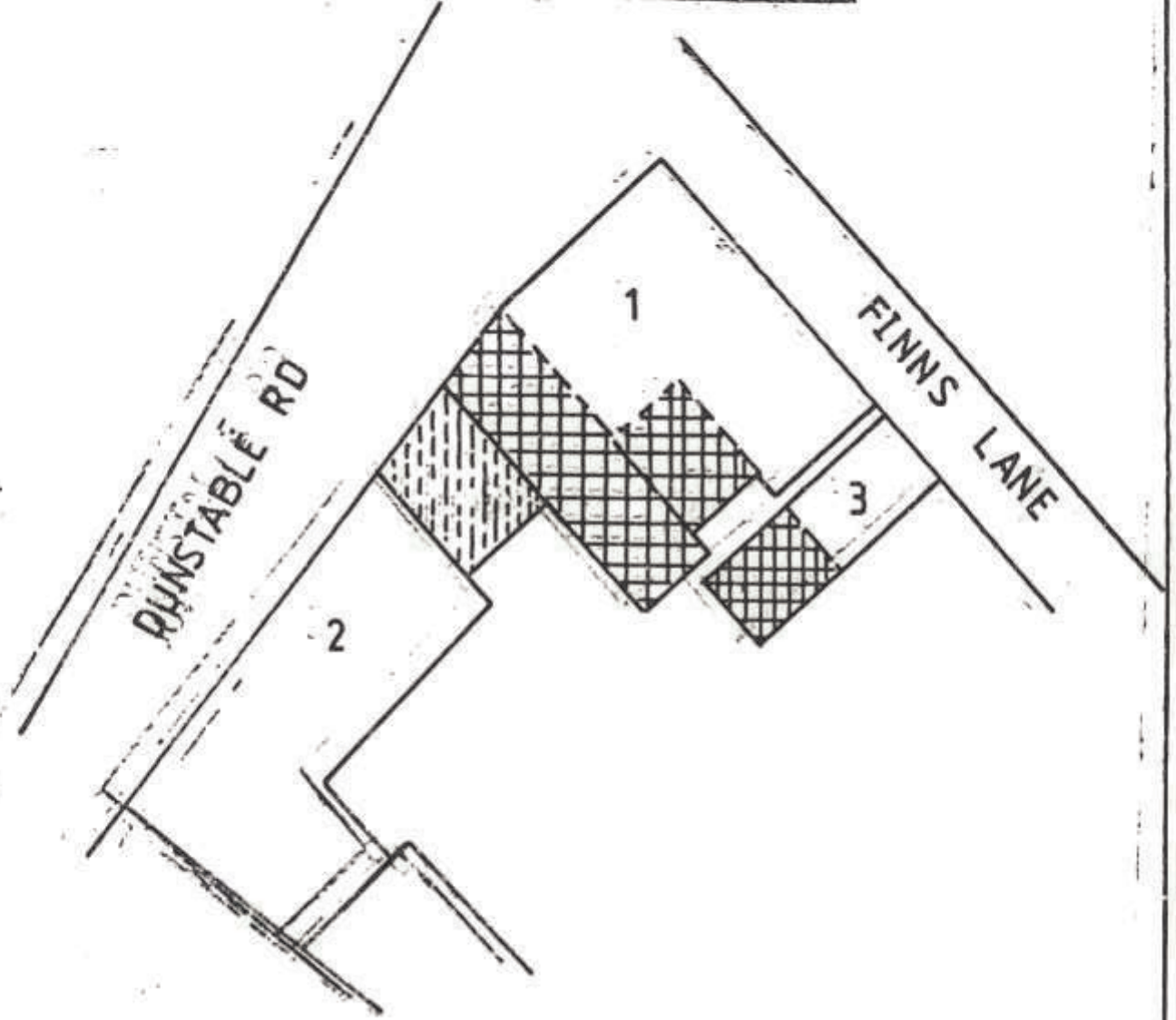
It is popular belief that the Brewery was owned by Morris of Ampthill. I have been unable to confirm this despite study of various property holdings of William Morris. Therefore I see the mention of Toddington. No ever there is a connection, Mr. John Green was a business Partner of Mr. Morris, for in the accounts from 1840 onwards, John Green was paying dividends on loans from William Morris for several years. It therefore seems more likely that Mr. Morris was a majority stock holder of John Green's Brewery; and part of the business deal was the use of the Morris name to drum up trade, until John Green bought

13. - 1914 - 1915 - 1916 - 1917 - 1918 - 1919 - 1920 - 1921 - 1922 - 1923 - 1924 - 1925 - 1926 - 1927 - 1928 - 1929 - 1930 - 1931 - 1932 - 1933 - 1934 - 1935 - 1936 - 1937 - 1938 - 1939 - 1940 - 1941 - 1942 - 1943 - 1944 - 1945 - 1946 - 1947 - 1948 - 1949 - 1950 - 1951 - 1952 - 1953 - 1954 - 1955 - 1956 - 1957 - 1958 - 1959 - 1960 - 1961 - 1962 - 1963 - 1964 - 1965 - 1966 - 1967 - 1968 - 1969 - 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100



Photograph of the entrance to the building with the door on the left.

MAJOR RECONSTRUCTION 1840-1882



SHADED AREAS SHOW ADDITIONS TO

- 1. NEW INN
- 2. BREWERY
- 3. COTTAGE

Photograph of Cassiter House will showing the two areas of different brick-work at first floor and ground level.

Section 1 - first floor level

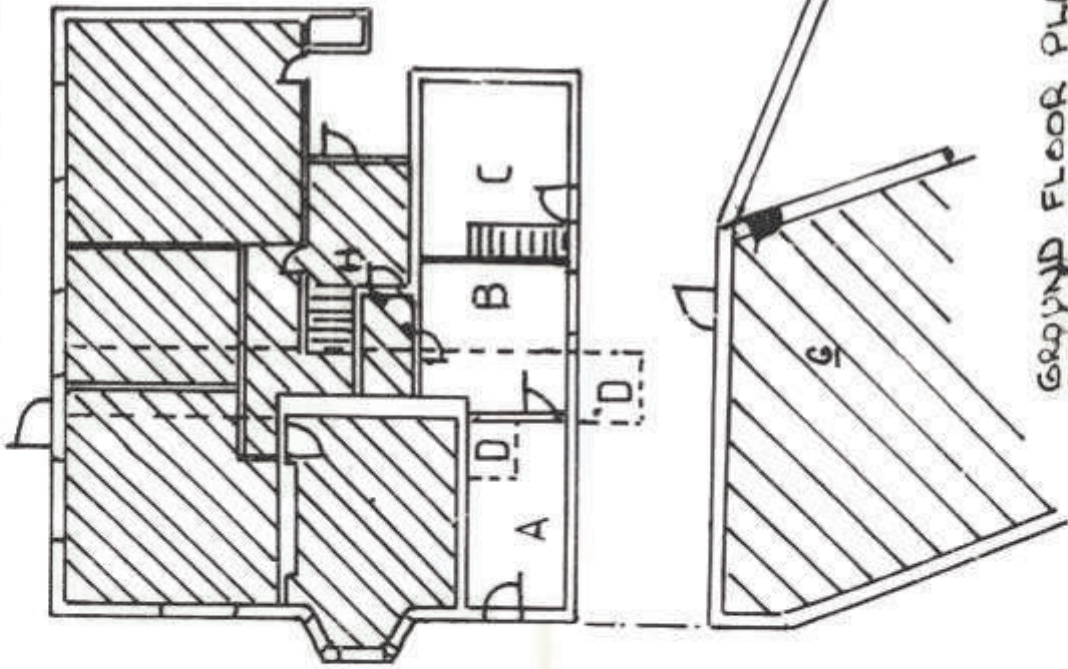
Section 2 - ground floor level



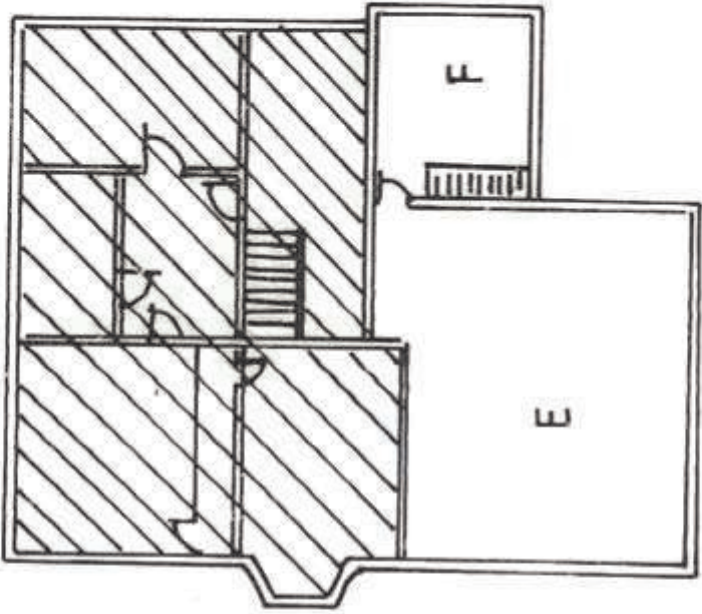
The purpose built arch of the Sow & Pier Public House.



THE BREWERY & NEW INN 1882



GROUND FLOOR PLAN.



1ST FLOOR PLAN

him out.

Andrew Underwood, in his book "Some Role for Ainsty" says:-  
 "IN BEDFORD STREET WERE THE EXTENSIVE WORKS OF THE BREWERY, FOUNDED IN THE  
 18th CENTURY BY THE MORRIS BROTHERS, BUT BY 1895 THE FIRM HAD BEEN SOME YEARS  
 THE PROPERTY OF COL. JOSEPH T. GREEN. THE BREWERY EMPLOYED MANY PEOPLE IN  
 BEDFORDSHIRE".

The Brewery ceased production in about 1892 on the death of John Green (junior),  
 leaving his son Thomas the few remaining years of the freehold. It was never  
 again used as a Brewery.



Todington Post Office and the Sow and Pigs



View down the High Street from the smithy on the Green

## 2. THE NEW INN

The New Inn is now the building we know as No. 2 Luton Road. I have previously stated that the bulk of this building was built around 1835, when the Brewery was rebuilt. This is supported by the Licensed Premises Returns and Trade Directories (see page 32). The first listed occupier (not owner) is listed as Mr. Edward Ellis in 1847, which is when records began. The average stay of succeeding tenants is 10 to 12 years, thus it is entirely feasible that Mr. Ellis was the first landlord in 1837. Blundell's book, "TODDINGTON ITS ANNALS AND ITS PEOPLE", written in 1925, records that the New Inn has a history of "certainly 100 years" making it 1825.

A photograph of the New Inn taken in 1897 decorated for Queen Victoria's Diamond Jubilee is shown on Page 33, "Charlie Bunker" as it's last landlord, and "Lois Tearle" the Landlady, between 1887 and 1900. A study of this photograph shows many inconsistencies and shows two distinct building styles. The New Inn is a brick and slate construction generally used from 1830 onwards and has the appearance of being "tacked" onto a building much older. Note the:-

1. Difference in roof angles to the left of the centre gully.
2. The New Inn has sash windows as opposed to hinged windows in the building on the extreme left.
3. Lime and mortar rendered walls against plain brick.
4. The use of clay roof tiles against slates.

THE CONCLUSION IS OBVIOUS, AT SOME TIME TWO BUILDINGS WERE PUT TOGETHER.

A comparison between this photograph and the one in the title photograph (page ~~Four~~) shows that part of the building on the extreme left has been demolished but the section next to this (with hinged windows) still remains; with one difference it now shows brick exterior walls not lime and mortar.

The demolished section of the building was that referred to in the 1932 conveyance as Mr. Wormold's cottage but not as shown in the photograph (1897).

The centre section of the building complex from the door or the left to the centre roof gully is the original building referred to in the 1796 enclosures map, as "Thomas Hillyard's" cottage, at this time though, it would have had a thatched roof, which was probably replaced with clay tiles when the New Inn was built. The modern photo on page 34 shows this building



From Trade Directories and Licensed Premises returns, the following list of Landlords was obtained.

1903                    1st May unoccupied "freehouse"  
Yearly tenancy available  
Leased T.G. Green

1898                    Mrs. Lois Tearle:- Occupier

1894                    Mrs. Lois Tearle:- Occupier

1891                    Mrs. Lois Tearle:- Occupier  
Rent: £10-5-0 per annum  
Owner: Mr. H. Whitbread  
Leased: Mr. T.G. Green

1885                    Mr. Joseph Tearle:- Occupier

1876                    Mr. William Braund:- Occupier  
Licence holder: Mr. Robert Bonford  
Leased: Mrs. Charlotte Faulkener

1864                    Mr. James Cleaver:- Occupier

1853                    Mr. William Horley:- Occupier

1850                    Mr. J. Ellis:- Occupier

1847                    Mr. Edward Ellis:- Occupier

THE NEW INN 1897 DECORATED FOR  
QUEEN VICTORIA'S DIAMOND JUBILEE



Benny Graham

Lois Tearle

Major Tearle

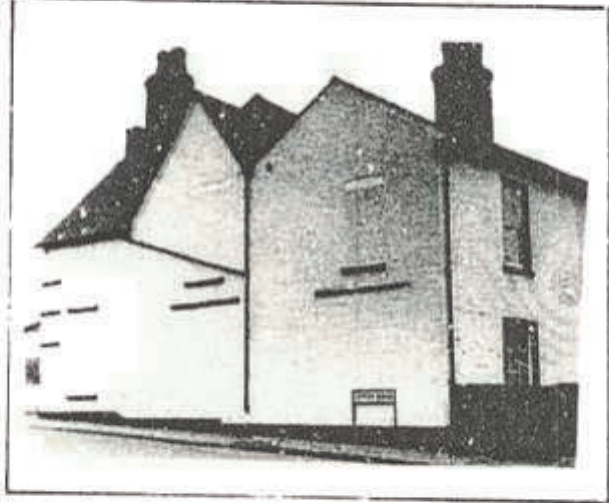
Charlie Bunker

Note "door step" still there today



Old Cottage section incorporated into New Inn. (Mr Hillyard's cottage)

The 1906 reconstruction for comparison to the 1897 picture taken at the same angle.



THE "LOCK UP" SHOP 1906 TO 1930

as it was in 1981, and the second photo on the same page shows the modernisation which was carried out in 1906, namely the demolition of the section on the extreme left and adding brick exterior walls.

Thus No. 2 Luton Road now consists of the remains of two buildings, one the New Inn virtually in tact, and the other, Thomas Hillyard's cottage now half demolished.

I have previously shown that the Brewery was significantly altered between 1840 and 1882, and that these changes also added to the New Inn facilities (see main page 29). These changes added to this building, rooms A & B, and of course about 1906 also added C, E & F, taking them over from the Brewery when it closed. Room A created the front door, 15 High Street, the old hallway and room B (now the Steward's dining room) the door between these two rooms was also added. A second door was then cut in the other wall forming a "cupboard" (now the entrance to Steward's quarters (first floor). The cupboard was formed by bricking up the existing door H.

There was also one other change, the cellar was extended in two directions (areas D). How do I know this? Firstly, a cellar needs two entrances, one for beer delivery and a second one for convenient access to change barrels. Examination of the cellar from the inside shows two things, a delivery entrance at the Luton Road end, and a small set of narrow steps in the centre, no doubt ending up behind the Bar. The location of this delivery entrance is shown in the photo on page . Thus when building was added too for the sake of the Brewery, the opportunity was seized to gain better access to the cellar, by putting a new internal access in room A. Having done this, the cellar delivery entrance had to be extended so that it was outside the building. I suspect this was necessary due to the increasing traffic in the narrow Finns Lane (Luton Road).

These then are the major changes to the New Inn which are inevitably tied to the Brewery and Kiln. However we are now approaching the point when we can link conclusively further changes with the people who were responsible for them.

In 1862, Henry Whitbread purchased the lease of the premises at public auction from Thomas George Green. The lease on offer was for 21 years at £100 per annum. When this lease ran out in 1883, Henry purchased the freehold, re-leasing the premises to Thomas Green, who installed a landlord, Mr. Joseph Tearle and on his death around 1888, his wife took over with

the aid of a Manager. When the second lease ran out in 1903, Henry retained it and made it over to his son, Bill, and for the first time the freehold and leasehold were held by the same person. With the closure of the Brewery in 1900, the New Inn became a "freehouse" as previously stated.

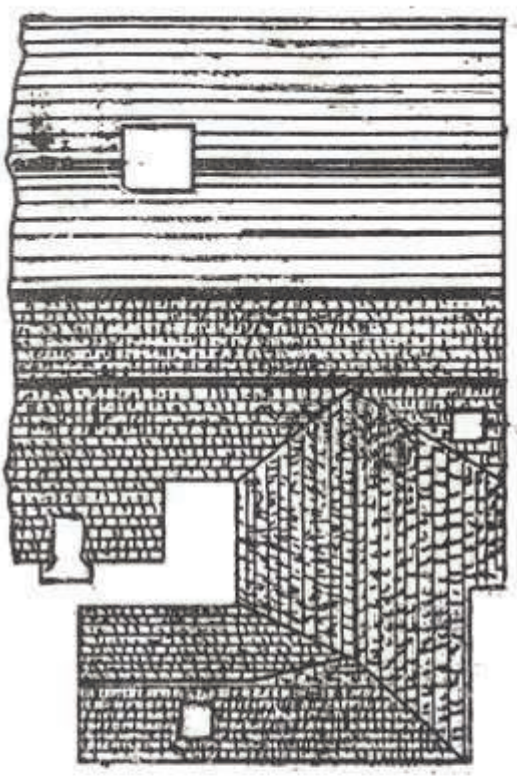
When Billy took over the New Inn in late 1903, it was a gift from his father Henry Whitbread, who was a business man living in Bedford, he owned several public houses including the Old George Inn, Bedford.

In a book about Henry Whitbread, one of his other sons records the following:-

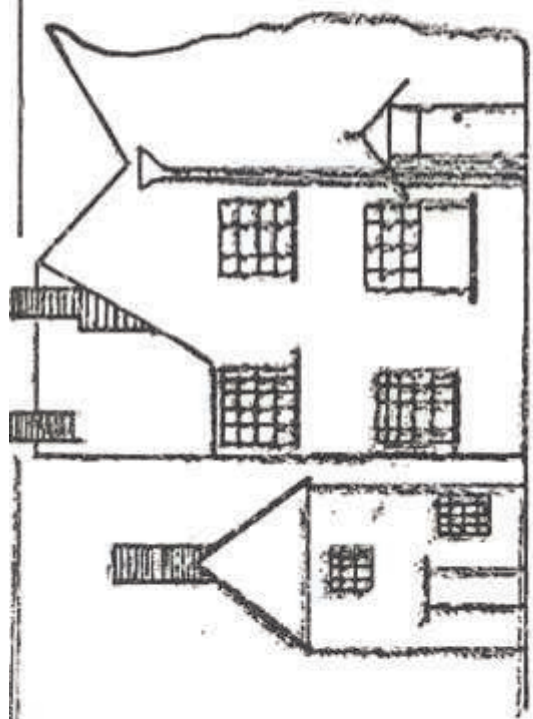
"Billy was the second son of Henry's first marriage and after his release from the Army at the end of the Boer War (1902), he was still under 20 years old, he was set up in the New Inn at the "Dead and Alive" hole of Toddington, which was temptation enough to drink all the profits, which they said he did. His wife left him 2 or 3 years later. He was the drollest and funniest man I ever met, he was a good son, but his biggest failing was drink. He died on July 22nd 1922, after contacting T.B. in the Great War". Thus Billy failed to settle as a "publican" after the excitement of the war, and turned to "drink" which in turn created further problems, he sold out to Charlie Bunker in 1906. Charlie Bunker is first recorded as owner, in a Trade Directory of 1905, but the facts suggest that he bought the New Inn in 1906, realising his ambition was to own the place after serving as Manager for Lois Tearle for several years.

Charlie and His wife Annie commenced to run the New Inn in 1906. He was clearly a business man and had no doubt formulated his plans while manager for Lois Tearle, for he made many changes, mostly of a minor nature, but one major change he made will be dealt with under the section of "Holmleigh".

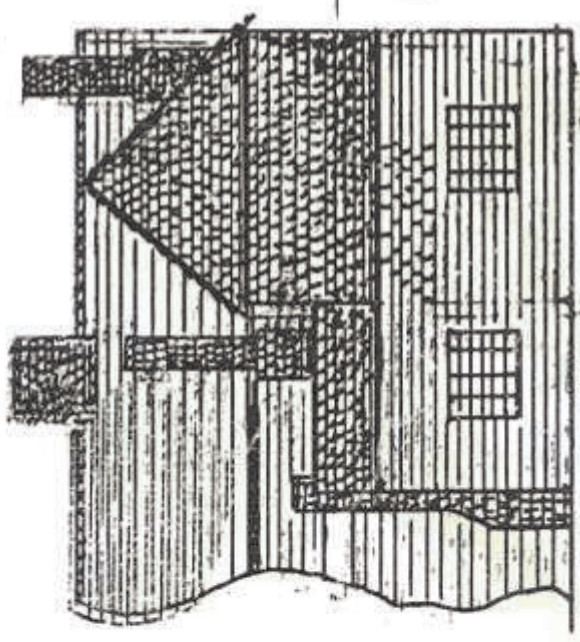
The changes were aimed at putting the New Inn onto a proper business footing, fully utilising the empty buildings. Firstly the dilapidated section of Mr. Hillyard's cottage was pulled down, and replaced by William Wormold's cottage completely rebuilt with clay tile in keeping the extension to the original building added between 1882 and 1901. This building was now separated from the New Inn. The remaining section of Mr. Hillyard's cottage was stripped back to its timber frame and clad in bricks and roofed with clay tiles, and this, more in keeping with the style of the more modern New Inn, was incorporated into the New Inn complex, it's use being changed from a store room to a "lock-up shop", which was subsequently rented out. The Saloon Bar window was replaced with a large picture window.



1840 - 1906



RECONSTRUCTION 1906/7



NEW INN & COTTAGES

There is evidence that internal changes also took place on the 1st floor but these are not known in detail.

The rest of the work Charlie did is mainly confined to the "out buildings", and will be dealt with there.

(see reconstruction drawing and floor plan on page 37).

Charlie Bunker is well remembered by our older Club members. He is described as a kind, good hearted man, but well built (see photo page ). His wife Annie, is described as medium height, thin faced person. Very dressy - a bit overdone. She owned two dogs which we recalled as a "Bloody nuisance". She is thought to have been an actress earlier in life. Charlie and Annie lived at the New Inn with Annie's mother, Mrs. Barnes, until she died around 1915.

The pub around 1920 was described as a "lovely pub", small but cosy and warm, with lots of mirrors. The fire place always held a roaring fire, and was fronted by a big brass fender and flanked by a set of brass fire irons. You entered from the door in Luton Road and came into the Saloon Bar, overlooking the Green, the bar was directly in front of you, serving both the Saloon and Snug (or parlour). You entered the Snug by a door in a partition on the left hand side. The Snug looked across to the Angel Pub. Copper spittoons were in both bars.

Charlie Bunker died on the 18th September 1922, aged 56 years. He was sadly missed.

After Charlie's death, Annie continued to run the pub for a few years with the aid of Bertie Ireland (cousin of Fred), and a relative Miss Francis Ann Marler came to live with her at the New Inn.

The pub closed for a short period during the general strike of 1926, but re-opened afterwards for a few months, and closed again permanently as a pub on the death of Annie, on 1st January 1927, aged 60 years. She was buried next to Charlie in section 32, plot 184 in Toddington Cemetery. Upon her death the freehold passed to Miss. Marler who retained it until 1930.

Thus we now have a picture of the main buildings up to 1930. Two new characters have now entered the scene, these being the 1st renter of the lock-up shop. Walter Paplow. HE was an agent for the Pearl Insurance Co. Walter had

THE NEW INN JULY 19th 1919 PEACE DAY

MAJOR PATEMAN (WITH DICK)

MR EVANS



BILLY BOCKINGHAM

Note the enlarged Parlour window and peeling adverts by the door.

JOE BEASON

ALBERT WILSON



two main interests, shooting and athletics. Mr. Seymour (Taddington Memoirs) recalls that he used to purchase pigeons at 1/- a time. These were then released from behind the Angel and he had a "high old time" blazing away with his shotgun over the roof of the Angel. Somewhat ironic when the lock-up shop now houses the Phoenix Pigeon Club. However his first love was athletics, he was a fine athlete. Les Brazier recalls the time he was challenged to a race by Tommy Garner for a gallon of beer. At the appointed time the race duly started and true to form (or cunning) Tommy was soon left far behind, but using his superior local knowledge and a few short cuts was able to arrive home first, much to Walter's disgust who had to pay up!

Subsequently the lock up shop was taken over by Frank Kempton, and used as a Barbers Shop, until the pub closed at the end of 1926, when he moved further up the High Street.

Frank was regarded as a bit reserved and not a good mixer. Unusual for a Barber.

The other details of Charlie Bunker's changes are recalled quite clearly by Dick Shelton who remembers the gap between the reconstructed buildings which was later used as the pub toilets, and consisted of an open structure with a corrugated iron roof, and in the words of Bernard Miles "and when it rained it didn't arf rattle".

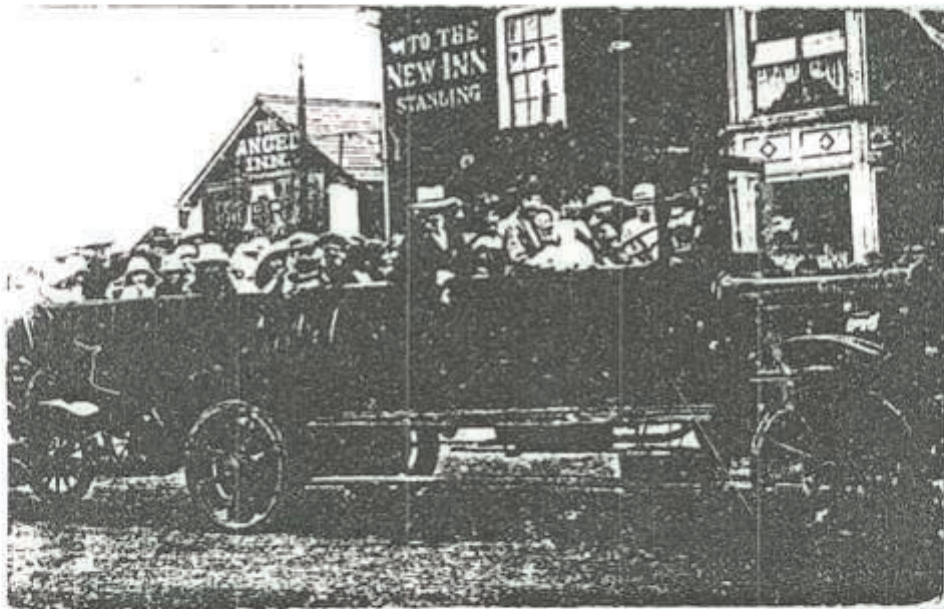
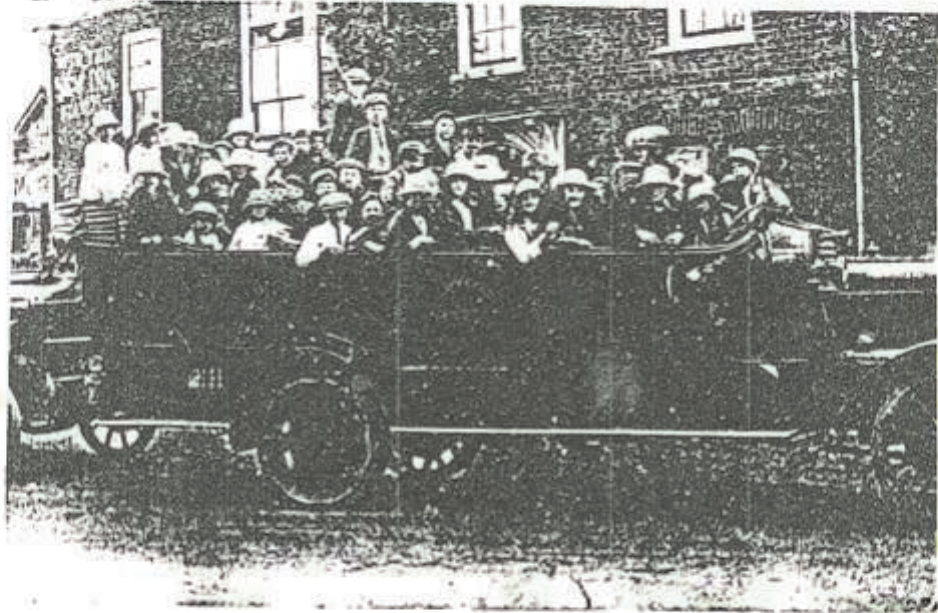
Other new details were forthcoming such as Bill Brewer (Secretary from 1927) and his brother Joe used to play Quoits in the yard.

The buildings of No. 2 Luton Road, are rich in History, and the above is only the bare bones, and the detailed discussions of the buildings will follow in the section for 1983. Interesting photos of this period are shown on pages 41 .



1. CH. RILBANG OUTING TO BRICKHET WOOD, APPROX. 1919

(Top photo note brickwork around Committee Room)



Note the advert for Horse Stabling on the pub wall.  
 Note the Angel Pub can also be clearly seen.  
 Plake's Coaches of Dunstable were famous at the time.



The original door step is still in  
position today



TODDINGTON FIRE BRIGADE ABOUT 1900 ?

Reprint of Toddington Star Football Fixture  
List of 1914, showing that the New Inn was  
being used as a changing room (and still  
was as late as 1956).



### 3. COTTAGES, STABLES AND OUT BUILDINGS

This section covers the following areas:-

1. The Garden
2. William Wormold's Cottage
3. The Blacksmith's Shop
4. The Stables
5. The Brewery Canopy

#### 1) The Garden

This has been for many years called the Orchard, it has largely been neglected and at the time of writing consisted of 3 apple trees, and a few shrubs, all overgrown and a rubbish dump.

The garden suddenly appeared on a map of 1901, and a close examination of the garden shows two brickwalls bordering the Luton Road side and Days Motors, with an iron fence at the end. It therefore seems likely that the garden was purchased from the previous owner who sold it to the Club when the building shown in the enlarged photo on page 15, was knocked down, for this building is no longer there. It is entirely feasible that at this time it was an orchard for the land itself is too small to do much with.

#### 2) Mr. Wormold's Cottage

This is probably a mis-namer, for I have named it after the last occupier. A cottage certainly existed here in 1797, and again appears on the map of 1882. In 1901, it appears to have been extended (some time between these dates) and I believe that the original building was re-built between 1840 and 1882, together with the Brewery alterations. Between 1882 and 1901 it was extended for some reason. Photo's exist (and will be seen later) that show it was a brick built structure and not a converted timber frame construction as with Mr. Hillyard's cottage. The extension added was at a lower height than the original building as can be seen in the same photo on page , and in the reconstructed drawing on page 37.

William Wormold is the last known occupier, it is not known what he did for a living, but he was a fine cricketer. Fred Russell knew him well and tells me he was always "good for a laugh" and recalls the time when William was bowling in a local match, and the batsman, trying to sneak a single, was run out. William turned solemnly to the umpire and said "I bowled for that". William lived there until 1932. During this same period of time the extended section was let out to Billy Kempton who was

just starting his cycle business.

His father, Frank then occupied the "lock-up" shop of the pub, and was running a Barber's Shop. Frank was described as a quiet and reserved man, unusual for a barber.

Billy was described as a "nice lad" by Bill Hair who recalls the cycle shop crammed with cycles in various states of repair. When the building was taken over by the Club (when the lease ran out Billy moved across the road to the High Street and continued his business where **ALLENS** Electrical shop is now.

It is believed that the next cottage down (between William Wormold's and the Blacksmiths, was also demolished between the 1840 and 1882, and this gap had gates built across it in 1906 by Charlie Bunker, in order to have a secure yard, completely enclosed when Holmleigh was built.

### 3) The Blacksmith's Shop

The Blacksmith's Shop probably has a very similar history to Mr. Wormold's cottage for it began life as a cottage (refer to sketch on page 27, and was extended in length between 1940 and 1882 with all the work being done at the same time.

Members describe it as a smallish building all of one side was two large wooden doors that opened onto the yard and for that reason had no chimney, or so they say, but the photo on page clearly shows a chimney.

The last owner was Tommy Randall who previously had rented the Old Forge in the middle of the Green. His daughter still lives in the village. Tommy was a keen motor cyclist and Les Crazier recalls him trying out a new bike, when the throttle jammed and Tommy went round and round the Green unable to stop it!

The bellows from the Blacksmith's shop are reputed to be lying in a field along side the Recreation Ground. Charlie Bunker used the building to keep his chickens in until he rented it to Tommy Randle. The only improvements Charlie made was to install a "bucked toilet" in the corner formed by the Blacksmiths and the stables.

R.V. Seymour in his book "Toddington Memoirs" recalls the previous existence

of two Blacksmiths, neither of which was "ours". I tackled him about this over the telephone and he said:-

"Ah yes! I know about Tommy Randle, but his main business was shoeing horses, and he left the main "Smithy" trade to the others".

This I suspect was not true, because Tommy had a fine reputation as a "Smithy".

The photo on page shows the cobbled path outside the Blacksmith's shop and leading to the stables. The wheels of the cart would sit either side of this, leaving the horse on firm ground where the Smith could "get at him" a sort of instant horse M.O.T.

#### 4) The Stables

Again there is not much to be said about these. They were originally put up for the Brewery use, and as the years passed into the 1900's the use of the horse declined, and part of them were used to store bottles from the pub. When the Brewery closed they continued to be used as stables, for the pub customers in the photograph of the Charabang outing clearly advertises "Stabling" on the wall.

They were also used for club members in the early days and Dick Shelton's favourite memory is Fred Ireland tying his horse to the ring in the wall.

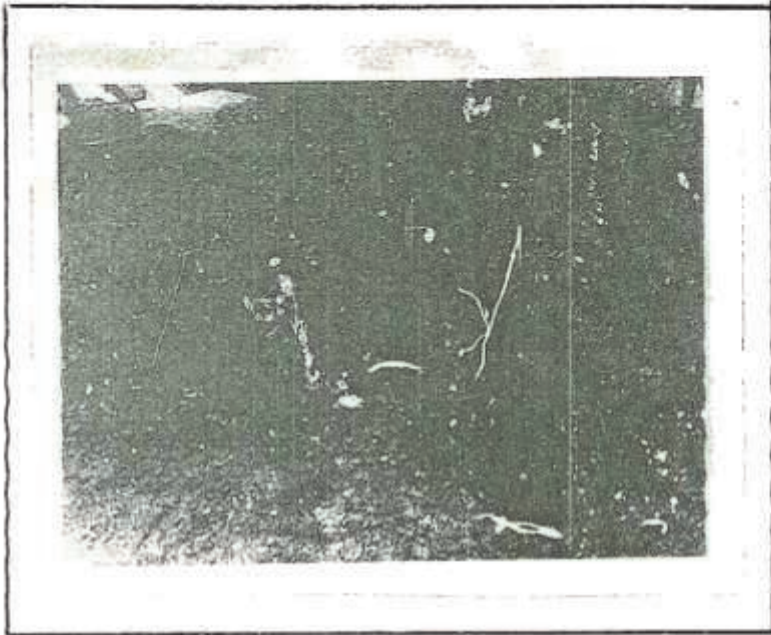
It was probably one of the few buildings that were put up and knocked down without any alterations being made to it.

#### 5) The Brewery Canopy

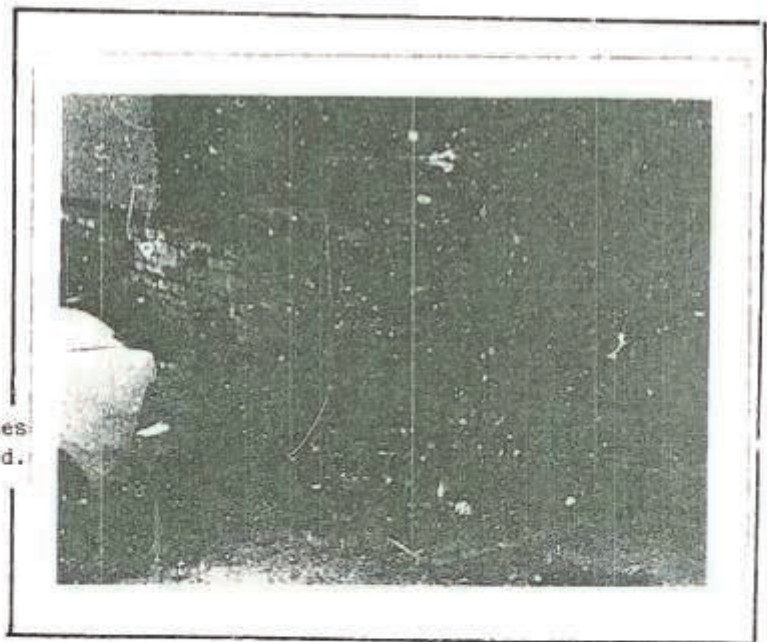
This does not seem much to take about apart from general interest. The Canopy suddenly appeared on the map of 1901, and was much larger than it is now.

It must have been part of the 1840-1882 programme of improvements to give cover to the loading and unloading of carts in inclement weather. Today it is much smaller but the vertical uprights are the original ones erected.

A plan of all the buildings and additions from 1797 to 1901 is shown on page 51, and a copy of existing maps combined together.



The cobbled path outside Blacksmiths's shop.



The remains of the Stable wall (painted white) showing it as demolished in 1981. The top two courses of bricks have been replaced.



#### 4. HOLMLEIGH

The first question I asked was where is it? For it existed in 1930 as the conveyance showed all the earlier documents had recorded all the other buildings but not his one, which had suddenly appeared in 1930. So I asked Dick Shelton who said

"Of course I know it, old Harry Withington lived there".

But where was it? I replied

"well you ought to know" he said "you sit there every other Friday".

So it transpired that Holmleigh was the old Committee Room and the entrance to 15 High Street, as shown in the photo below.



During this conversation with Dick, he recalled seeing a donkey castrated in the committee room (Harry Withington was the local Vet). Repeating this storey to a nameless club member, he retorted "so what - that room is full o' donkeys every other Friday waiting their turn". A rather unkind remark about Committee Meetings but it made me laugh.

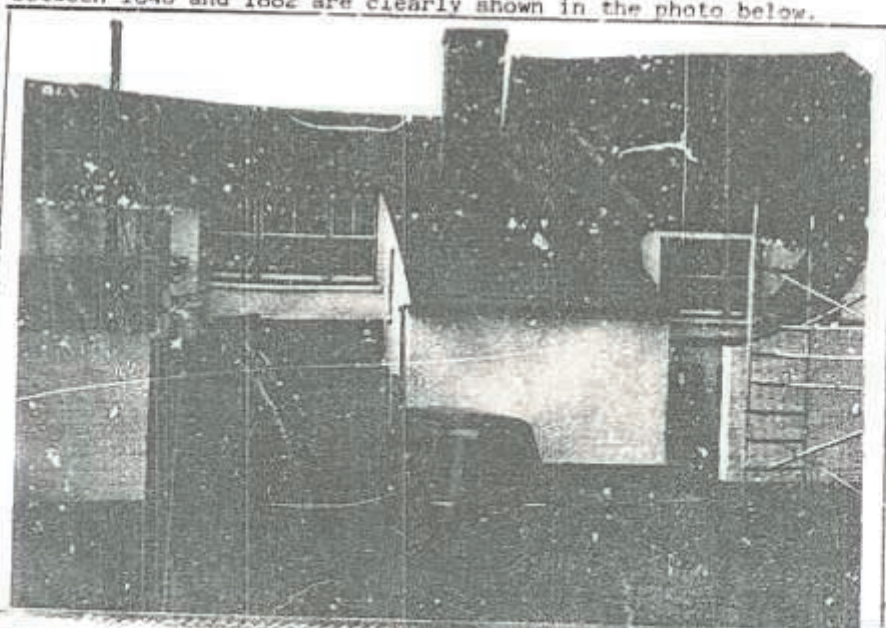
Who then had "built" Holmleigh? although built is hardly the word, for all that was necessary was to build a brick wall across the front of the High Street, and a wall at the back, in order to close off the entry arce to the Brewery yard.

As I have shown previously with the photo on page 28, that the extension of the Committee Room wall shows evidence of two lots of building and this is more clearly shown in the photo of 1920 on page .

My researches had led me to the conclusion that this work was done in 1906 by Charlie Bunker in his efforts to utilise the maximum benefit from his buildings.

His prime motivation must have been that when the Brewery closed in 1900, there was no longer any need for this access to the yard, and additionally, the central cottage in the map of 1797 in Finn's Lane, was pulled down at the same time, providing the access needed.

Thus he bricked across both ends of the arch, fitted a kitchen in the far end and put a staircase in the hall of 15 High Street, over the top of the extended cellar (1840 - 1882) for access to the first floor. The original staircase (in area C) was removed, but still leaving the banister rail in area F, and at the same time knocked a door through into Thomas Hillyard's cottage. This had the effect of creating a further self-contained dwelling at minimum expense, where previously there had been nothing. As a side issue to this building work, the toilet block was then built (as an extra storage space for the old Brewery) and the entry door to the Brewery was bricked up. (photo page 26). This work and extensions to the Brewery and New Inn between 1840 and 1882 are clearly shown in the photo below.



It is difficult to realise that this area was once busy with the traffic of horse and carts. The first occupiers of Holmleigh was "Billy Fane". I have not investigated "Billy" I do not know what he did or where he came from, but he was definitely a relative of the "Irelands" and may have been responsible for the appearance of Birtie Ireland at the New Inn in 1923. His influence on the Ireland family must have been strong for "Fred's full name was "Frederick Fane Ireland".

Harry Withington was the next occupant of the Building and is believed to have moved in about 1920. Harry was the local Vet, and the man credited with castrating the donkey, written about earlier.

Not much is known about Harry except that he was a local man with a long family tradition, the churchyard and cemetery records 3 generations of Withingtons, and Trade Directories list the following:-

- 1839 - William Withington - Cattle doctor
- 1854 - Sarah Withington - Cow Leech and Farrier
- 1885 - Thomas Withington - Farrier.

By 1930 Harry was living in Holmleigh with his daughter Mary and her husband Ted Rodgers. Harry moved out in 1930, when the Club took over the premises and he died a few years later (he was then living in Leighton Road).

Thus after a brief existence of 25 years, Holmleigh ceased to exist for it was incorporated into the New Inn Buildings, in respect of living accommodation for the Steward and Club Officials and simply became known as 15 High Street.



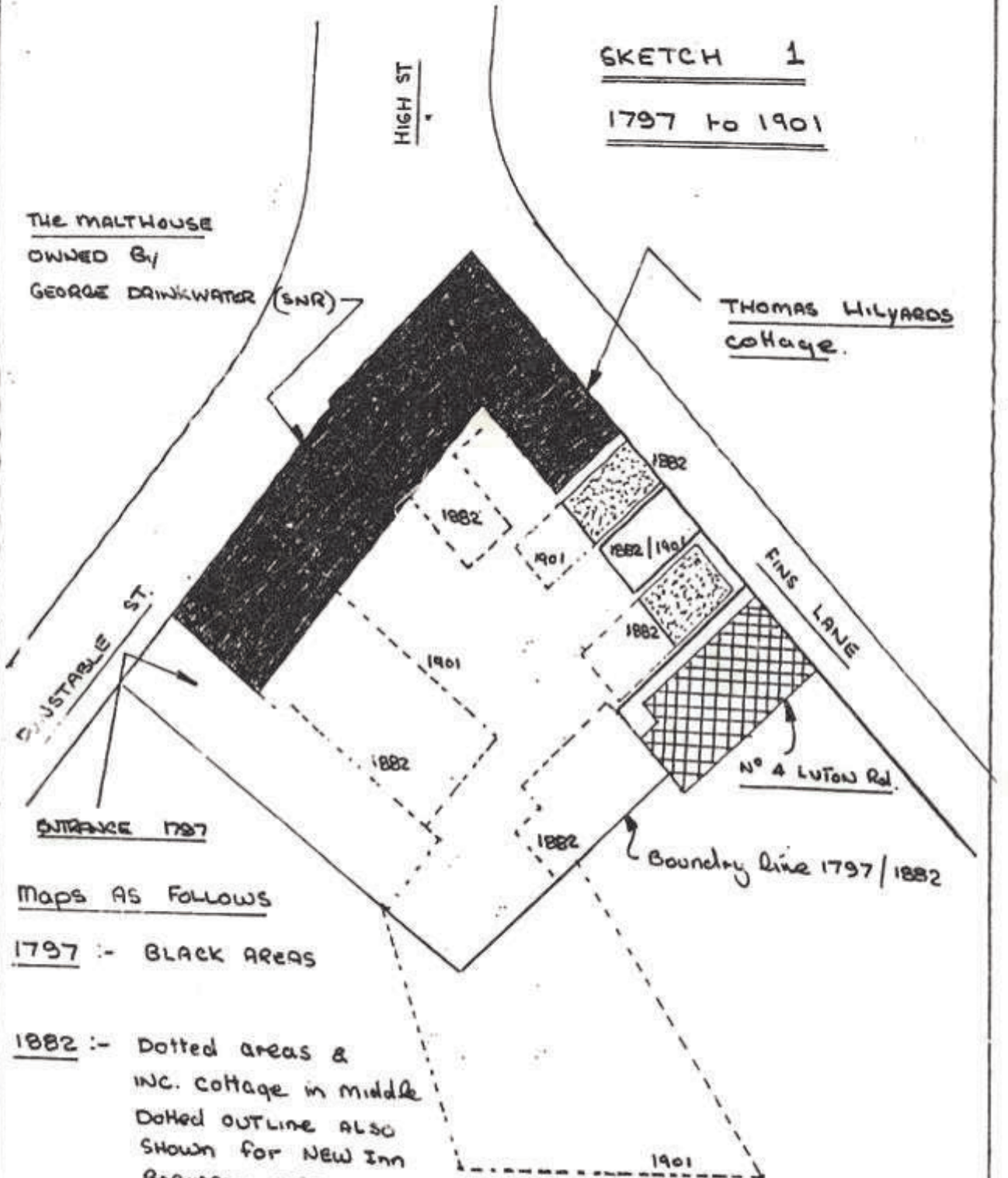
High Street Toddington

SKETCH 1

1797 to 1901

THE MALTHOUSE  
OWNED BY  
GEORGE DRINKWATER (SNR)

THOMAS WILYARDS  
COHAGE.



Maps AS FOLLOWS

1797 :- BLACK AREAS

1882 :- Dotted areas &  
INC. cottage in middle  
Dotted outline ALSO  
SHOWN FOR NEW Inn  
Brewery & STABLES

1901 :- Brewery COVERED AREA added  
Blacksmiths SHOP SHOWN  
centre cottage gone  
extra ground added.

3. SUMMARY

The fore-going pages have attempted to trace the history of our buildings, in essence it has shown that the bulk of our buildings go back to 1840, with the exception of Thomas Hillyard's cottage, which dates from 1797, but externally nothing remains as originally constructed, everything has been altered one way or another. It is entirely probable that the timber used in the construction is of much earlier date, and could possibly be 16th century.

Many gaps could be filled in as regards to the people involved, for instance Ann and Thomas Drinkwater are buried in the local churchyard. Thomas, son of George (snr) died in August 1822 aged 36 years. What share of his father's estate did he inherit? What happened to it for he did not hold it long? Could his share have been a lease like Ann's on Thomas Hillyard's cottage?

Elizabeth Ellis wife of James (brother of Edward and John) is also buried in the churchyard she having died in 1842. Who were the Ellises?

Henry Letch had church connections for he had a large part in the recasting of the church bells in 1794. What happened to him?

John Green was a churchwarden in 1660-68 any connection with our John Green?

Whilst we have been looking at the buildings, the land they stand on also has a storey to tell; for the map dated 1581 shows the town of Toddington.

Blundell's book say (in 1925) a comparison with this map and today's map shows it little changed. The description of that goes with the map on page 22 and says:-

"And that area bounded by Finn's Lane and Dunstable Way".

Finn's Lane is described as having not more than 6 cottages on either side, these are clearly shown on the original map.

Clearly, evidence of long use of land. As Secretary, like others before me, there are times when I could swear they are the same "damned buildings".

## H. THE CLUB FORMATION

To those who are not Club members, and indeed a lot who are, it is difficult to see why we need a Club. When I became a member in 1965, a friend of mine said to me "what on earth have you joined that dump for, there are many better pubs in the Village". and this showed his total ignorance of our purpose.

A Pub (or public house) is run for the purpose of attracting customers, for the benefit (profit) of its owner.

A Club is owned by the members, and is no profit making, unless its profits are returned to the members in the form of "facilities", and our rule book today best sums this up as "the Club exist for the social and moral recreation of it's members", but further than this it has a moral obligation to the Parishoners of the Village, for our buildings are subject to a "Listed Building Order) and cannot be demolished and therefore we are "custodians" of these buildings for the Village, whether we like it or not.

At the time when the Club was formed the Village already had 10 pubs, serving a population of 2000 persons, and A.V. Seymour records in his book "Toddington Memoirs" the previous existance of two Social Clubs, one at the Newsagents now "Balfours" primarily aimed at Teenagers and probably the fore-runner of "youth clubs". The second was at the Conservative Club using the "Red House" next to the pond. This was run by Miss. Lydia Neal, a relative of May Burman. Mr. Seymour goes on to observe "both these came to an end in the early 1920's and I have no doubt they provided a useful service in there time". Thus the idea of Social Clubs had already been tried and one would assume, approved in order that the TODDINGTON WORKMENS CLUB AND INSTITUTE be formed.

Following the death of Annie Bunker in January 1927, the pub closed and all the private fittings were sold off, by the new owner Miss. Marler, who no doubt wished to move back to London. In April 1928 twenty four members sat down at a table in the New Inn and each placed £1.00 on the table, thus creating the Founder Member of the Club. Three of those members are still alive at the time of writing, namely Sid Pateman, Wilf Fowler and Billy Coles, now living in Yorkshire. The prime movers behind this meeting were the brothers "Vincent" who were relatives of Miss. Marler together with William Brewer (Bill) they were elected Trustees. The Committee were then elected and John Lampard was appointed the first Club Steward/Secretary.

The first Club Committee was as follows:

President	-	Unknown	
Trustees	-	Charlie Vincent	) The signatories
		John Vincent	) for the 1930
		William Brewer	) conveyance
Treasurer	-	Sam Walters	
Secretary	-	John Lampard	
Committee	-	Harry Evans (little Mary)	
		Jack Fowler	
		Fishy Smith	
		Tom Potts	
		George Smith	
		Tom Walters	
		Torry Peddar (Harry)	
		Charlie Crump	
		Billy Coles	

Note: At this time it was the usual practice for the Steward to double up as Secretary with his wife assisting in both capacities as necessary. At this time John Lampard was not married, and this practice continued until 1945.

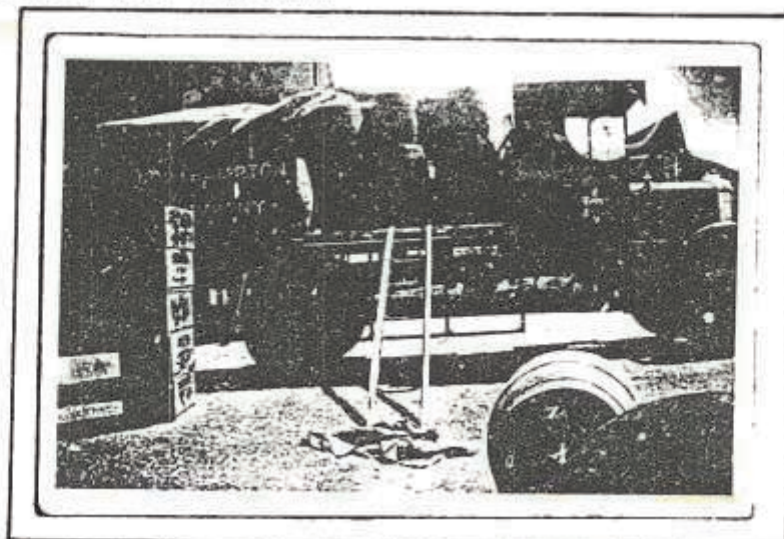
Bill hair, in his usual "blunt" fashion recalls that John Lampard was also a relative of the Vincents and moved down from London to take the job, and described John as "a miserable old bugger". Not over foud of Work, so it's not surprising that he only stayed two years when he married Miss. Simpson the N.B.C's Reps. daughter, and moved on to bigger and better things.

A photo of John Lampard is shown on page 55. This photo was taken at the childrens Christmas party in December 1929. It clearly shows the bar in the position where the stage is now.

Mrs.  
Brown

Billy Brewer he says, was a "good old boy", always good for a laugh! When he had drunk his fill he would burst into song, his favourite being "Uncle Tom Cobley" in which his name featured. He also sported a fine moustace.

At this time Dick Shelton recalls membership was 1/- per year, beer was 2d a pint and members totalled about 60 persons.





On the 17th February 1929, the Club members passed a resolution duly authorising their Trustees to purchase the premises they were then renting. On the 8th March 1930, some 13 months later, this resolution was finally implemented and the conveyance was signed and in which the vendor (Miss Marler) acknowledged the right of the Trustees to the "production of the letters of administration of the Will of Annie Maria Bunker, granted on the 28th day of January 1927. (ie. proof that Miss Marler was then the legal owner, but not necessarily registered in her name). The Club then became the owners.

Why then did the deal take 13 months to complete?

There is only one answer to this, that Miss. marler, wishing to sell after the death of Annie, gave the Club first refusal of the freehold premises. Since they did not have the money they had to negotiate a loan. This loan was in the form of a mortgage and was raised with the Northampton Brewery Company. It was sealed on the 10th March 1930 (two days after the property conveyance). The amount advanced was £1,100 and was subject to the following conditions, among others:-

1. Interest would be paid at 5% per annum in two equal statements due in March and September each year, the mortgage could be discharged in September any year.
2. A peppercorn rent would be charged yearly due in September and the option of renewal would be at the prerogative of the Club (ie. Tenants at will).
3. The Club would be responsible for repairs and maintenance and make sure that insurance was available.
4. Not to sub-lease the premises without the authority of the Brewery in writing.

Thus the Club was already in debt, owing more than the property was worth, and was destined to struggle for several years. The depression did not help any.

Despite this, due to the vision of the Committee and the energy of Bill Hair, the Club entered into a period of time when more was done to **THE PREMISES THAN AT ANY OTHER TIME.**

## 1. 1930-1940

Mr and Mrs hair was appointed manager and secretary in 1930 replacing Mr and Mrs Lampard. Bill told me he was living in Tottenham at the time he saw the advert for a manager, his first thought was "Where the Hell's Toddington", but I felt like a change so I applied for the job. They moved in to the cottage (Holmleigh), vacated by Harry Withington and set about implementing the reconstruction programme outlined by the club committee.

Firstly the old corn stores was gutted and the floor replaced. This work was done by Laurie Muckleston at the cost of £75. The old bar and fittings from the New Inn were then installed where the stage now is. The cellar storage etc. being kept in use.

The New Inn was stripped internally and the downstairs was fitted out as a fish and chip shop. The upstairs was re-furnished and modernised as a "flat" for the shop manager. This reconstruction incorporated the old billiard room (the lock-up shop) and the rear entrance door was bricked up. (see photograph page 5A), it also did away with the pub toilets and these were rebuilt in the corner of the lounge and club room. Holmleigh was also modernised and converted to a dwelling house for the manager and secretary.

This work was started during the year 1930 and it is apparent that the club was now short of money, to carry out its re-organisation plans. So resold its premises.

In a conveyance dated 30th August 1932, between the trustees of the club, who were now John Vincent, William Brewer and George Smith (formally a committee member) and the Northampton Brewery Co. The trustees agreed to sell for a price of £1,600 all that land and buildings of the first, second, third and fourth parts, subject to a conveyance between Francis Elizabeth Marler etc and dated the 8th March 1930.

"Now reconstructed as a shop and dwelling house in the occupation of

Arthur and William Garrett, and club and institute buildings, with a dwelling house for manager and secretary attached, together with a cottage in the occupation of Mr Wormold and a Blacksmith's shop in the occupation of Mr Randall.

It must now be concluded that the final two leases had now run out and these premises "rented" otherwise they could not have been sold.

Arthur and William Garrett were hired to manage the shop Bill Hair recalls, "I had to get them from Luton since I could'nt find anyone local". They brought with them an Uncle who used to "do all the work" he was quite well dressed said Bill, who later found out that he used to exchange fish for ties, shirts and socks with Gents outfitters across the road, however, the Garrett's being "townies" were never popular and did'nt quite fit in. They never managed to provide the opposition to Jack Innall's fish shop up the road that was intended and the shop only lasted a few years.

One further point about t's 1932 conveyance is that it was signed as "subject to the benefit of existing tennancies", ie. the club still retained its "tennants at will" agreement.

Thus in two short years the premises had been purchased and resold for a profit of £500 a "whopping" 50% increase for although alterations had been made they were in fact still the same buildings the main difference was that a shop was available, but this was hardly a growing concern.

I suspect that a deal was done with the Northampton Brewery Co, who, being anxious to get a "toe hold" into their rivals territory, were more than anxious. Their rivals being the old Morris brewery, long since taken over by "Wells and Whinch" and then by "Greene King" at a later date.

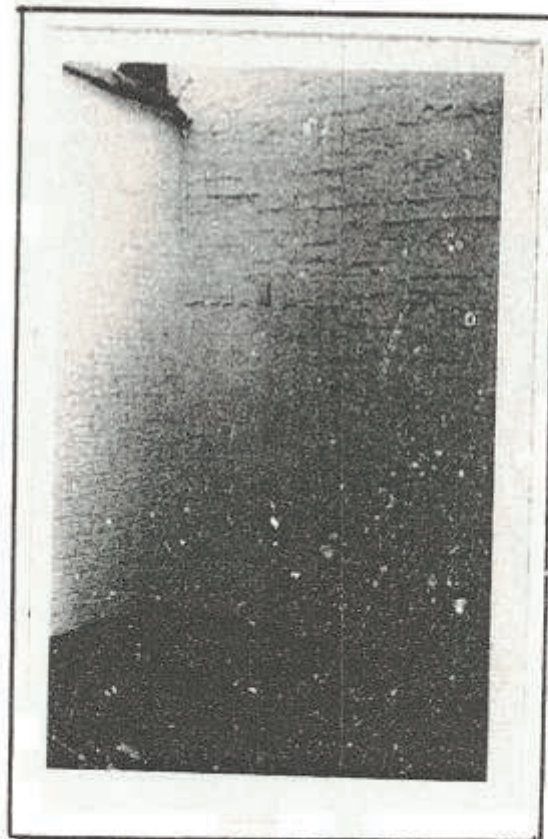
If you remember the club had borrowed £1,000 two years earlier, and it simply would not have been possible to pay all of this back in two



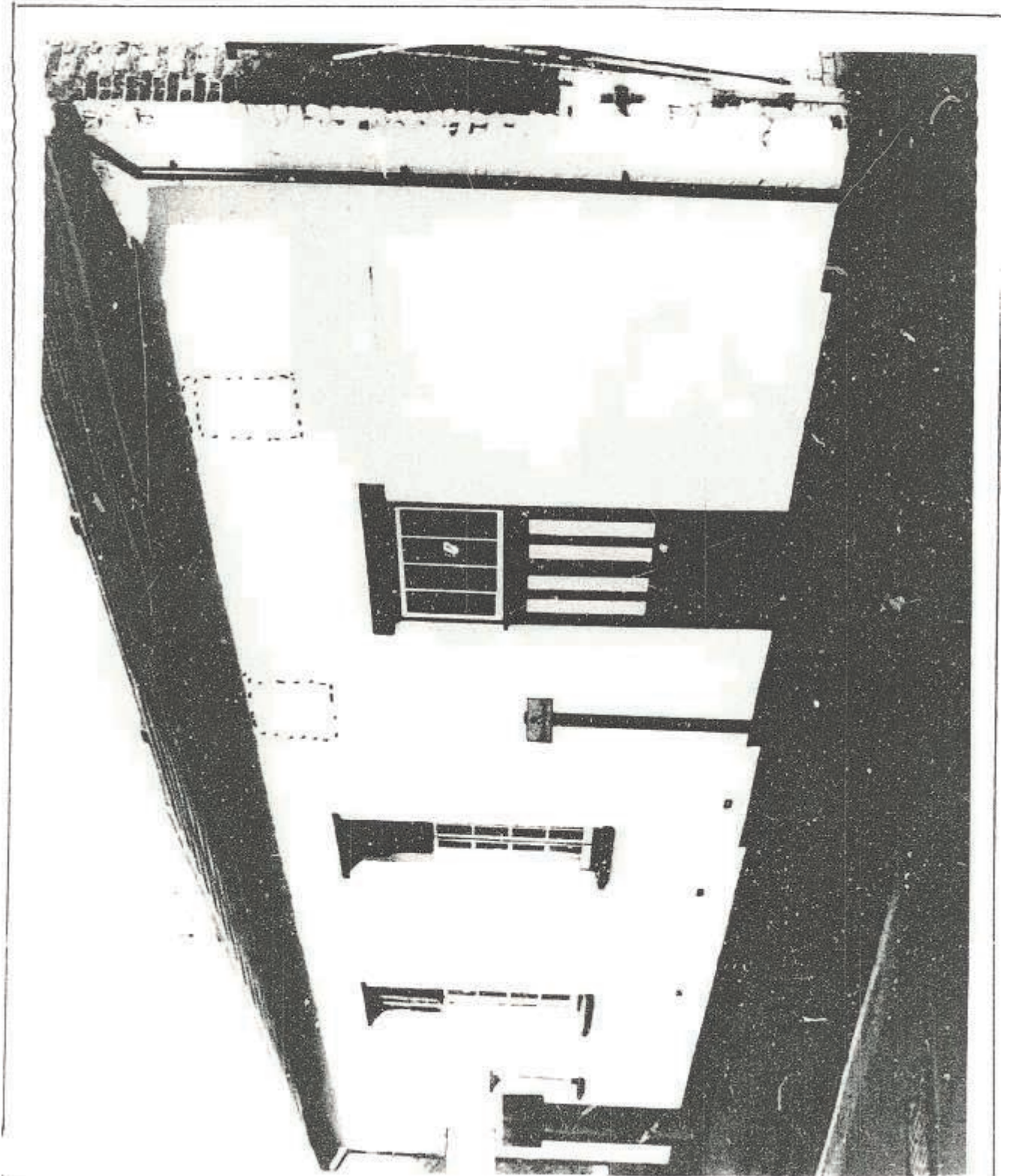
Bricked up main building windows.

8 of.

Bricked up doorway of  
lock-up shop



The location of the bricked up windows in the main building and new style windows.



years. I believe that this mortgage was converted to a "loan" and the balance outstanding added to the purchase price of the premises, paid by N.B. Co., froming a fund for the club to draw on for further alterations. For what had been done so far was only the "tip of the iceberg". The date of the conveyance gives the club, 30 August 1932 for in the original mortgage the club had the option of paying it off in September "any year".

With money behind him Bill Hair set to work, early in 1933. Mr Wormold's cottage was completely demolished and a photograph exists of a single storey, brick built, building, partly demolished, thus confirming the theory on page 36. Part of the side wall was retained, providing a "privacy screen" for the kitchen of the fish and chip shop.

The Blacksmith's shop, bottle stores and stable were also demolished but the rear walls of the latter were retained to provide a boundary wall to the car park. The wooden canopy over the malthouse loading bay was demolished.

The brewery chimney was also demolished around this time by Tom Bridien assisted by William Brewer. This chimney was the largest of the two seen in various pictures (page 15). The smaller one belonged to the furnace of Richard Pilgrim the wheelright. It is also thought that this was demolished at the same time.

The rubble from the chimney was tipped into the voids between the cellar and foundations and is still there today.

The final work was for main sewers to be laid, and toilets connected up, for those put in in 1930 were the "bucket" type and required emptying.

This completed the demolistion, the purpose of which was to put up a new building, Bill told me, however this was not to be, for the unrest in Europe was beginning to build, which eventually culminated into World War II.

In 1934 Bill started the rebuilding programe, The main club room had

the eight small windows knocked out and replaced with 3 larger ones (see photograph page 60). The entrance door was "modernised" by creating a passage way. The door previously used to pick up supplies from the corn stores was made into a Fire Exit. However, these were minor alterations, the main work being to build the "now lounge" onto the main club room, filling in the gap between the Malthouse and Brewery.

Evidence of this can be seen in the brickwork from "Days Motors Side".

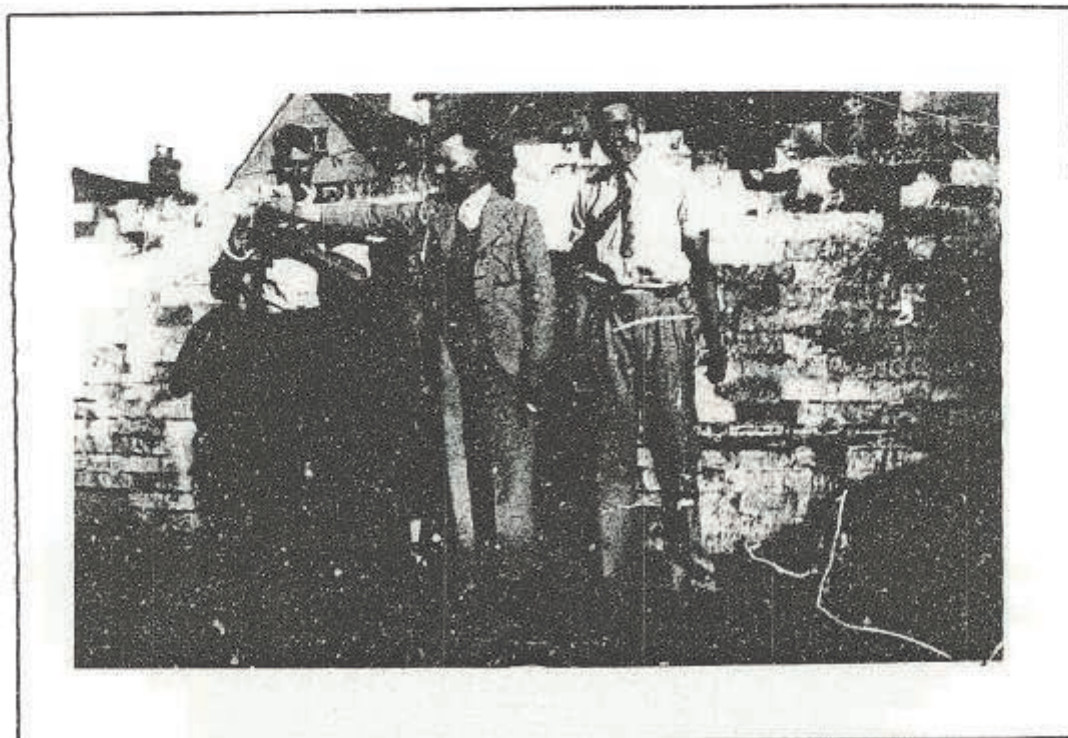
One mystery remains, however. The old "loft" somehow seems to have "shortened" for the 1910 photograph shows it considerably longer than the 1980 photograph, and this also shows it to be "lop sided". Did we get away with this without planning permission? Bill Hair says he never touched it.

The photograph on page 74 shows the front of the club in its finished form decorated for the Coronation of George VI, May 1937. A companion photograph to this showing the other end of the club next to Pilgrim's Wheelwrights shop shows no chimneys.

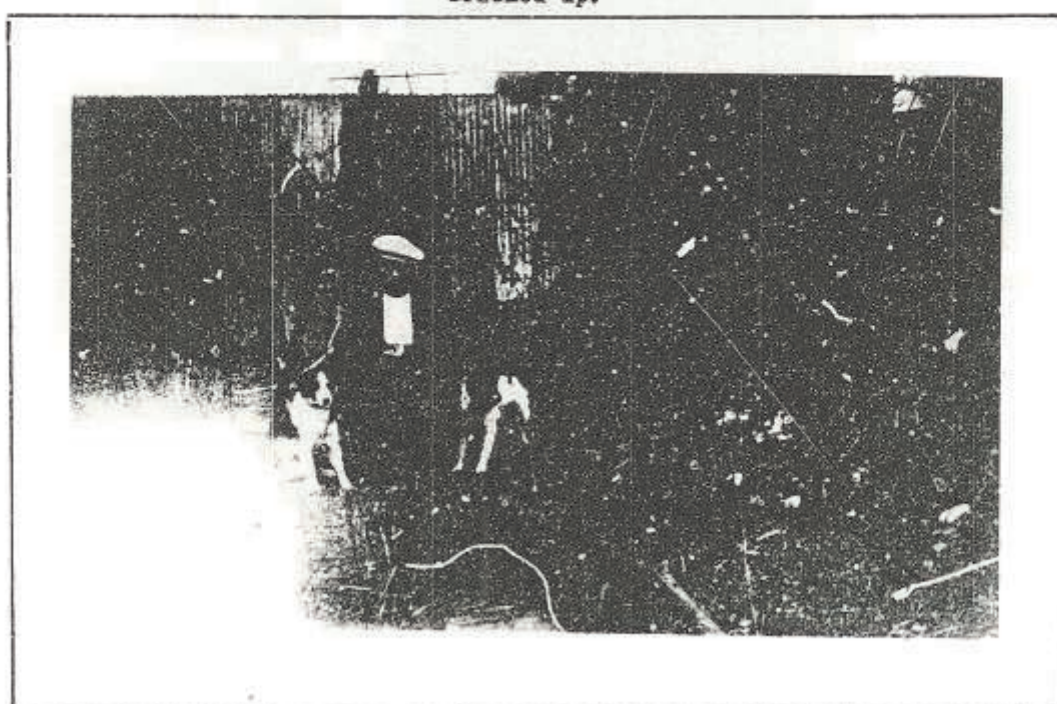
At this time Bill recalls that they had around 150 members, membership was 2/6 per year, but despite the work and improvements the club was still struggling to make ends meet. No doubt this prompted much of the "after hours drinking" at that time and prompted the Police raid in 1935, Mr Gilbert Field recalls members were flying out of any exit they could find. Beer had now risen to 6d per pint; Whiskey 6d per Nip, Golden Virginia was 2½d per ½ oz. Hard times indeed! but they enjoyed themselves, they found a good pianist and had many a good sing-song. Concerts of various sorts were held, and even dinner dances were laid on, despite limited facilities as well as the usual club indoor games.

We had some fine old times says Bill, in those days I could drink anybody under the bar, I could even rest my "Belly" on the Bar. ? was a fine figure of a man, small but good quality.

The first building to be demolished was the stables. This photo is taken from the inside looking towards Luton Road. Bill Hair is in the Centre. The building behind him is the Blacksmith's, the tall peaked building is Wermold's cottage and the low section tip can just be seen over the wall.

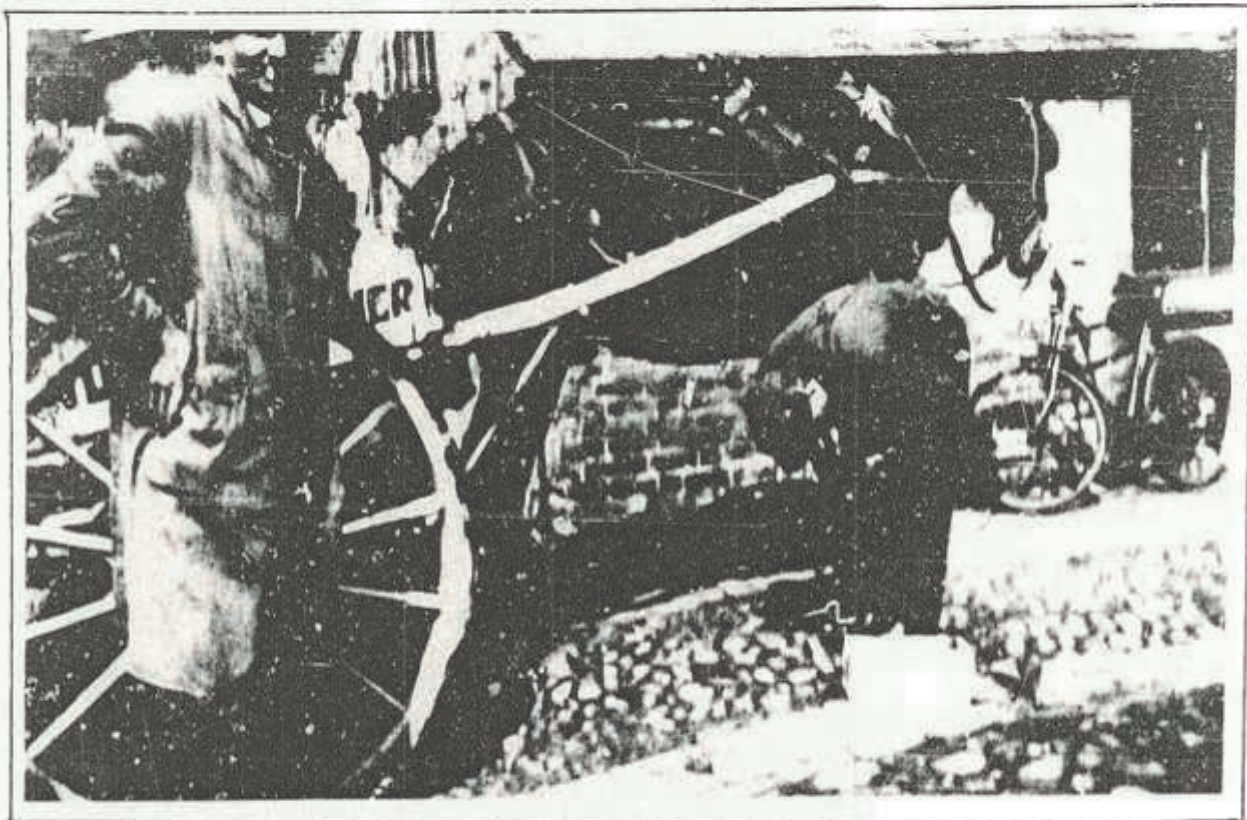


The base of the chimney with fire door  
bricked up.

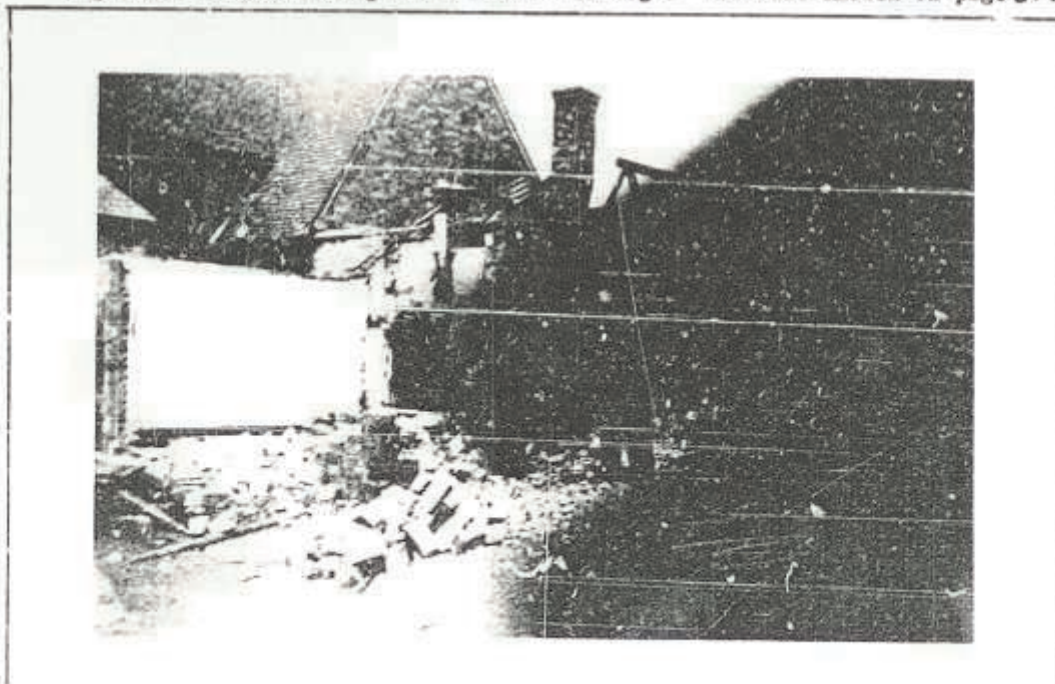




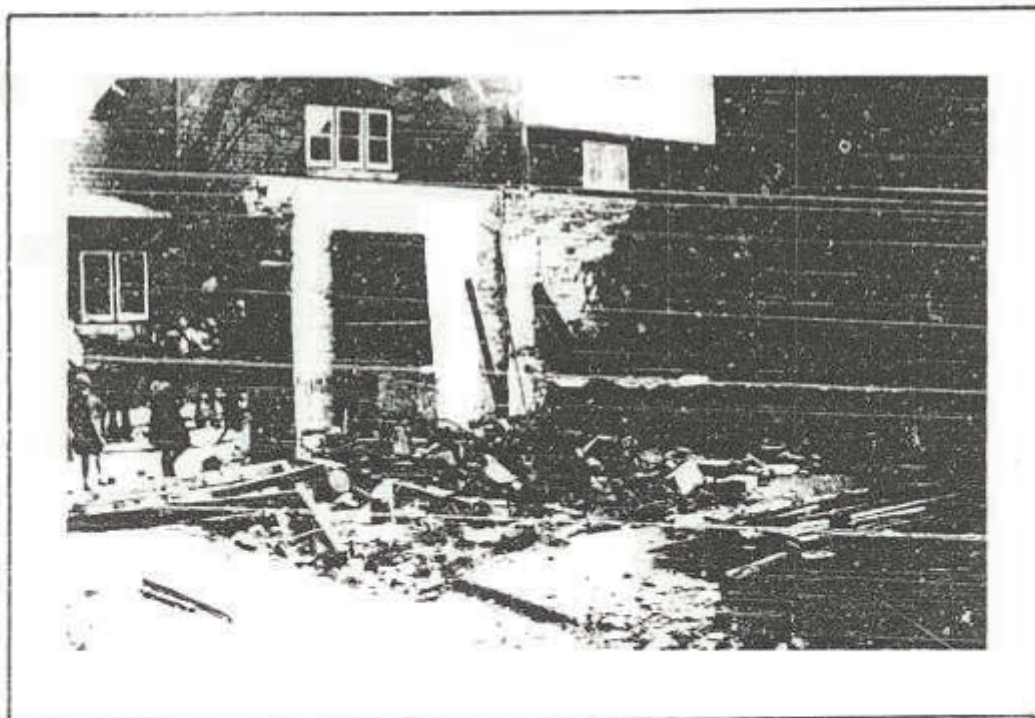
Fred Ireland's (snr) milk cart. His horse being shod by Tommy Randle outside of the "low" section of Wormold's cottage which was being used by Billy Kempton as a cycle shop.



The cottage now demolished, note the high and low level roof beams. The high level section being Mr. Wormold's cottage. See also sketch on page 37.



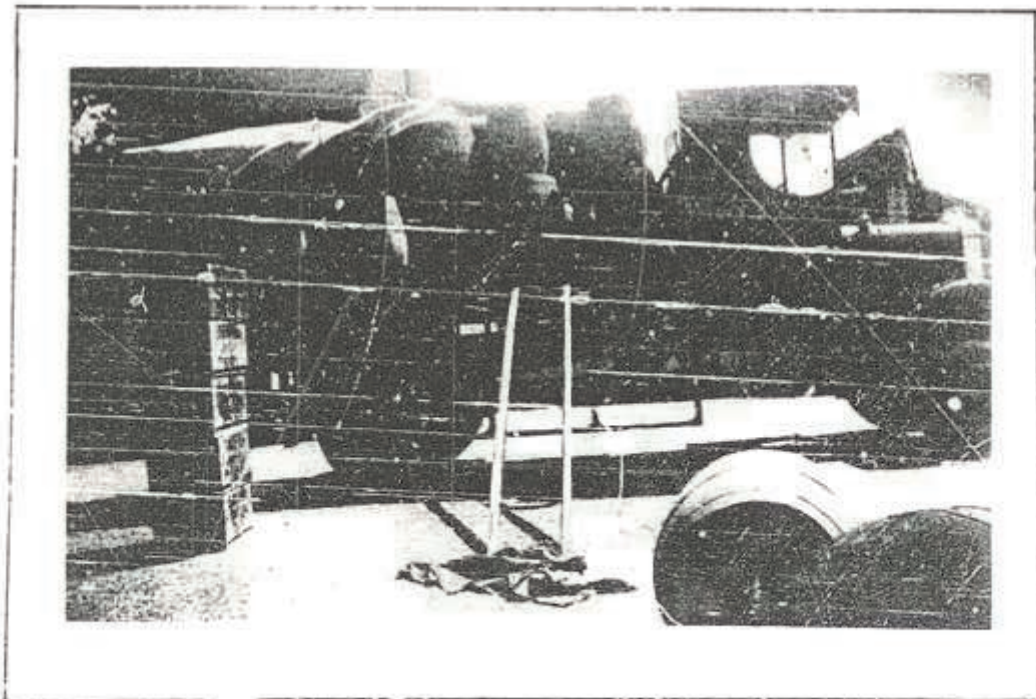
Demolition of the Blacksmith's Shop. Note the chimney it was reputed not to have. Note also the big green yard gates, clearly remembered by Wilf Fowler.



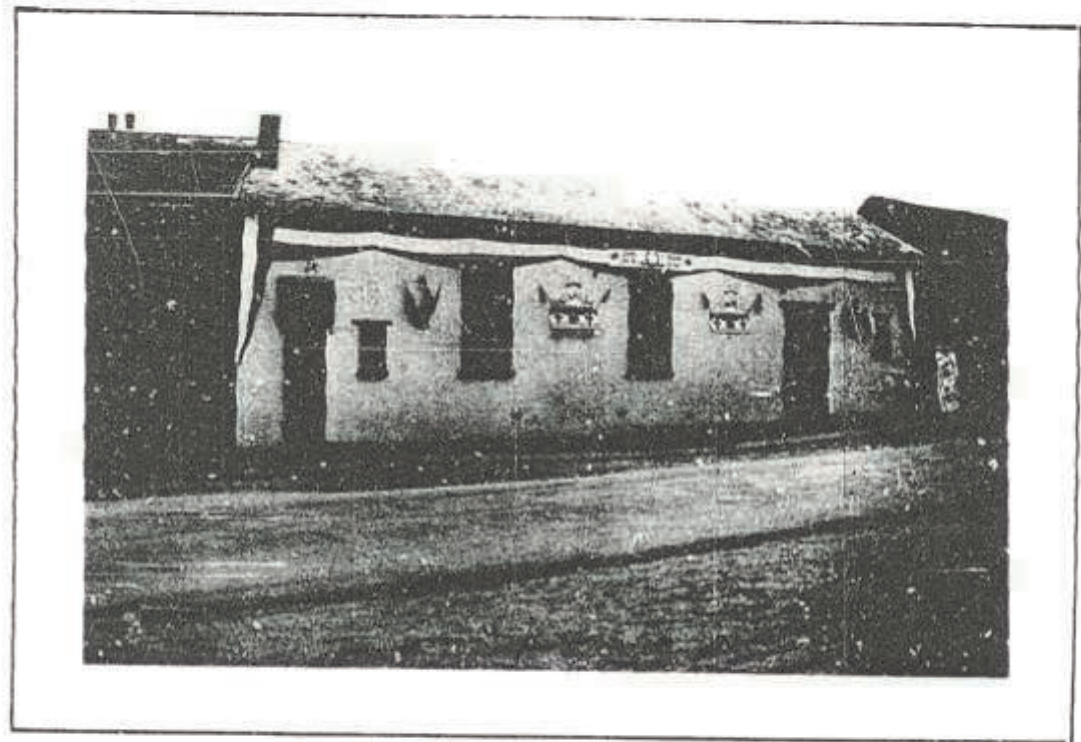
Demolition completed. These three workmen are unknown, but through their efforts a large slice of our history has gone.



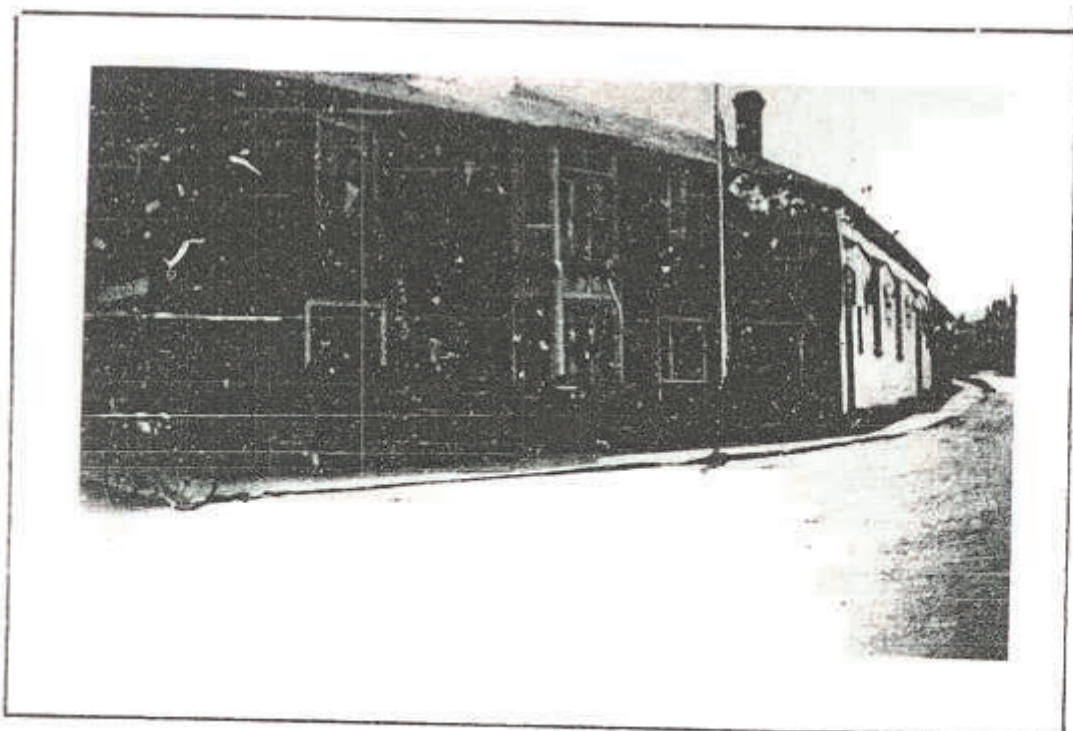
A typical Brewery lorry of the 1930's. For a long time I believed it was delivering at the Club but could not locate it's position in the yard, then I realised it wasn't at the Club - we've never had a car park that good!



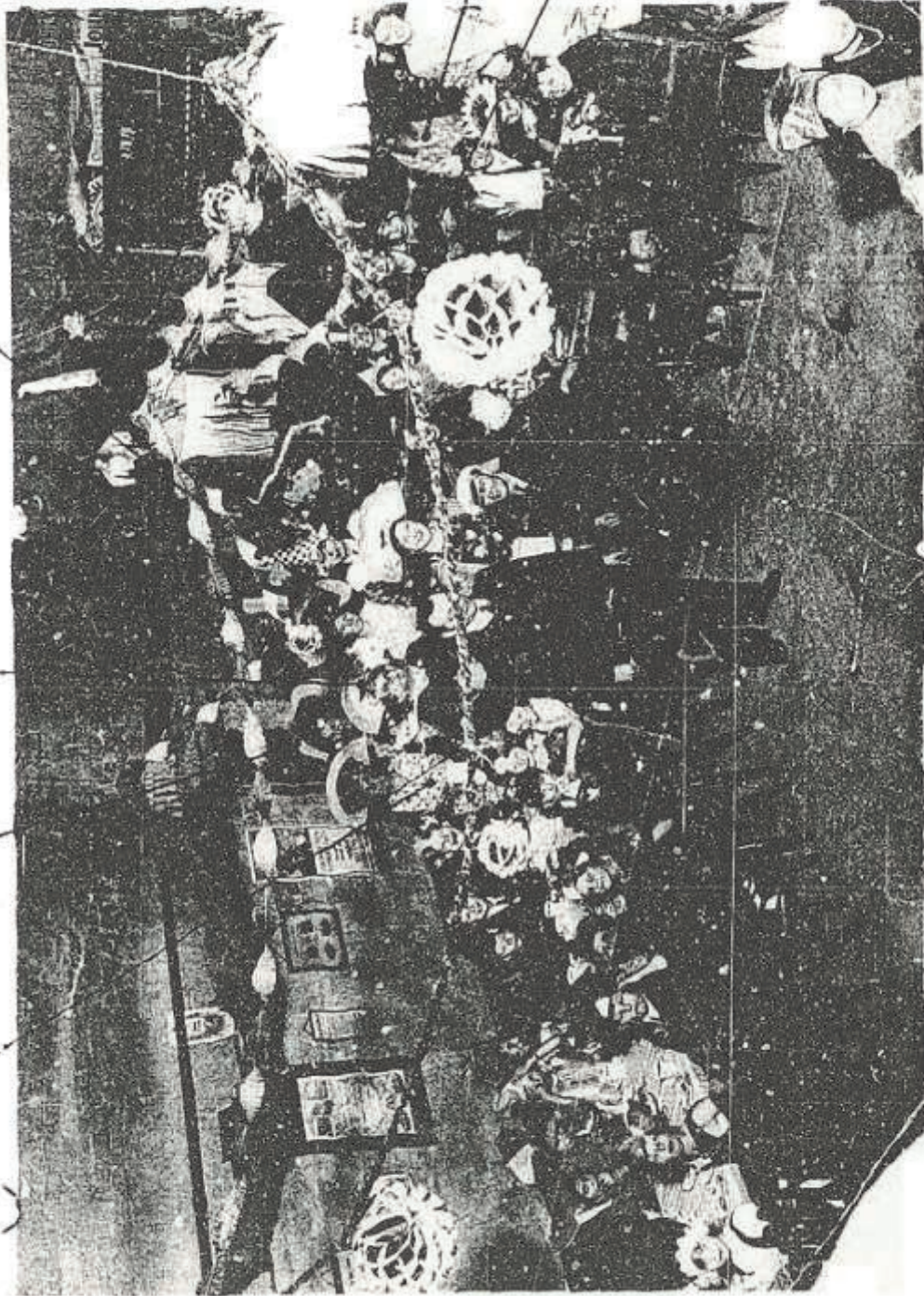
Sister pictures to the one on page 74, showing the Club decorated for King George VI Coronation, in 1937. The top one shows at the extreme right Mr. Pilgrim's Wheelwrights Shop, with the thatched roof.



"Now reconstructed as a shop and dwelling house" in the occupation of William and Arthur Garrett. The Fish Shop is shown extreme left.



Mrs SAM BROWN Mrs BOCKINGHAM Mrs H. FLETCHER Mrs FRED SMITH

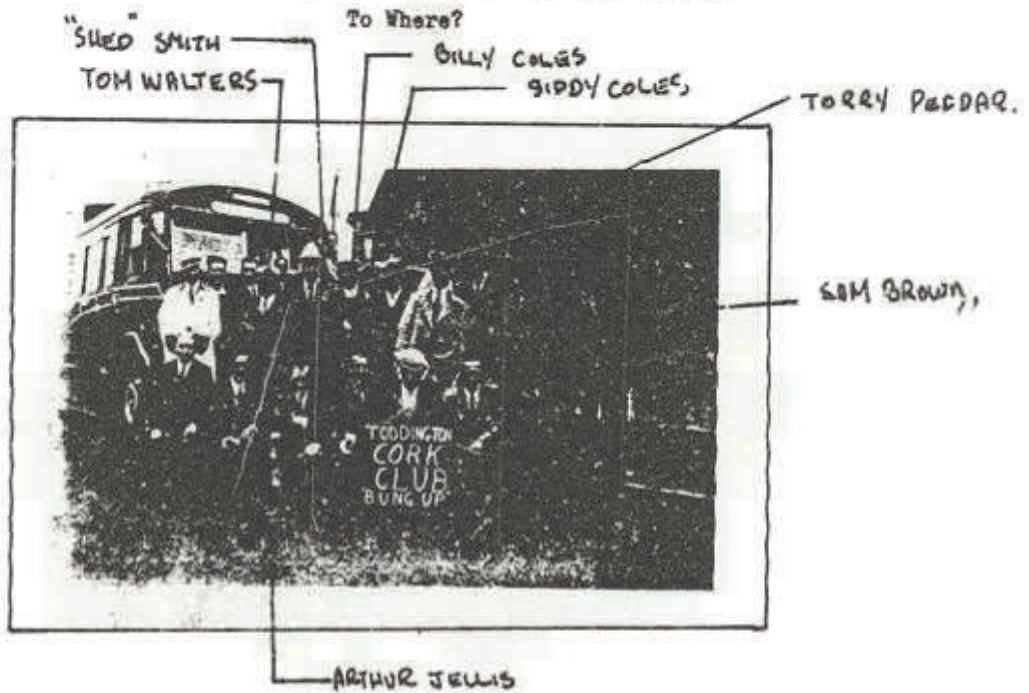


Mrs TORRY REDDAR

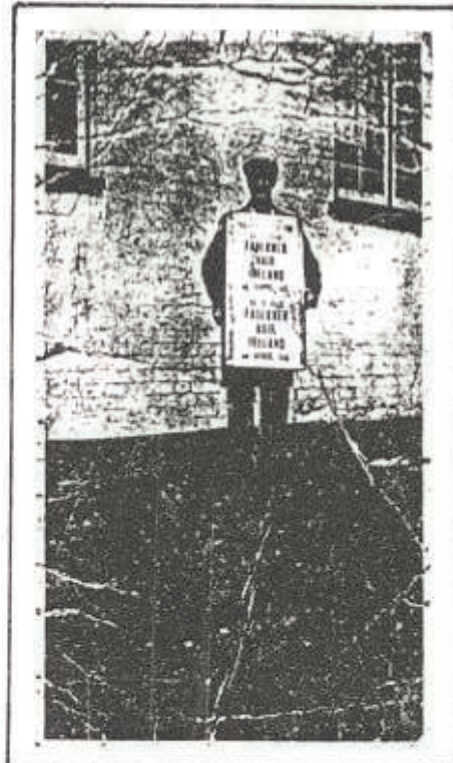
Mrs TOM TURNEY

A typical childrens' party at the Club. This one has been identified as taken probably in 1937. It is likely that it is a party for the Coronation of George VI and this goes with the exterior shots taken at this time. Bill Hair stands in the centre and many of the children are probably our members today.

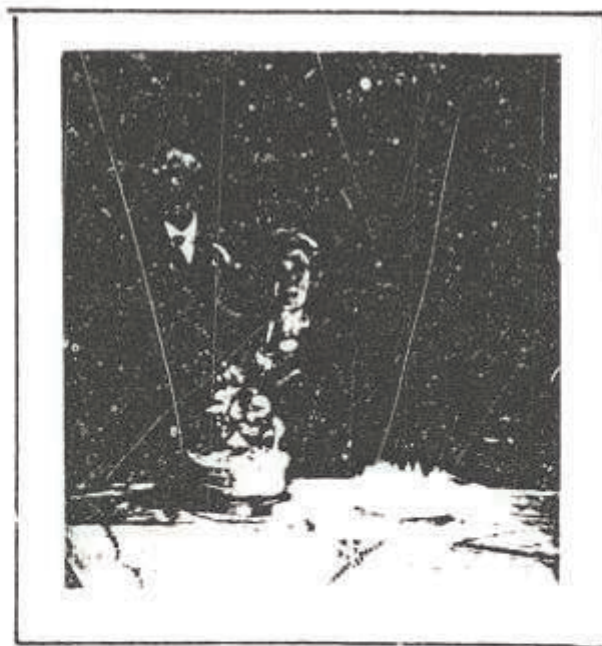
The Fund Raising Section "The Cork Club" Outing



Canvassing for the Council. Harry Faulkener doing the honours. It would seem that service on the Club Committee has inspired the political ambitions of many who have gone on to a local political career, namely J.B. Hyde, B.J. Hyde, P. Banner, W. Hair, L. Rayson, F. Preston, R. Jafrate etc.



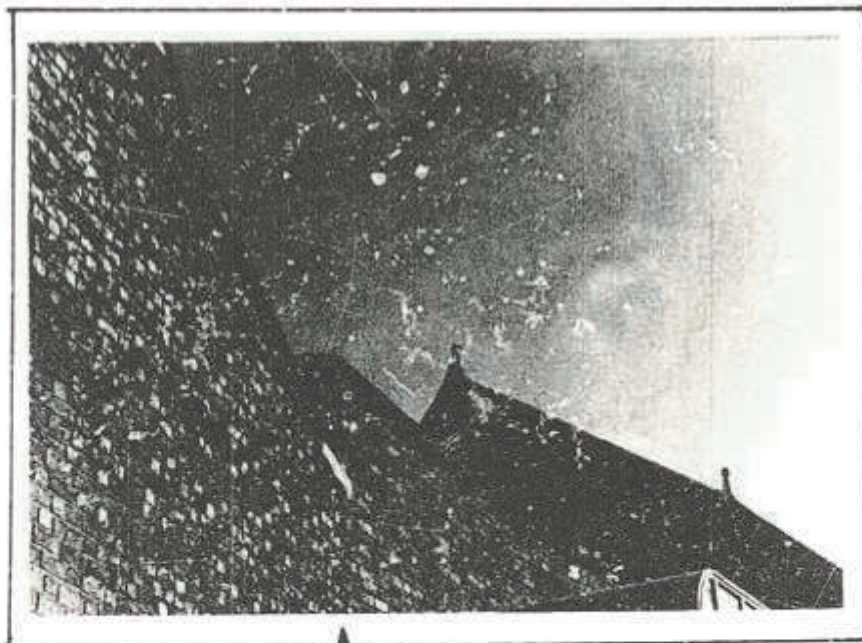
The policy of hiring out the Club premises in action. Believed to have been taken in late 1945, the Golden Wedding of Jack Hyde & wife.



THE ORIGINAL CELLAR ENTRANCE FOR THE NEW INN LOCATED IN LUTON ROAD. THE CORNER OF THE BUILDING IS ON THE LEFT, AND THE WINDOW CILL SHOWN IS OPPOSITE THE POOL TABLE. THE CELLAR IS MORE EASILY SEEN FROM THE INSIDE.

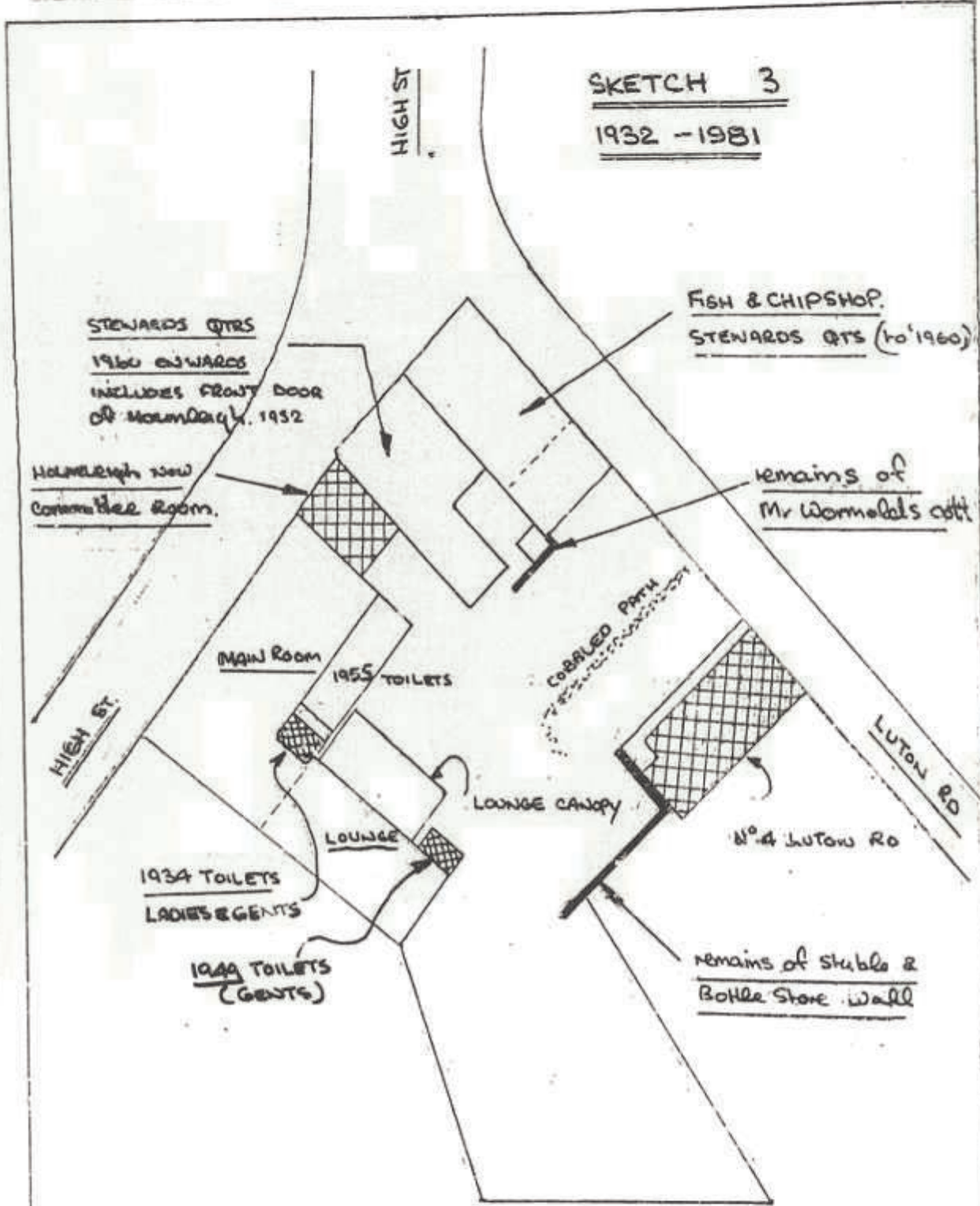


THE CENTRE BUILDING IS THE ORIGINAL LOCATION OF THE KILN CHIMNEY. THE NEW LOUNGE SECTION ADJOINING THE LOFT IS CLEARLY SEEN ABUTTING THE MAIN ROOM.

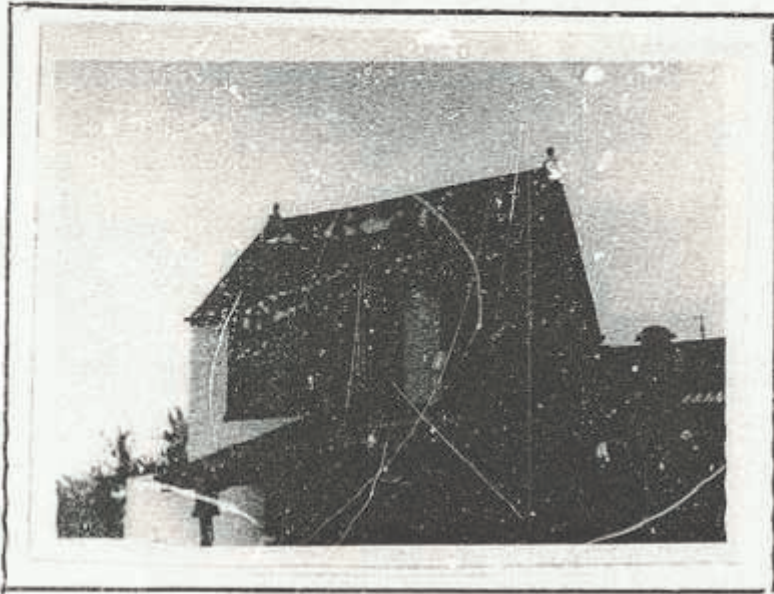




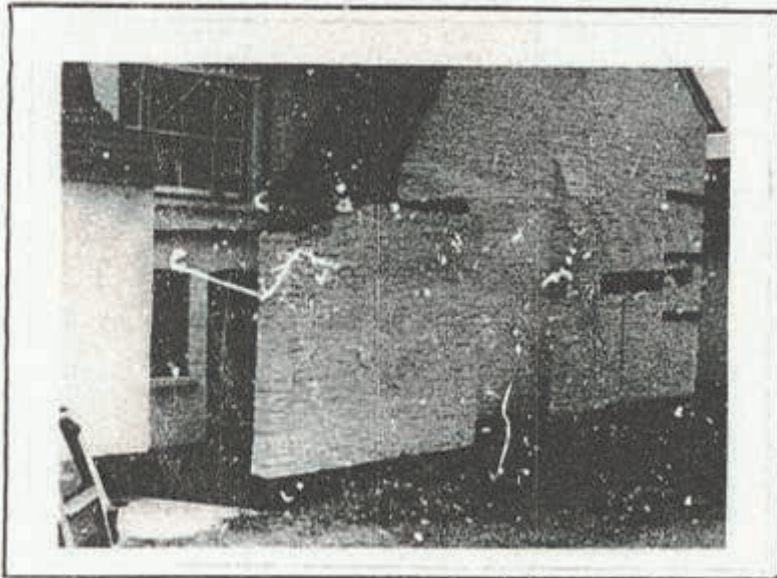
SKETCH 3  
1932 - 1981



Map showing changes since 1932



Forshortened loft



The remains of  
Mr Wormold's cottage as  
sight screen

Cobbled path.



When war was declared in 1939, problems began for the club, its membership was rapidly dwindling, as members joined up to do "their bit", Bill swears it was the increase in membership fees to 4/- that drove them away! These members were replaced by the locals who used to use the club after the pubs had closed and Bill went to Court to support an application by the local publicans to extend their hours to match the club's. I was fed up with them he said, they came in drunk and went out worse, and had many a "run in" with PC James the local Bobby.

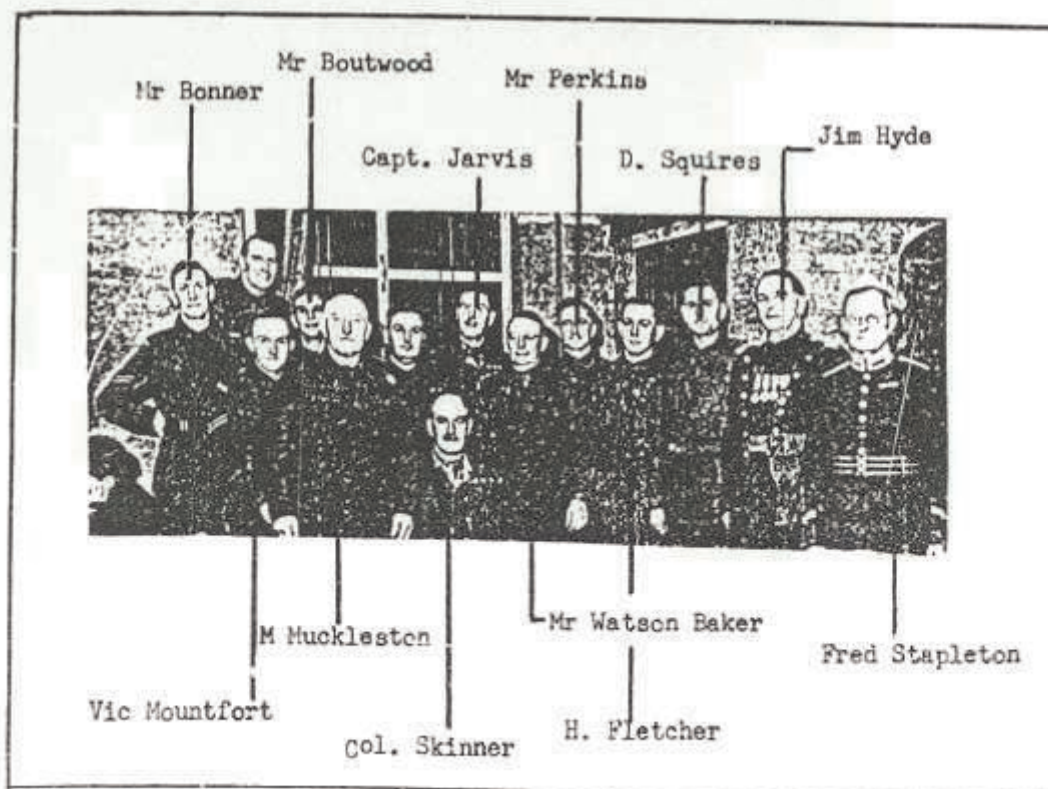
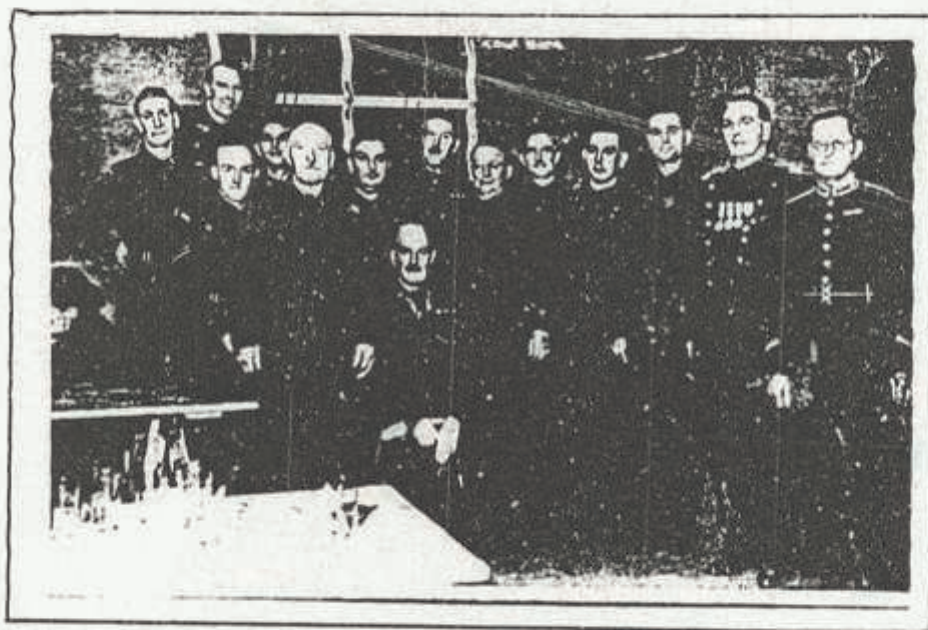
Finally with Bill fighting a rearguard action to stay out of the war, the decision was made to close, the composition of the committee at this time is not known, but it had probably changed quite radically as our Committees do. When early in 1940 along came Col. Skinner, who looked round the buildings and requisitioned them a Social Club for the Home Guard. They managed to get Bill an extension for a few more months, until he finally disappeared to Skeelko to do "his bit".



The club in May 1937, decorated for George VI Coronation.

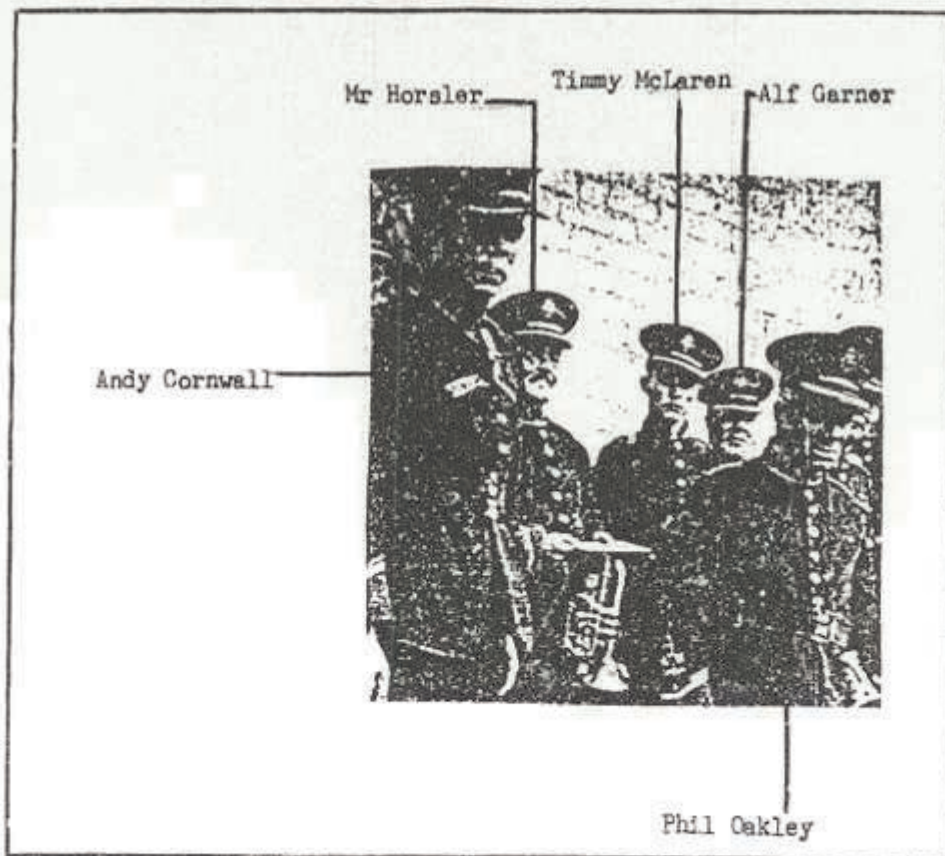


Probably the Committee of 1940-41 taken in 1941 consisting of The Home Guard and Toddington Town Band members.





The Toddington Town Band taken in 1941 outside the club after Sunday morning practice.



Mr Horsler

Timmy McLaren

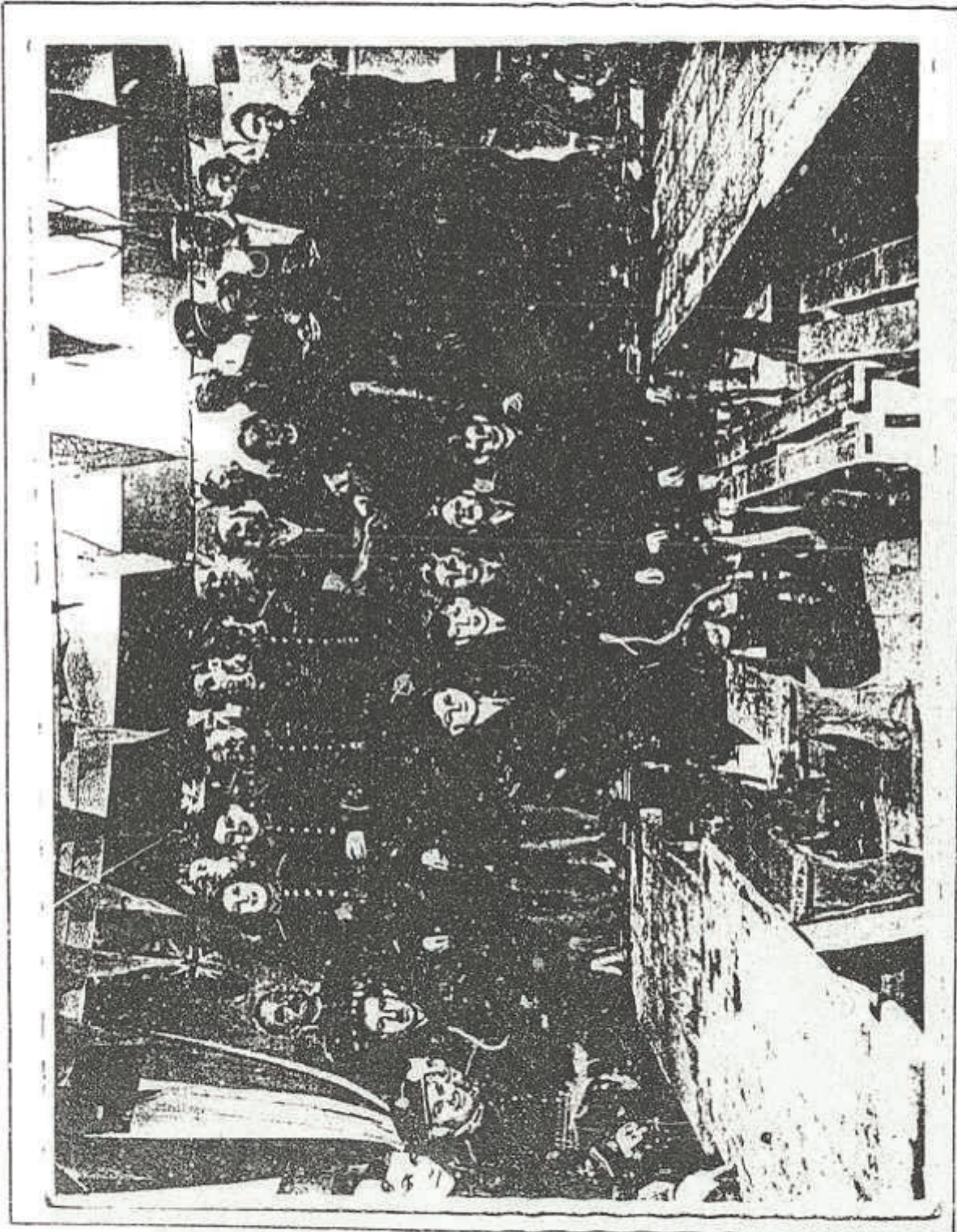
Alf Garner

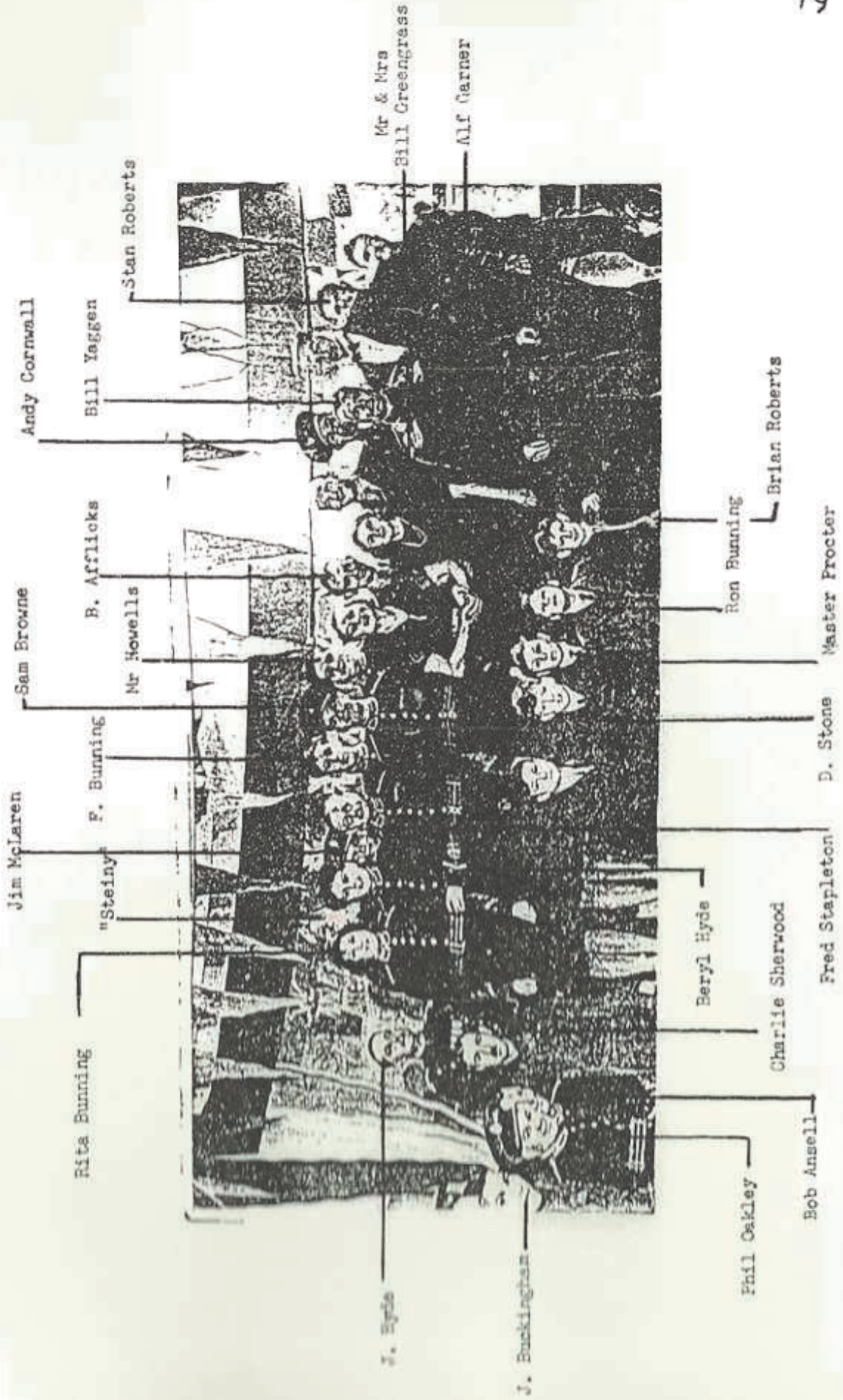
Andy Cornwall

Phil Oakley

Again taken in 1941, this photograph shows a concert in process of rehearsal. It is not known what the event was for, but clearly it was for a special occasion.

In the extreme right hand corner of the picture the Bar can just be seen in its original position, where the stage now is.





Rita Bunning

Jim McLaren

"Steiny"

F. Bunning

Sam Browne

B. Afflicks

Mr Howells

Andy Cornwall

Bill Yeggen

Stan Roberts

J. Hyde

J. Buckingham

Phil Oakley

Bob Ansell

Beryl Hyde

Charlie Sherwood

Fred Stapleton

D. Stone

Master Procter

Ron Bunning

Brian Roberts

Mr & Mrs

Bill Greengrass

Alf Garner



Social Club and Institute was dissolved, and the Toddington Social and Services Club was formed.

Dick Shelton recalls the funds, being handed over to the new committee in "cash" presumably from the safe keeping of the Home Guard to the new mixed committee. The sum involved was thought to be £1000.00, £350 Welfare fund and £650 General Fund! During this period the emphasis was on entertainment for there were little or no materials available for building or decoration.

TODDINGTON WORKMENS CLUB AND INSTITUTE:-

While the foregoing pages have attempted to show the "Swinging Scene" at the Club during the War years, there is little documentary evidence to show actual activities and committee members' names etc during this period. However towards the end of the War Club officials must have been aware that very shortly the Club would pass back from the Home Guard Requisition to an "Elective Committee" and the members. Thus plans were made to re-form the Club under a new committee to take over from the Home Guard.

The following copies of documents make fascinating reading, for not only do they reflect the problems of the war years - shortage of materials, manpower red tape etc but they also reveal a few names of those people who must have been active on the Home Guard Committee. One of these names was Dick Shelton and I enclose a copy of a voting slip dated \_\_\_\_\_ for the purpose of electing a Ladies Committee.

They further reveal the tremendous amount of work put in, in the form of meetings etc in order to effect the death of Toddington Workmens Club and Institute, and the birth of Toddington Social and Services Club. They reflect the tremendous ambitions of those gentlemen whose plans included a covered swimming pool, a gardening club and show, Welfare Sections, Ladies Committees and a fund raising "Cork Club together with all the usual indoor games. But mostly, they recognised the needs of children, and a complete childrens section was proposed run along the lines of the Boy Scouts.

The proposal to the Brewery for support in the venture of the new Club stated that:-

"The prime reason for its existence was not to sell beer, although it recognised the fact that it had to do so in order to survive" - My sentiments entirely.

Finally the committee recognised the fact that Secretary/Steward could no longer be a combined job and the appointment of Jack Aubry in 1945 as Club Steward and Reg Fowler, Secretary thus created our first Steward and Secretary "proper". The new Club came into being in July 1945.

# The Northampton Brewery Company Ltd.

ALL COMMUNICATIONS TO BE  
ADDRESSED TO "THE SECRETARY"

TELEPHONE NO. 796

TELEGRAPHIC ADDRESS  
BARLEYCORN, NORTHAMPTON

LCB/NET



Northampton

October 10th., 1944.

Mr. J. B. Hyde,  
27, Luton Rd.,  
TODDINGTON,  
Mr. Dunstable, Beds.

Dear Sir,

Late Working Men's Club, Toddington.

We must apologise for the delay in replying to your letter of September 2nd., due to the absence of the writer.

We are pleased to learn that there is again a movement with a view to forming an Ex-Service, Home Guard & Civil Defence Club, which we think would be of great advantage to the Village.

Whilst this matter has not yet been considered by our Board, we feel sure that their attitude will be on the following lines:-

- (1) They will not wish to sell the Property.
- (2) They will be prepared to Lease the Property to such a Club for a period of 7, 14 or 21 years on reasonable terms. Such a Lease would make the Lessee responsible for maintenance of the Property, and allow of such alteration as it may be desired to carry out. The Rental would be £30 per annum, subject to a graduated allowance dependent upon trade with this Company which would allow of a Rental reduction down to £20 per annum.

If such a proposition appeals to your Committee, we should be pleased to discuss the matter further with you.

Yours faithfully,

FOR THE NORTHAMPTON BREWERY COMPANY LIMITED.

DIRECTOR.

## TODDINGTON CLUB.

MINUTES OF COMMITTEE MEETING HELD on Tuesday, 3rd March, 1945  
IN THE PREMISES OF THE CLUB at 8 p.m.

-----

The Chairman reminded members that since their last meeting news had been received of the death of Lieut. John Skinner, and while it was felt that there should be no direct communication with Colonel and Mrs. Skinner on the subject, in view of their wish expressed in the paper, it was decided to record a special Minute which was agreed as follows :-

"The Committee of the Toddington Social & Services Club have learned with deep regret the bereavement of their President, Colonel Skinner and Mrs. Skinner, and wish to offer their sincere sympathy."

The Minutes of the previous Meeting were agreed and signed.

Arising therefrom the Secretary reported that he had communicated with Messrs. Carr, Hyde and Squires relative to material stored in the cellar. Some of this material had been inspected by Mr. Squires and permission had been received from the three gentlemen concerned for its destruction. The Secretary was instructed to proceed with the removal of the material and cleaning out the cellar.

The Chairman produced a letter from the Managing Director of the Northampton Brewery Co., the contents of which were read to the Meeting. In this the Club was authorised to carry out such alterations and building as had been outlined in the Chairman's letter, and the Brewery Co., agreed to donate a sum equivalent to that raised by the Club for building purposes up to £250. The letter laid down the quota which had been established for the supply of beer and spirits to the Club and was handed to the Representative of the Bar Committee for his attention.

The Secretary reported applications for hire of the Club Hall - Mrs. Bonner for the birthday party of the Methodist Chapel applied for hire for an afternoon, 2 till 6 p.m. This was agreed and the charge was reduced to 18/- for this period on the condition that all removal of furniture should be carried out by the leasee.

Application from A Company Rifle Club for hire of the Hall for two dances was deferred.

Consideration was given to the application for various dates by the Gift Fund. After discussion it was decided to appoint Mrs. Sesbom, together with Mrs. Bonner and Jarvis as a sub-Committee to meet Representatives of the Gift Fund and make such arrangements as might be to their mutual advantage. Such arrangements to be reported to the next Committee Meeting. Certain dates were provisionally allocated to the Gift Fund, and their co-operation by agreeing to hold dances on week instead of Saturday nights was appreciated.

L. C. Baillon, Esq.,  
The Northampton Brewery Co.,  
Northampton.

23rd March, 1946.

My Dear Sir,

re Toddington Club.

May I, in the first place, thank you for your kindness in arranging for Messrs. Clark & Robinson to meet me on Tuesday last to discuss the matter of the Premises which the Club is renting from you, and their equipment. The exceedingly courteous and helpful attitude of these gentlemen, together with the fairness of the Lease, are such that my Committee feels that we can look forward to many years of happy co-operation to our mutual advantage.

Messrs. Clark and Robinson asked me to give you some indication of the structure and purpose of the Club and the object of this letter is to put you in possession of this information, and also to place on record, to the best of my ability, a précis of the conversation on Tuesday afternoon last.

The Toddington Club is actually a continuation on an expanded basis of the Toddington Home Guard Social Club. So far the officers are:-

President: Col. E. J. Skinner, D.S.O., J.F., R.L.S.  
Vice-Presidents: The Rev. V. Hunt,  
Comdr. H. Lampton,  
A. Fenner Boyd, Esq., M.B.E.,  
Mrs. W. F. Watson-Baker,  
Lieut. P. J. A. Watson-Baker.

It is hoped to add another two or three vice-presidents.

The affairs of the Club are to be managed by the Chairman and a Committee, consisting, at the moment, of 14 members.

So soon as the Club is in being, and it is felt that the Membership warrants such action, i.e. about 6 months after opening, a General Meeting will be held, at which, the Chairman, Vice-Chairman, and Committee will be elected for the ensuing three years.

The rules of the Club shall be sent you, for your information, as soon as they are available. At the moment they are in the hands of the Club's Solicitors.

Object of the Club Membership of the Club is open to all residents of the parish of Toddington from 18 years of age

upwards, and it is hoped that there will be a Membership of at least 400 people.

At the present time the Club is accepting Founder Members, who will pay £1. for their first year of Membership. Ordinary Members pay 5/- per annum.

Membership is open to both sexes.

It is intended to provide a general hall in which tea, coffee, minerals and other refreshments can be served; A games room in which a bar will be situated; A general room will also be used for dances.

It is hoped that the Membership will be such that the Toddington Cricket Team, Football Team, and other activities will also be Members of the Club. These athletic Clubs will be autonomous, but their Members being also Members of the main Club, it will be possible for the Committee to financially support these teams, apart from providing space for changing rooms, meals for the visiting Teams after matches, etc..

I must stress that the object of the Club is to form a Central Meeting place in Toddington for everyone and every interest. It will be non-political and non-denominational.

The consumption of drink will not be regarded as its main object, and those who are of most service to others in the community and particularly in the Club, will be those regarded as the best Members

Everything possible will be done to encourage regular visits by Lady Members, so that those coming from a distance or from the outlying farms can enter the Club as a place of which they are part proprietors, and receive the same attention and have the same amenities, as in one of the London Clubs.

In addition to this, there are in Toddington various other organisations, such as The Young Farmers Club, the Women's Institute, a branch of the Folk Dancing Association, etc. Opportunities will be made for these Associations to affiliate with the Club, the proposed fee being £1. 1/- per annum, in return for which each Association will have the use of a Hall or Committee room - according to their requirements - once monthly.

The Home Guard had as a subsidiary a Benevolent Fund, administered by the Home Guard Club Committee. The Committee of the Toddington Club wished to continue this Benevolent Fund, particularly with a view to assisting the disabled and the widows of the last war, and the disabled, the widows and the orphans of this war.

The foregoing is an extremely brief statement of the aims of the Club. Should you wish me to do I will amplify this.

L. C. Baillon, Esq.,  
 The Northampton Brewery Co.

- 2 -

23rd March, 1945.

Concerning the conversation which Mrs. Seeborn, J.P. and I had with your Messrs. Clark and Robinson on Tuesday afternoon last.

My recollection of this is as follows:-

When we first met I outlined as briefly as possible the object of the Club as given above. I then pointed out, that all Members of the Committee felt that the Terms of the Lease were exceedingly generous, and that they could look to your Firm for support, but that also in view of the manner in which we had been met, it was rather difficult to ask for further assistance.

I could, therefore, only put forward a statement of our requirements, and hope for your consideration, and ask for such assistance as you might feel justified in providing.

We examined the premises, and I was informed that their condition was, in the view of your representatives, very satisfactory.

We then discussed the alterations which have formed the subject of deliberation of my Committee, and I placed before your representative the reasons for this work. The summary of which is as follows:-

Car Park. This has unfortunately, over a period of time, been used as a general car park by individuals having no connection with the new or the old Club. It also serves as a play ground for the local children. We, therefore, submit that a fence and gates be provided

Garden. Permission is sought for the erection, if the Club consider it necessary for a hut. It is hoped that this would be unnecessary because such a hut could not be a permanent building.

As a long term policy, the Committee have in mind, ultimately, the erection of a large place, which could house a swimming bath in the Summer, and the bath covered with a floor for Winter use, but this is a matter for the future, and does not immediately arise.

Proposed Games Room. This building will require a counter with pulleys for the beer engine, necessary back to carry glasses, etc. The cellar below to be fitted with the racks for barrels, and a wall to be built, particularly in view of the coldness of the cellar in the Winter.

The Furnace. At present housed in a temporary structure in the yard to be transferred to the cellar, and the necessary wall to be erected so as to prevent the warmth of the furnace affecting the condition of the beer. The necessary re-arrangement of pipes, altering the flow to and from the furnace in its new position to be carried out.

Games Room. The existing stage to be removed. This would be altered by the Club itself, so as to fit, in the manner recommended by

your representative, over the existing counter in the main hall.

Mains water to be laid on, as at the present, only water from a pump is available, and mains water is now accessible.

The existing men's lavatories to be transferred to the opposite side of the Car Park, and connected with the drains.

The present roofing of the shelter over part of the Car Park Lavatories, and Furnace to be removed by the Club in such a manner that the existing timber and corrugated iron, all of which is in good sound condition, shall be capable of being used for other purposes.

The necessity for a subsidiary hall to provide accommodation for some 60/80 people, also to house, papers, books and possibly libraries of affiliated or associated Clubs, to be built in the Car Park on the ground at present covered by the lavatories and furnace.

In addition a cloakroom for ladies to be provided, opening off from the Hall. The present entrance to be modified so as to form a lobby, giving direct access to the main hall, games room, bar and subsidiary hall.

For the subsidiary hall, the timber of the shelter, which is proposed to demolish would be available, together with the corrugated iron for roofing and flooring.

It was agreed, that in the event of a steward being selected who had no previous experience, your Company would be willing to take him as a trainee for a short period to initiate him into his duties.

It transpired, that No. 2 Luton Road, which is your property and at present requisitioned by the Rural District Council was not included in the Lease

We asked your representative, in the event of your agreeing to the erection of the subsidiary hall, which we regret is essential, that you should make the application for the necessary building permit.

We believe, that in addition to the support of our President and Vice-presidents in this matter, you would find Mr. Graham, Clerk to the Bedford County Council, sympathetic - he is in possession of full details of this Club - and Col. Part, Lord Lieut. of the County is also very favourably disposed, and would, I feel sure, give us the benefit of his support.

The question of equipment was then raised, and we asked whether it would be possible for your Company to supply metal chairs and glass top tables, but were informed that none were available. Your representatives recommended cane chairs of which a catalogue was exhibited, but in view of the fact the Committee estimated some 150 chairs are needed, and the price of these chairs was £3. 8/- and £4. 9. 4d. each respectively, we felt unable to proceed in this matter.

As a long term policy, the Committee hope that when wood is

L. G. Baillon, Esq.,  
The Northampton Brewery Co.

- 3 -

23rd March, 1945.

again available and they have sufficient funds in hand, to panel with ply wood, the main hall. In the mean time, the present distempered and brick wall must serve.

I also enquired whether you had any matting or similar floor covering available.

Opening. It is intended to open the Club for use on the 1st May 1945. The matter of equipment, is, therefore, one of urgency.

Your representatives undertook that the counter, beer engine etc., should be installed by that date. They would also provide us with 72 gallons of beer, whiskey, gin and other drinks.

It was also agreed to purchase from you 6 dozen pint mugs, 10 dozen  $\frac{1}{2}$  pint mugs, together with the necessary other glasses for whiskey, gin, etc.

Unfortunately, the matter of all this equipment is one entirely outside Mrs. Seeborn's knowledge and mine, but we feel sure that in leaving ourselves in your hands, the Club will benefit.

May I point out here in parenthesis, that on consideration, 72 gallons of beer does not seem likely to me to go very far. This represents only 376 pints, which I should imagine is very much less than a normal week's consumption when the Club is in full swing. I would, therefore, express the hope that provision will be made for its replacement.

For your information I would mention that it is intended the bar shall be open for the same period as the bars in other Licensed Houses in Toddington, and will, therefore, close at 10 p.m.

We are indebted to your representative for reminding us that tobacco, minerals, biscuits, etc., must be obtained elsewhere.

Finance. Our funds, at the present, amount to £150. together with £42. received as founder Membership subscriptions, and we have not yet enrolled any ordinary Members.

The main income of the Club will accrue, not only from the sales of drinks, but also from minerals, tea, coffee, cakes, and from the hire of the billiard tables, darts, ping-pong etc.

You will see that while we can finance our purchases from you in the matter of glass, beer, etc., the major part of this sum must be available for the purchase, where possible, of furniture, and a small amount of working capital.

I hope that you will agree, the foregoing is a fair summary of Tuesday's conversation, and that the objects of the Club, the condi-



tion of the premises, and your representatives report, will enable you  
as our landlords, to carry out the modifications to the existing  
building, and the erection of the subsidiary hall, etc., as outlined.

Yours faithfully,

W. B. WATSON-BAKER

*Cash register*

Voting Slip R. Shelton  
dated 4th April 1945.

TODDINGTON,

4th April, 1945.

*R. Shelton  
The Vicar  
Toddington*

Dear Sir

The Chairman wishes me to point out that the Committee is exceedingly weak in lady Members.

Mrs. Seebohm will be away during May, Miss Watson-Baker is resigning on account of marriage.

He feels that we should have two more lady Members, as their advice will be regularly required.

Please let me have your suggestions by Saturday morning so that I can put them before the Chairman.

Yours faithfully,

*R. J. Foubert  
Hon Sec*

*Mrs. R. Shelton  
Mrs. H. Hillyard  
Mrs. W. Bonner  
Miss A. Simons*

TODDINGTON SOCIAL AND SERVICES CLUB

THE WORKING MEN'S  
**Club and Institute Union**

Established

Address for Duration of the War

CLUB

CRAG HALL, DURLEY GARDENS,  
WEST CLIFF, BOURNEMOUTH, HANTS

A

**Federation of over 2,800 Clubs & Institutes**

WITH OVER ONE MILLION MEMBERS

Toddington Social & Services Club  
WELFARE SECTION

**Contribution Card**

of the

**"PLUS CLUB"**

No. \_\_\_\_\_ 194

Members' Name \_\_\_\_\_

Secretary — Mr. P. JARVIS

Asst. Secretary — Mr. H. BRAZIER

Treasurer — Mr. J. E. BONNER

YOUR CLUB IS INVITED TO  
OBTAIN —

Club.  
Management of its affairs.  
A Handsome and Comfortable  
at Pegwell Bay, Ramsgate, Kent;  
in Berkshire; Grange-over-Sands,  
and Bay, near Swansea, South

the Club Library.

Work. The right to enter  
for Scholarships given by the  
Spring and Summer Schools,  
for Members' Children.

the Union's Club Management  
and, entitling successful candidates  
to "M.D." after their names.

valuable Prizes in all classes of  
e.g. Cricket, Football, Angling,  
hunts, Whist, Cribbage, etc., etc.

Membership of the other Affiliated

and in Toddington  
"Mass Treasts"  
first held in 1920.  
which was held on  
an athletic  
The "Day" was  
miles and teams  
from villages  
near, all of which  
is in Toddington.  
of the local clubs  
and the motto  
"For the brief  
but the point  
it is a local  
motto: "I always

deal and the delight  
in carrying out each  
it given the right  
for our children so  
as well as well to  
the advent of the  
provided the right  
juvenile club  
able a rough  
ly worth while  
the hope, spread

may" always found  
of its organization  
children themselves  
parents' committee  
to what were  
following are

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the village schools  
then how each  
they enjoy  
in more than one  
to the best  
at the end  
to have to

mittee as a committee of the lines outlined above  
from your own efforts along the lines outlined above  
(Your initials)

TODDINGTON SOCIAL and SERVICES CLUB

3rd ANNUAL FLOWER SHOW,  
SATURDAY, 30th AUGUST, 1947.

Schedule and Entry Form.

R U L E S.

1. All produce for competition must be **grown** by Exhibitor.
2. Exhibitors must attach to each exhibit a scaled envelope with name inside and Class number only outside.
3. All exhibits must be staged by 1.30 p.m. on the day of the Show.
4. Exhibitors are requested to allow their exhibits to be sold for Club Fund; any left over will be sent to Luton and Dunstable Hospital.
5. The Judges' decision is final.

-----

PLEASE MARK CLEARLY WITH A X THE CLASSES FOR WHICH YOU ARE ENTERING.

=====

ENTRANCE FEE FOR EACH ENTRY IS SIXPENCE.

+++++++

PRIZES ALL CLASSES:- Firsts 3/-; Seconds 2/-; Thirds 1/-

=====

POINTS COUNT:- First 3; Second 2; Thirds 1.

+++++++

CLUB CHAMPIONSHIP PRIZE OF £2. 0. 0

NAME .....

ADDRESS .....

Please send this form to J.B. Hyde or the Club Steward not later than Friday, 29th August, together with entrance fees.

PLEASE READ CAREFULLY THE RULES PRINTED ABOVE.

-----

APPOINTMENT OF 1st STEWARD

Mr. & Mrs. J. S. Albury,  
152 Cowper Street,  
Luton.

18th April, 1945.

Dear Mr. & Mrs. Albury,

In reference to your interview with the Committee of the Toddington Club, you are hereby engaged as joint stewards to the Club at a remuneration of £4. 10/- weekly, free living quarters, lighting and heating to be provided by the Club. This engagement is subject to satisfactory references, and I should be glad to have your discharge papers and two business references to place before my Committee for their approval.

Your engagement will commence as from the time you proceed to the Northampton Brewery Co. for training, and if it is necessary for you, during that period of training, to remain away from home, your living expenses will be paid by the Club. Similarly any travelling expenses, if you are able to live at home during the training, will also be paid by the Club.

The objects of the Club have been explained to you. It is intended by the Committee that this Club should be a meeting place in Toddington for both sexes, not for one group of people only. Tea, coffee, cakes must be readily available.

The Committee will consider the success of your joint efforts, not on the quantity of beer, etc. sold, but by the membership and popularity of the Club. It has got to appeal, not only to the older, but the younger people from 18 years of age upwards, and it will be your duty to give every assistance to the executive Committee to enhance the usefulness of the Club in every sphere of life. Your duties will be arranged for you by the Bar and Finance Sub-Committees, to whom you will be immediately responsible, and through them to the General purposes Committee of the Club.

You will have one half day per week, and a holiday of at least one week per annum. Your salary will be regarded by the Committee as a commencing salary. Its increase is entirely dependent upon your own efforts along the lines outlined above.

Yours faithfully,

W. E. WATSON-CARER.

## 4 - 1945-1950

On the 13th July 1945 the first A.G.M. of the Toddington Social and Services Club was held; and at the request of the President Col. E.J. Skinner the members of the present committee were read out as follows:-

President	Col. E.J. Skinner
Vice Presidents	Mrs W.E. Watson Baker, Rev. F.W. Hunt Commander H. Lamberton, D. Seebohn Lt. F.J. Watson Baker
Chairman	W.E. Watson Baker
Vice Chairman	F.J. Bonner
Treasurer	J. Bonner
Secretary	R. Fowler
Committee	Mrs D. Seebohn, H. Brazier, H. Fletcher A.W. George, G. Harris, J.B. Hyde, J. Hobbs D.V. Greengrass, P. Jarvis, F. Stapleton

It is presumed that some of the 1944 committee were involved with the running from 1941 and certainly many were to figure prominently in the future years. Problems being looked at were, lack of furniture, negotiations for the New Inn Cottage to be de-requisitioned being used as refuge accommodation and toilet facilities, not very different from today!



The town pump on the Green

Entertainments, dancing, old time and modern were hampered by lack of furniture. Membership was recorded at 280 subs were 4/- per year.

Scrutineers for election: H. Brown, W. Hobbs, V. Mountfort.

Following the election of the next committee in 1945 a major rethink in policy must have taken place for things started to happen. The decision was made to transfer the Bar from the main room to the old malthouse, (now the lounge) but at the opposite end to where it now stands.

### 1946

This involved a tremendous amount of work in making the lounge fit for use apart from fitting the bar and most of this was done by the Club members and committee. Dick Shelton recalls that Reg Fowler opened up the cellar only to find that the unclaimed war refugees furniture stored there during the war was covered in mould and decaying. The place was also infested with rats; it was a week before the air cleared sufficiently to go in.

About this time Jack Aubrey had decided to marry into the Kennard family and handed in his notice. Les Bryant recalls that members were sorry to see him go, for he was always smartly dressed and well spoken; a good Steward who knew his job.

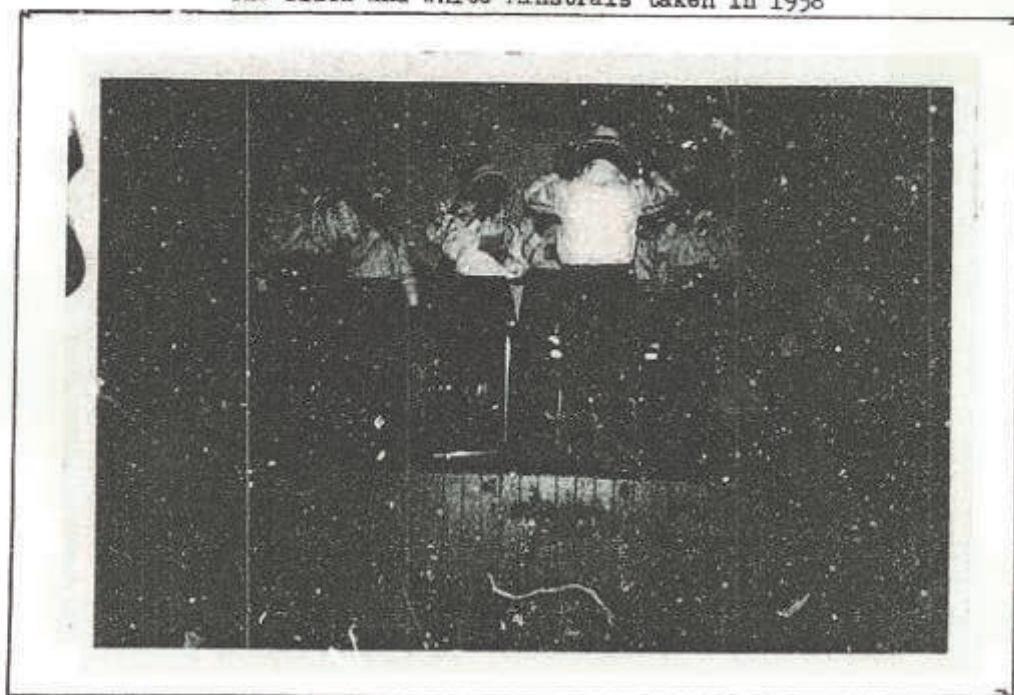
By the middle of 1948 Jack West and his wife Alice (see photograph page 90) were appointed Stewards and moved into the New Inn to give it a go for a couple of years, which had finally been de-requisitioned as refugee accommodation, at this time, "Holmleigh" was occupied by the Bonner family. Both premises were redecorated.

At the time of Jack's appointment the club was in "full swing" with football and table tennis sections, concerts, entertainments, welfare sections, garden produce show, children's party and V.J. party in the planning (Victory in Japan).



Jack and Alice West taken  
about 1950

The Black and White Minstrals taken in 1958





The new lounge bar was in full operation and included a billiard table in a separate room. The Minute Book records that dealings with the Northampton Brewery Company were most helpful. The club was financially sound with the surplus allocated to the building and playing field funds (reserves). With all this happening it is difficult to see why on the 16th July 1946 it had its Friendly Society Registration cancelled. Did it fail to send in its return?

#### 1947-1948

Early in 1947 proposals were made to rebuild the toilets and negotiations started. However the comradeship which had held the Club through the later war years was beginning to break up and the accounts recorded a loss of £18-2-4d for the year, blaming lack of member participation, and the secretaries report recorded that "while the committee was not carrying out its duties in an altogether satisfactory way, members were equally to blame".

However important issues were being raised, 1947 saw the approval of the 48 hour visiting Guests Rule. Mr G. Harris asked when the club was going to affiliate to the C.&I.U. A special meeting chaired by Mr J.B. Hyde was held on the 12th December 1947, a proposal was put to the meeting by Mr Harris that this club seek affiliation to the C.&I.U. and instruct its committee to proceed, was seconded by Mr J.R. Rowles. The resulting ballot passed the motion by 95 votes to 43 and affiliation was completed in July 1948 and Registered with the Friendly Society 425 Beds. By mid July the new toilet plans (located at the end of the lounge now disused) had cleared the red tape of post war Britain and were waiting for building permission which was harder to get than planning permission at that time. Half the cost of the toilets was being met by the Northampton Brewery Co. The club had now added darts and table tennis to its activities and early in 1948 the famous W.V.S Pies arrived on the scene. These were

One of the first Affiliation Cards issued to  
"Tubby" Janes on 16th July 1948.



minced meat and potato pies sold hot over the bar. 3d (1½p) brought you a small one 6d (2½p) a large one. The sale of these pies continued in great demand until 1951 when sales reached a total of £170.00.

#### 1949

The early part of the year saw the new toilet block for Gents completed and it is recorded that while they are not posh they are adequate. The 1934 toilets then became the ladies. Club activities had been further expanded and included a ladies committee looking after the O.A.P.'s and children's parties among other things. A junior football team was also formed. It was hoped to improve amenities for a catering license had been granted.

The committee, it would seem now had cause to regret the move of the bar to the lounge for as well as plans for repairs and decorating proposals were put forward to transfer the lounge bar back to the main room which was more convenient for dances and concerts. Arrangements had been made for a substantial loan from the landlords to pay for this and members were opposed to any increase in beer prices to help pay for it. Beer was priced at 18% on cost (as opposed to 30% today)

#### 1950

Since the proposals for the new bar location in the main room had been explained to members, clearly a difference of opinion had been recorded and probably with the election of the New committee a compromise was reached whereby the bar was to be moved to the other end of the lounge (where it is now), this made it more accessible to the main room, the billiard room wall was to be knocked down, and the lounge decorated. The main room was also redecorated, with some work done to the stage. It is not clear what this work was, but it is thought that the stage was located where the main bar now is, when the original bar was moved to the

lounge in 1946. The band platform over the office had also been totally enclosed and formed the band room now used as a store room.

Proposals at the A.G.M. included a charge to be made for entertainment, a change of auditor and a local talent contest.

#### 4 - 1951-1955

1951 saw the expansion of the old welfare fund into the New Plus Club, that is, in addition to sickness benefit and share out, it also covered welfare payments and saving facilities. Subscriptions of 9d per week would guarantee an income of 10/- per week for a period of 8 weeks minimum, (see attached notice). Page 95.

1951 is also the first year for which detailed accounts are available. Jim Bonner's original accounts are preserved in their ledgers, written in copperplate writing up to 1955. They make interesting reading if you are prepared to analyse them; for instance the steward's wages had risen from:

£3-10-0 (1948) to £4-12-1 (1951) and £5-5-0 (1955)

Rent of premises £40.00 (1951) £80.00 (1955)

Rates £55.00  $\frac{1}{2}$  year in 1951, £60.00  $\frac{1}{2}$  year in 1955

Honourary secretary was paid 10/- per week (1951). etc. etc. etc.

In 1953 the proposals of 1950 were implemented, the bar was moved to the opposite end of the lounge and the billiard room wall knocked down and the billiard table scrapped; opening up the area, bench type seats were fitted and the place decorated. (see bar photographs page 96).

In 1955 the toilet block we now have was built, again with most of the cost met by the brewery in the form of a loan and the 1934 toilets (then the ladies) and the 1949 toilets (then the gents) were closed down and eventually used as bottle stores.

However, the overall accounts for the period show a fluctuating profit and loss tending towards heavier losses. The Minute book records, poorly

Notice to members giving details of the Improved Plus Club Benefits.

You may be one of the many members of the club who have never been told about our PLUS CLUB. The Plus Club is a sick benefit and share-out club, but with a difference. It is a sick club, PLUS a welfare fund, PLUS facilities for savings. It is open to all male members of the social club, though newcomers must be under the age of 55 on joining.

CONTRIBUTIONS.

Entrance fee payable on joining - 1/-  
 Subscriptions 9d per week (6d to sick club & 3d to welfare fund)  
 Levy on the death of a member - 1/-  
 Administration charge - 3d per quarter.  
 Thrift - entirely optional.

BENEFITS:

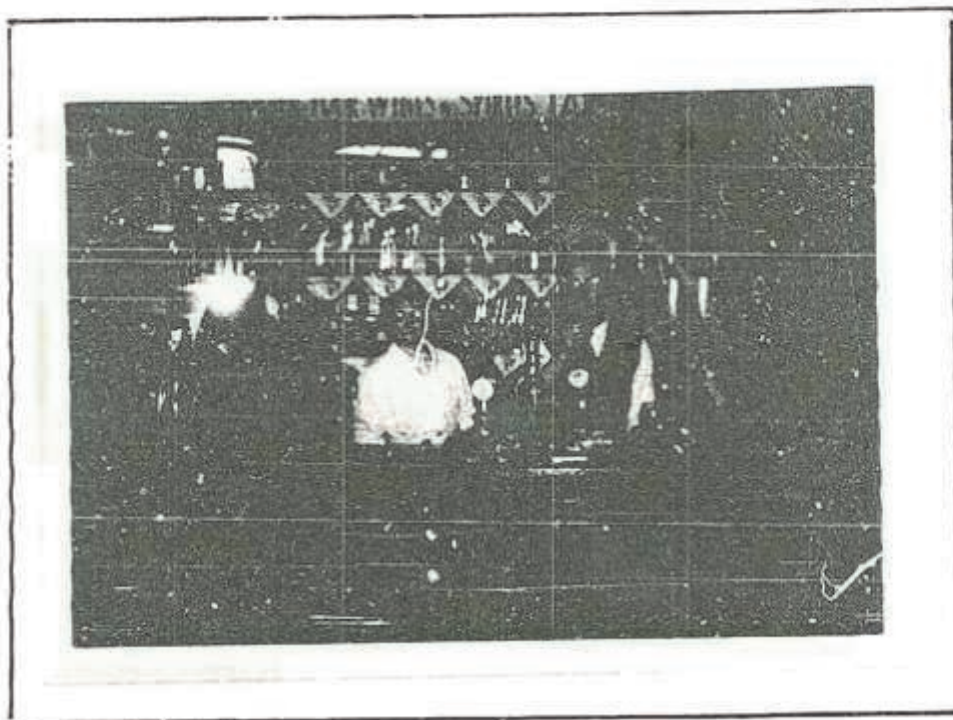
For first 4 weeks' sickness - 1/- per week (from the sick club)  
 For second 4 weeks' sickness - 10/- per week (5/- from the sick club and 5/- from the welfare fund)  
 For the next 8 weeks' sickness - 10/- per week (from the welfare fund)  
 Thereafter & indefinitely - payments from the welfare fund, dependant on the state of the fund, but aiming at a minimum of 10/- per week  
 Death benefit - 1/- from each surviving member, with a minimum of £3.  
 Share-out - balance of sick club funds shared equally at Christmas.  
 The welfare fund is not available for share-out.  
 Savings - can be drawn upon at any time, but are automatically distributed at Christmas.

SOME NOTES:

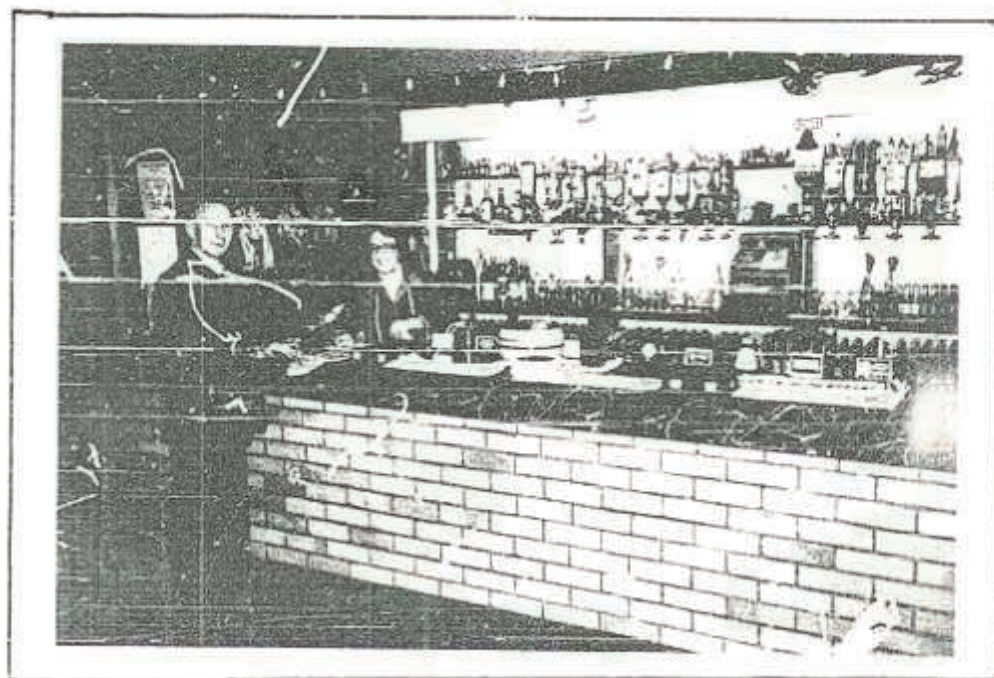
- 1) Unlike an ordinary state club, members are never "out of benefit", not even during the 'epidemic months' of January and February.
- 2) The real aim, of the club is to provide some small income for members who are the victims of prolonged illness. You virtually give 3d a week for this purpose.
- 3) Bank interest from the Thrift Club goes to the welfare fund.
- 4) We should be glad to hear any views you may have on the Plus Club, particularly in regard to the scale of contributions and benefits.
- 5) We need a minimum of 25 new members this year.

Will you please help in achieving this target?

The lounge bar, then the main bar prior to its move to the main club room. Taken in January 1957.



The lounge bar in 1980. Nancy Hawker serving one of the regulars, ex President Les Bryant.



attended meetings, lack of committee members and general apathy.

The work done in 1953 and 1955 had placed heavy strain on the finances and the carefully built up reserves had been considerably eroded, even the essential routine of running the club was placing a heavy load on the committee and officials who were still doing their bit.

## 5 - 1956-1958

### 1956

The A.G.M. Book for this year records that the policy of spending nothing unless it was absolutely essential had now caught up with us and the club was faced with considerable expenditure in terms of repairs and new equipment. It would seem that the committee for that year responded to the challenge, and proposals were made to change from solid fuel to oil as a cost saving. Hire of the premises were investigated for the first time and a scale of charges recommended from 15/- per hour to £3.00 all day. Secretaries Honourarium was increased to 30/- per week. Bar stock was worth £420.00.

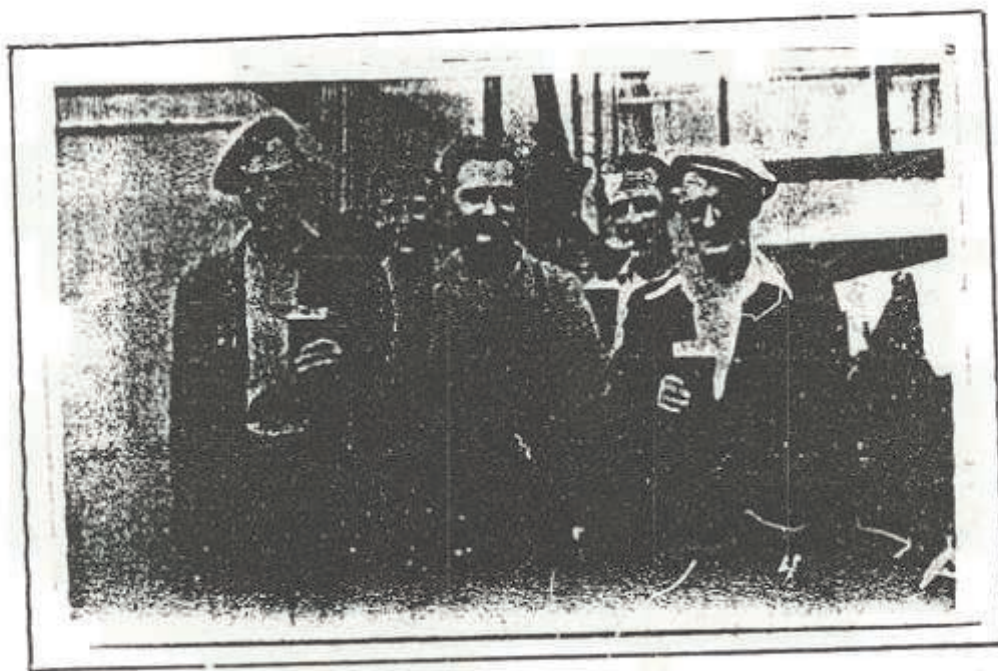
### 1957

The initial reaction to the problems facing the club, appears to have been partially successful, for the only sign of progress seems to have been the setting up of a reserve fund. One must presume that the original fund set up in 1946 had now been absorbed in keeping the club running; it also implies that the new policies and enthusiasm must have been succeeding for despite £170.00 spent on decorating the Balance Sheet must have shown a surplus in order that a reserve fund could have been considered. However, much was still to be done.

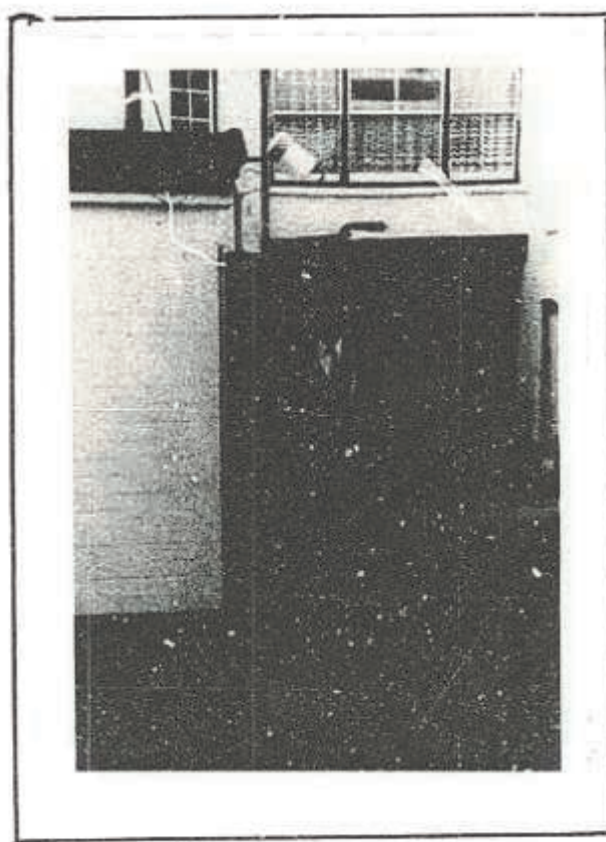
### 1958

This year is probably most significant, since on paper it appears to

Dick Shelton and members in 1955

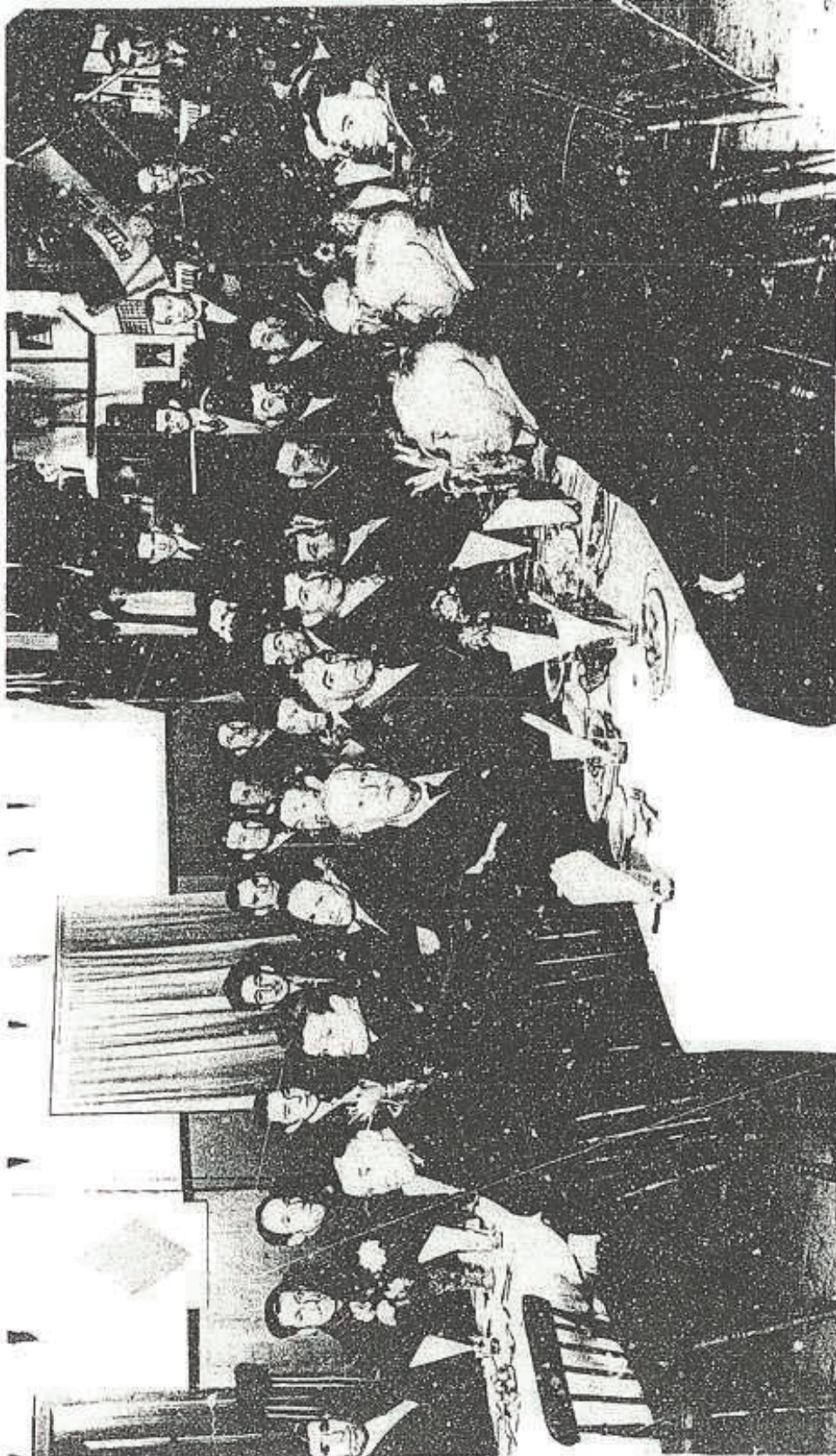


Dick in 1980, he has'nt changed much has he?





THE ROYAL BRITISH LEGION DINNER BELIEVED TO HAVE BEEN TAKEN  
IN THE EARLY 1950's. THE R.B.L. HAVE A LONG ASSOCIATION  
WITH THE CLUB.



BERTIE TILLYARD.

— COLLEY STREET —  
— HODDINGTON —

FRED SHEPPARD.

— JACK GORDON

— TOM WALTERS



GEORGE MOORE (THE BARBER)

"REGULAR" BERNARD GOODSHIP SUPPING A PINT IN THE LOUNGE  
BAR. JACK WEST IN THE BACKGROUND. DATED 1958

---



Lew Rayson "on a winning streak" for once!



Tel. Toddington 301

**L. A. RAYSON**  
SEC.

Toddington Social & Services Club  
Toddington, Dunstable, Beds.

be totally normal, true it records, apathy from members, true it records mounting major repair problems, and repayments of loans; but these were normal problems that had always faced the club up to that time.

But! the boom years of local industry, the availability of money and cheap mass produced transport for travel hit the club, eating out was "in" and the club was not able to counter this and was standing at the crossroads of solvency.

#### 6- 1959-1970

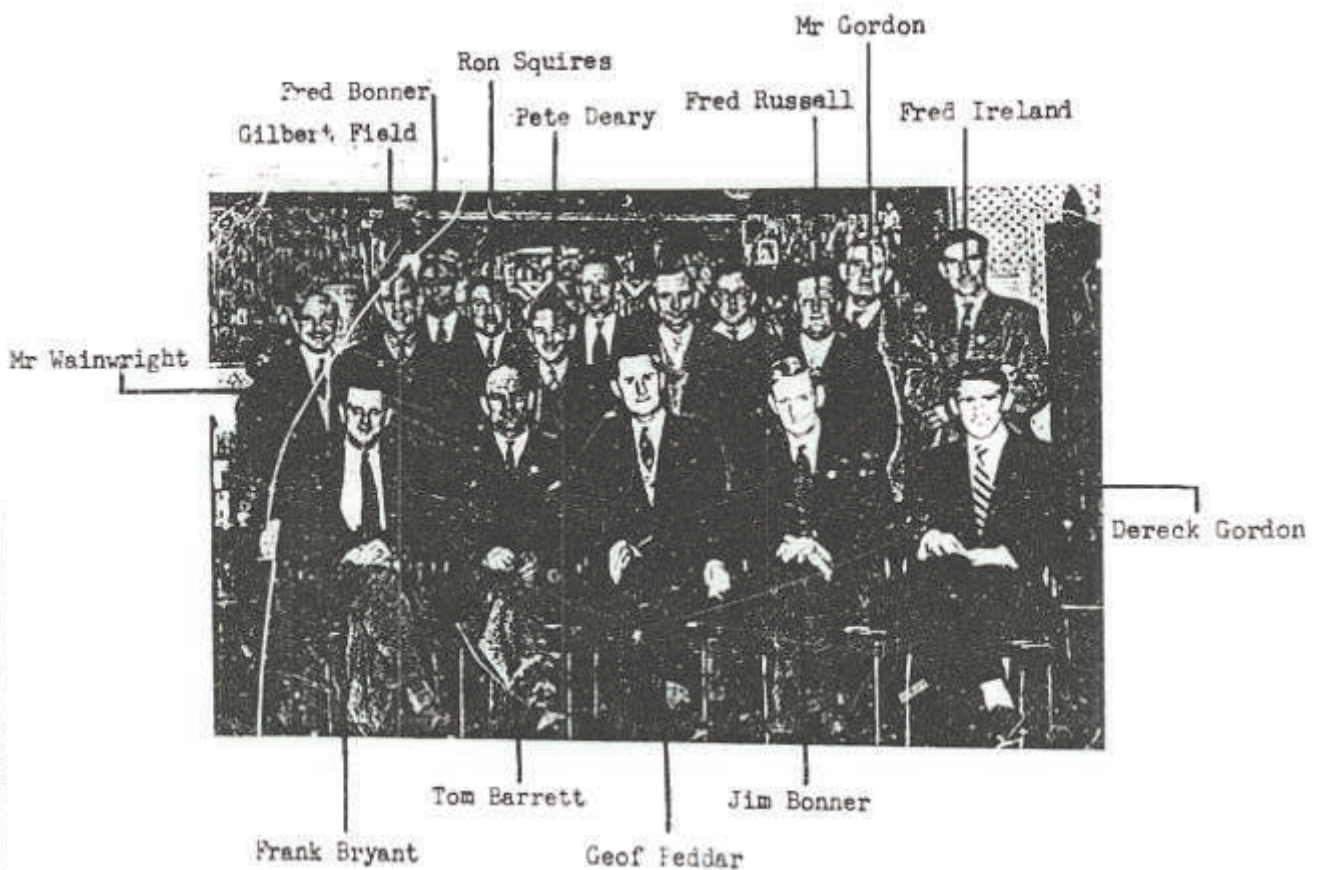
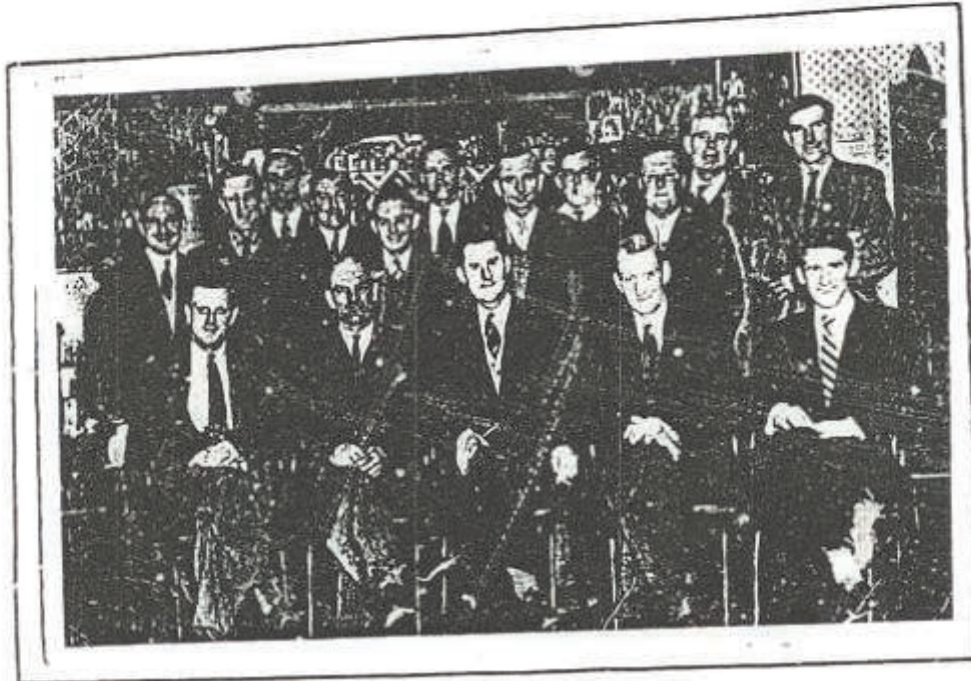
This is probably the most critical in the history of the club, for despite the efforts of the committee to keep things going the strain on the finances with only one major source of income was too much, and the club began to go under, its account was regularly in the red, and by the end of 1959 it was beginning to look as though the club would have to close, but the determination of the remaining committee, assisted by their new landlords (now Phipp's of Northampton who had taken over the N.B.C.) saw things through and things began to improve, slowly at first, then with the introduction of a gaming machine more rapidly, while the Balance sheet at the end of the year shows how low things had sunk it did not reflect the true crisis situation a few months earlier.

Entertainment began to improve and the era of the Black and White Mintrals was born, (shown in photograph page 90). By late 1960 the clubs affairs were definitely on the upswing, earlier the central heating had been replaced by a modern oil fired boiler, and again the Bar was moved, back to the main room in today's location. Since money was still very tight this project was in the main a "do it yourself" job by the members and the photograph page 70 featured in the 1961 C.&I.U year book together with a "write up"; membership was 375, subs were 5/- a year.

The old bar was decorated but was still used as a games room.

Following the death of Jim Bonner in 1960 a commemorative plaque and

Probably the most famous and popular Committee in the History of the Club, beleived to have been taken in 1958



barometer was purchased and hung in the main club room. Plaque page 78.

When the Bonner family moved out of Holmleigh these premises were entirely redecorated and Jack West moved in, leaving no. 2 Luton Road empty. His wages had now risen to £6-1-1d per week and his wife £2-15-0.

By 1962 the old bar space in the games room had been converted into a kitchen, with a serving hatch cut into the wall of the stairwell.

The proposal some 12 months earlier to turn the games room into a lounge as an alternative to the main room bingo was implemented, and a "half bar" was added where the bar started originally, at the far end of the lounge. It was redecorated again. By 1964 new sections had been added to the clubs activities in the form of keep fit, and skittles, which were extremely successful; angling also made a brief appearance.

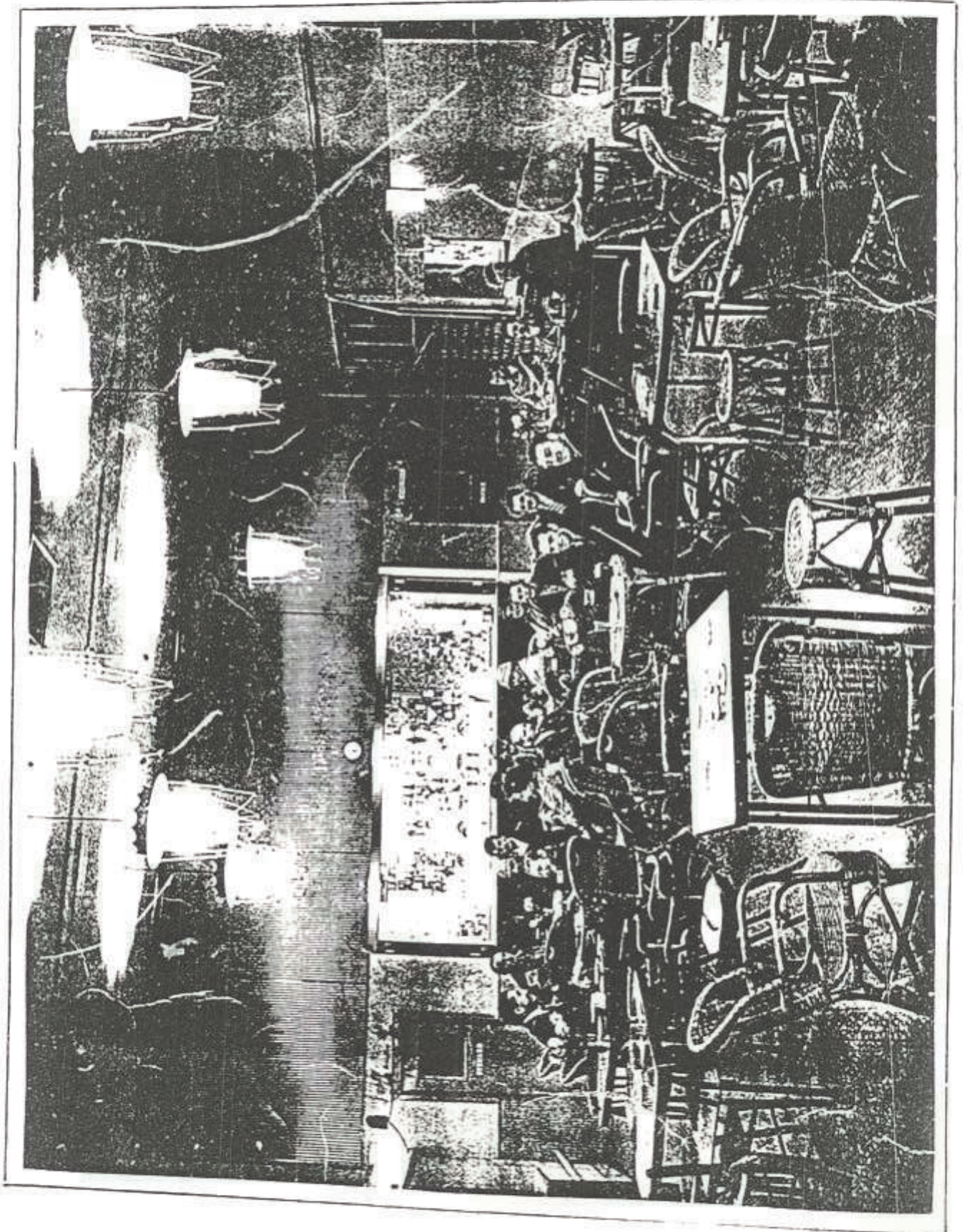
Dinner Dances were a regular feature at this time and very popular. Membership was continuing to rise (see photograph page ) and for the period 1960-4 the club was probably more club minded than it had ever been. Although sizeable amounts of money were being spent on repairs and decorations, concern was being expressed to the state of the buildings and the condition of the roof.

In 1962 the bar registration licence was renewed for 10 years. 1964 saw the club again register with the Friendly Society (no 17 W) and new club rule books were printed. Attempts were made to let no 2 Luton Road but this was opposed by the brewery and it continued to deteriorate as it remained empty.

However the good years were not to last and complaints as to the bar service and cleanliness began to mount and eventually takings began to drop; for Jack West was beginning to show his age and although he only came for a "couple" of years he had already done 18 years service.

1964/5 were heavy years for repairs, substantial amounts were spent on the roof and repairs to the steward's quarters again, mainly the kitchen being modernised, the outside central stack also coming down.

Photo of the new main bar taken just after its opening in late 1960, as it appeared in C.&I.'s Year Book as a D.I.Y. feature.





1967 saw the old house no. 2 Luton Road being used by the Scouts, and also the arrival of the motorcycle club.

#### 1964-1968

For this period 1964-1968, the club continued to go downhill and the committee seemed powerless to stop the slide although it was recognised. The previous 4 years accumulated reserves, were dipped into as the accounts regularly showed excess of expenditure over income, while it wanted for the steward to retire for it was obvious that he was now unable to do the job effectively and after many years of faithful and devoted service he retired in 1968 after 22 years service, which was recognised by a presentation clock.

1966 saw the end of the Plus Club, finally killed off by the welfare state. When I talked to Jack West early in 1981 at his caravan home at Tottenhoe, he was then aged 82 and hard of hearing. He recalled his time at the club as a happy one, but was reluctant to talk about his later years. He is well remembered for his consideration to members, particularly the younger ones and to see Jack with his bunch of keys all individually numbered locking up, or unlocking still sticks in the memory.

In 1968 we also acquired a new landlord, Watney Mann (Midlands) Ltd. who brought out Phipp's of Northampton and although we spent most of this year in debt and ended with our largest ever recorded loss of expenditure over income, the stage had been set for recovery. 1969 saw definite plans being made, a "lounge bar proper" and the committee were active with brewery negotiations and surveyors. By August the plans were sufficiently far advanced for estimates to be prepared. It transpired that the club share would be £2,500 and a brewery loan would be needed; however, these plans quite suddenly dropped out of sight and are replaced by minutes to the effect that the brewery be approached with a view to purchasing the premises. Quite a switch! However, while these plans were being made the

Bar Staff taken in 1961. Mr and Mrs West and Mr Jeffries.



Mr Jeffries doing his bit in 1968.



Jack West's retirement Notice

15 High St  
Joddington  
Beds

20-7-68

To the Secretary

Dear Sir

I wish to terminate my  
employment with the Social S.  
Services Club one month  
from the above date

Yours faithfully  
J West

Notice given to the members on the winding up of the Plus Club in 1966.

PLUS CLUB - 1966 SHARE - OUT.

Number of members 52 (Last year 64).

£76. 0. 0. was paid out in benefits. (Last year £103. 0. 0.)

Sick club receipts	68. 4. 0.	Welfare Fund receipts.	33.12. 0.
Payments	<u>20. 0. 0.</u>	Payments	56. 0. 0.
Balance for share-out	<u>48. 4. 0.</u>		

Available for share out - Balance of Sick Club	£48. 4. 0.
- Balance of Welfare Fund.	<u>£17.10. 3.</u>
	<u>£65.14. 3.</u>

Thus, 52 members share £65. 14. 3. = £1. 5. 3. each.

Deducted to clear to 10th December \_\_\_\_\_ Your Share \_\_\_\_\_

As members will already know, the committee recently decided to wind up the Plus Club this year, and so the balance of £17. 10. 3. remaining in the Welfare Fund is included in the amount available for Share - Out.

The Sick Club alone would have given a share out this year of about 18/6. The addition of the Welfare Fund brings it up to 25/3.

Members will be disappointed that, the Welfare Fund balance is as little as £17, but as has been stated before, demands on the fund have been very high recently. In the past 2 years, payments have exceeded income, by some £66. This fact, though it proves the usefulness of the fund in the past, also shows that the club could not have continued without some kind of large scale re-organisatio

R. SQUIRES.

F.J. DONNER.

THE PROPOSALS OF 1966 TO RE-MODEL THE CLUB, BUT UNFORTUNATELY CAME TO NOTHING EXCEPT IN A VERY MODIFIED FORM

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RENOVATION OF TODDINGTON SOCIAL

The object of this first report is to clearly define the work to be done. When it is approved by the Committee and the questions it raises answered, it will act as a client's brief to the Engineer, Architect and Quantity Surveyor.

An accurate specification and drawings will then be prepared and tenders invited from Contractors. The Committee will be able to enter into a fixed priced contract with the builder who submits the most competitive tender.

(1) EXISTING GAMES ROOM

It is intended to convert this room into the main club room. The present roof to this area leaks and, before any internal works are carried out, it will have to be stripped off and rebuilt. At one end of the room above the bar, there is a loft, at present only accessible through a ceiling hatch. The whole of this loft will be demolished. The new roof over the area will be laid at the same pitch as the existing adjacent. All the asbestos roofing over the room will be stripped off and replaced with new. There is a small amount which possibly could be retained but there are several different types of roofing at present and it would be best to renew it all. A new plasterboard and skim ceiling will be built when the roofing is completed.

On the car park side of this room there is an asbestos covered area. This has a derogatory affect on the aspect of the room and a very least translucent sheeting to replace the asbestos should be considered. This covered area could be improved to form a small entrance lobby to the new Clubroom.

The present position of the bar will be unchanged. However, a new bar will be built which will come outside this contract. The cellar is below the bar area (outside access to this underneath the covered area). Steps down to the cellar from behind the bar area will be built under this contract. The precise nature of these steps/stairs needs clarifying.

At the opposite end of the room to the bar, there is a partition screening a small servery. This will be demolished and all plumbing, etc., tapped off. Presumably the old bar will be used as a servery.

The heating of this room is from two sources. On one side of the room there are two radiators served from the main heating system and, on the other side, an electric oil filled radiator. If possible, the number of radiators on the main heating system in this room should be increased. This will undoubtedly achieve higher temperatures with lower running costs (See Item 3).

The life of the present floor finish is very limited and consideration should be given to a new floor finish.

Finally, the whole room will be decorated to an approved colour scheme.

DRAWING NUMBER 27 FEB 1962

**ANTHONY EVANS**  
Architects  
40 Cavendish Road, London, W.1.

Scale: 1/4" = 1'-0"

**TODDINGTON S & S CLUB**

This drawing is copyright. Contractors must check dimensions and report all discrepancies.



FIRST FLOOR PLAN



GROUND FLOOR PLAN





local council was demanding action over the "eyesore" of no. 2 Luton Road.

Boiler repairs were urgently needed, and complaints were mounting against the motorcycle club using the end house.

It would seem that although the enthusiasm and foresight were readily available, the business sense was not all it should be, for on the 22 June 1970, the auditors recommended that we close the premises, as no notice had been taken of his warning when presenting the 1969 accounts.

The committee refused to accept his recommendation and plans were made to rectify the situation. The problem appeared to be with the bar, for an outside stock checker was used for the first time; strip shows became the "in thing" to raise money, and two fruit machines were purchased on Hire Purchase.

After this, the club never looked back and went from strength to strength. The table attached showing extracts from the Balance sheets from 1958 to 1970 reflects the ups and downs of the club over this period, and the critical periods stand out like "sore thumbs".

#### 7 - 1971-1980

With the club now apparently on course for a successful recovery, there seemed little to hold it back, and the committee minutes although largely routine, show an underlying determination to find financial security. This it achieved, for in this period 4 major projects involving heavy financial expenditure were completed. Routine items included the following:-

#### 1971

The state of no. 2 Luton Road was subject to adverse comment and the building was cleared out, and the windows boarded up, and left to its own devices. The freehold of the buildings was on offer, if the club wished



to accept it. The main club room was on hire as a health clinic.

#### 1972

The figures of the purchase of the freehold of the club buildings had now been set at £15,000 with the added rider that a further request for a "lease" would increase the rent considerably which at that time was £200.00 PA.

#### 1973

The chimney in the stewards quarters shown in the 1937 photograph page was demolished and the roof "made good". The Phoenix Pidgeon club began to use no. 2 Luton Road.

#### 1975

On the 18th July 1975 all the property listed in the 1932 conveyance were sold by Watney Mann (Midlands) Ltd, hereinafter called the "vendor" to Mecca Ltd, 76 Southwalk Street, London (hereinafter called the purchaser) for the sum of £19,800 who do hereby agree to sell to the Toddington Social and Services Club, hereinafter called the sub purchasers for the sum of £20,000 all that property etc. The money being raised by a bank loan and thus regained the property.

It was owned 43 years before and had rented for a total period of 48 years.

#### 1977

1977 was also a heavy year of expense when the lounge bar was re-decorated and fitted out as a self contained unit, and was officially opened on the 16th September 1977 assisted by Watney's loan.

#### 1978

Ski-Ties Presentation Night

From left to right Mable Gerrard, Ida Squires and Margaret Stephenson.



Fairer - Misses presentation 1964



Dating to Southend 1962





**WATNEY MANN (MIDLANDS) LTD**

**PHIPPS BREWERY BRIDGE STREET NORTHAMPTON**

TELEPHONE 0604 (NORTHAMPTON) 34821

Our Reference

Your Reference

E/CFR/MEE

20th May 1970

The Secretary,  
Toddington Social & Services Club,  
15 High Street,  
TODDINGTON,  
Beds.

Dear Sir,

Premises, Dunstable Road and Pinns Lane,  
Toddington

Further to the undersigned's recent visit to your Club, our Estates Committee has now agreed in principle that we would be prepared to negotiate the sale of the premises to the Club Committee.

We appreciate your previous comments about only having a limited amount of capital available and under the circumstances perhaps you would care to make an offer to the Company for the freehold of the property with the benefit of a Licence and subject to a tie to the Brewery for beers, wines, spirits etc.

We also attach hereto a copy letter which we have received from the Toddington Parish Council, which we have acknowledged.

Yours faithfully,  
for Watney Mann (Midlands) Ltd.,

for ESTATE MANAGER

1978 saw further modernisation of the main room and bar with the assistance of a Brewery loan from Whitbread.

#### 1979

1979 saw the fourth project completed. The complete stripping of the roof slates and replacing them with tiles, again a project that caused much heartache and problems.

#### 1980

1980 saw the start of a modernisation programme, the aim of which was, in the first instance, to make the Club more attractive to come into and provide more comfort in the Club.

One of the jobs completed this year was the demolition of the car park wall, which was originally part of the old stables. Many of the bricks were re-used in the lower courses, when it was rebuilt only the section of wall to the entrance of the orchard is still original. This year also saw the recognition of Club and Institute awards to Dick Shelton for 25 years service and Mr. Jeffries and Mr. Russell for 10 years service, although they had in fact put in many more years than this.

When one looks at the work covered by a few short lines of writing from 1975 onwards, it does not give a true indication of the effort that went into achieving the completion of the work.

1980 stands out mainly for one reason, we paid for our buildings and they became our own lock stock and barrel.

#### 1981

With the policies of 1980 continuing, January saw the complete refurbishment of the 1955 toilet block. A modern 3 phase air extraction system was also installed in the main room which required a 3 phase electricity supply. The separate electricity meter in the lounge was disconnected and a by-pass main installed to bring our electrical system up to the latest regulations. The Honours Board was mounted in the lounge room, and the barometer commemorating the memory of Jim Bonner (previously stolen) was replaced. The majority of Committee work was to lay the plans for modernisation of the main room.

Towards the end of 1981 the health of the Steward was giving cause for concern and it was apparent his retirement was not far off.

### 1982

March saw the completion of the main room decor at a cost of £11,000 and Lew Rayson's face was a "picture" as he reviewed the results for the first time. He liked what we had done to his buildings. The main room was officially opened by John Tobin, North West Branch C. & I.U. Secretary in ~~June~~ 1982.

The lounge was refurnished in 1982 also to bring it up to the standard of comfort of the main room. A nasty blow to the Committee's plans was the extensive roof repairs that were needed.

To make the aging beams safe this was completed at a cost of £5,000 which had the effect of delaying the start of the games room once more.

On December 3rd 1982, Tom and Nancy Hawley retired as Club Steward/Stewardess after nearly 5 years at the Club. They were presented with the following items on behalf of the Club, a gents wrist watch, a wall mirror and clock by Harry Cook, President, and Mr. Tony Moore of the Stewards Union presented them with a set of crystal glasses. It was a pleasant evening with many of Tom and Nancy's friends present.

On December 6th 1983, Mr. David Slough assumed responsibility for the Stewardship of the Club, together with his wife Christine and daughter Samantha. David and Chris were selected from 18 applications for the job, advertised in the local press, a tough job for the Committee.

Thus 1982 ended on a much brighter note than it had begun on.

### 1983

This was primarily occupied by the games room, and is documented separately but I have appended a list of all work covered from 1980 to 1983, in order to show what being a Committee Member means, for in many instances there is nothing physical to see for the fruits of their labour.



New Honours Board "revealed" by John  
Tobin, Branch Secretary C. & I.U. in  
1981. CLUB SECRETARY on the left.



CREATION OF LIFE MEMBERS 1982

LES BRYANT

ANNIE BONNER

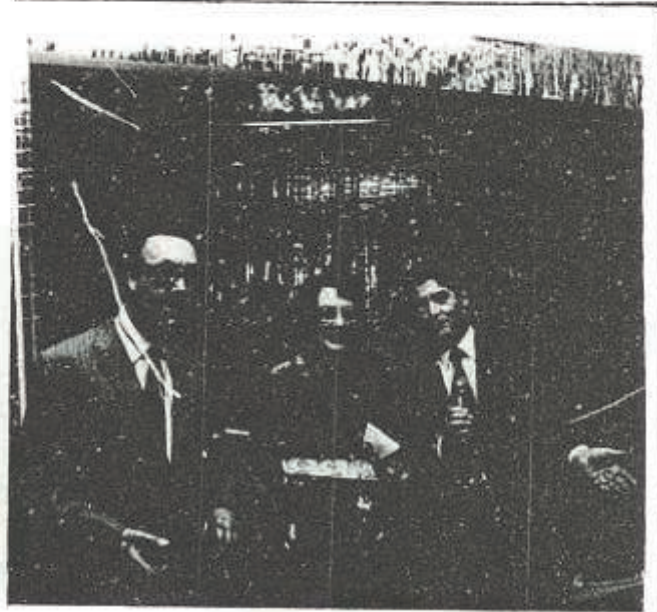
FRANK BRYANT

FRED BONNER

JOHN TOBIN (BRANCH SEC.) DOING THE  
HONOURS

DECEMBER 3rd RETIREMENT  
OF TOM AND NANCY HAWKED

TOM & NANCY SAYING TA!



TONY MOORE SEC. OF STEWARDS  
UNION MAKING THEIR PRESENTATION

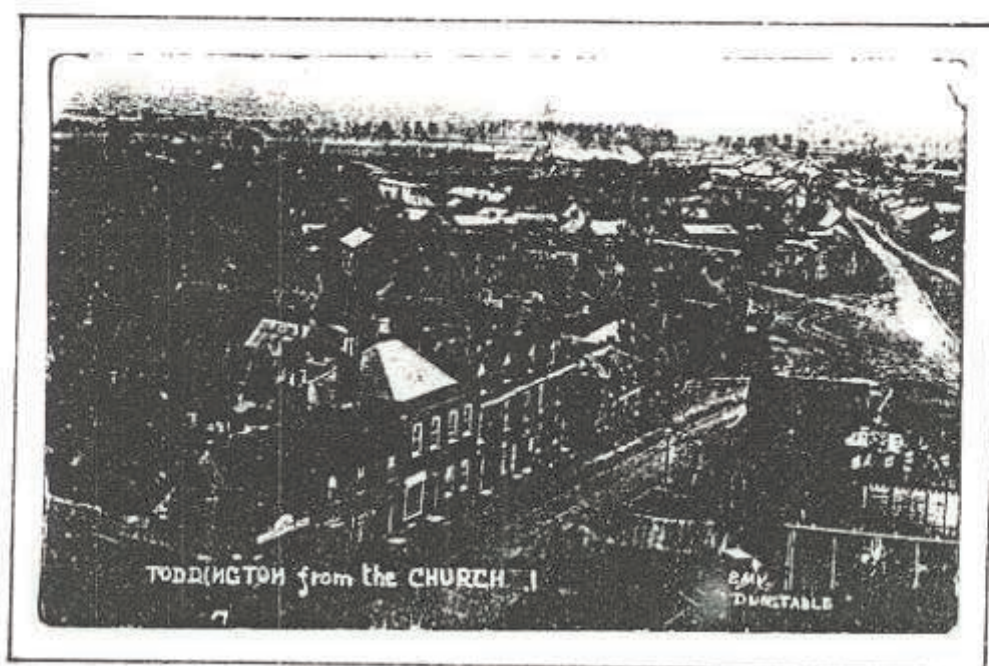


THE COMMITTEE WITH TOM & NANCY

COMMITTEE APPROVAL FOR WORK AND EQUIPMENT OVER AND ABOVE NORMAL BUSINESS  
BETWEEN APRIL 1980 AND DECEMBER 1983.

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Concrete Steward's lounge floor... Knock down car park wall and rebuild... Relocate car park sign... New car park sign... Orchard dug... Roof leaks repaired... Outside of building painted... Main room fans installed together with 3 phase electricity and lounge by-pas main... Honours Board and barometer... Life members certificates and passes... New filing cabinet... Income Tax queries and records... Wall photographs... Main room decor and furniture... Lounge furniture... Paint cellar... Fit double sink and repair store room (Public Hygiene Regulations)... Clear out store rooms... Refurbish toilets... Lounge mats... Repair fans... Clean out roof to avoid further roof leaks... New guttering... Rodent control (3 times)... Outside toilet roof repaired... Main room furniture... Roof beams strengthened... Rentokill protection of roof beams... Planning for games room... New Steward applications and appointments... Gaming machine licence renewal... Boiler repairs... Electrical repairs... Long service awards... New bingo and raffle equipment... New wet and dry floor cleaner... Man-power Services Commission Training Scheme... Trophy case and new trophies... In and out board... New shelves in two store rooms... Glasses washer... Main bar decor and floor... Two new tills... Redecorate toilet block ... Further repairs to No. 2 Luton Road... Toilet block roof repair and roof vents... Space invaders machine... New cigarette machines... Pool table installed... Security system installed... Carpet cleaned... Garden site prepared... Gas meter moved... Portable bar installed... Various open nights arranged... Various disciplinary hearings... ETC ETC ETC



1983

While this year was primarily concerned with the building work in No. 2 Luton Road, other important work was also being carried out, adding to the already heavy Committee work load.

Firstly, in order to meet Public Hygiene Regulations to sell food, a glass washer was installed, and following a "break in" at the Club when the machines were raided (at a loss to the Club of £800) a security system was installed.

Under the leadership of Ray Cowley the Orchard was turned into a garden. The state of the cellar was giving cause for concern and plans were approved for its refurbishing at a cost of £1820. A wine cabinet was installed in the bar, to meet popular demand for wine. To our regret and dissatisfaction with Watneys of London their beers were removed from stock in favour of William Younger Ltd. and thus our association with this brewery, which had lasted from 1928 through many take overs from N.B.C. to Phipps (Northampton) to Watney Mann (Midlands) to Watney Mann (London) Ltd., to Watney Coombe Reid.



**TODDINGTON, looking South, 1925.**

F. Thurston, Luton.

Slowing to left, Duck Lane: to right, in the distance, Dunstable Rd.: foreground, Smiths and stump of old Pound.

1983 - THE BUILDINGS

At a Committee Meeting held on the 25th February 1983, it was proposed by Mr. Derek Squire and seconded by Mr. Arthur Jeffries that:-

"The empty buildings be renovated and used as a games complex"

This was carried unanimously on the basis that work would be done by members who would receive a beer allowance of 2 pints per hour and lunch allowance of £2.00 if they worked more than 4 hours.

Thus 55 years after we first purchased the Club the scene was set to realise the dream of all Committees since; that all our buildings be used for the benefit of our members.

This formal proposal was in fact the sequel to several other meetings to consider possible plans and alterations, which quite simply were to demolish the old Committee Room wall, and cut a door in the Steward's old lounge, through into No. 2 Luton Road. This idea was not new for it had been talked about for many years but the biggest problems were:-

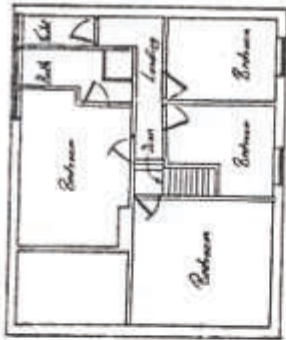
- a) The different floor levels
- b) The staircase to the Steward's first floor rooms.

The difference in floor levels between the main room and the New Inn is some 18" or more, quite considerable!

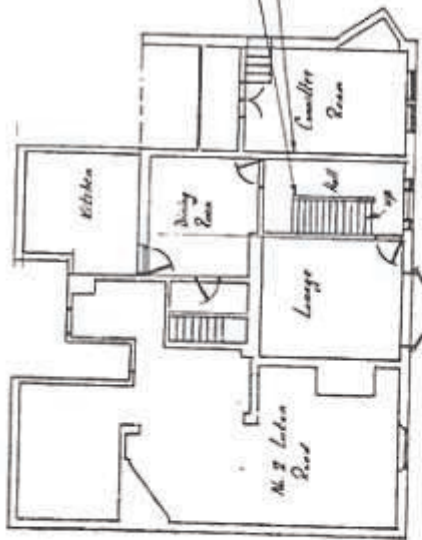
It suddenly dawned on me why there was this difference. As you are aware the old cellar was extended during 1840 - 1882, together with the building of the Steward's kitchen. The ground on which it was built rised quite steeply to the car park, and this slope was utilised to give the minimum head room for the extended cellar, for there is just room to stand upright. It therefore follows by deduction that this difference in levels was carried through to the first floor, for a different reason, to give the minimum head room for horses and carts to get through the arch.

The problem with the staircase was mainly to get a standard staircase into a height which was now standard, without taking up all the space created by demolishing the old Committee Room wall. This was resolved quite simply by turning it through 90° (see plan on page 129).

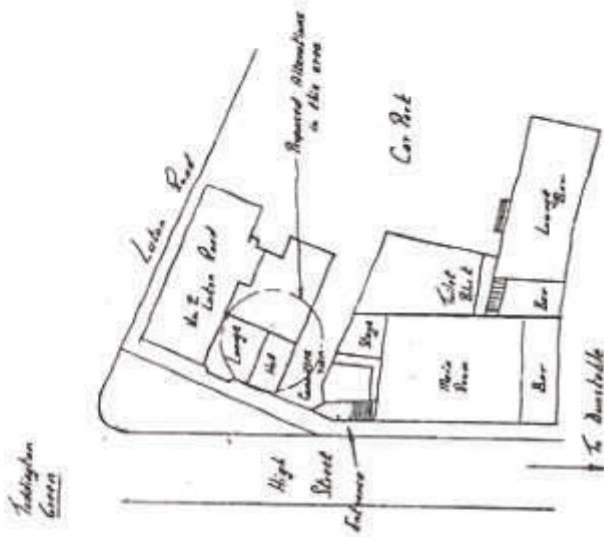




Existing First Floor



Existing Ground Floor



Sheet 1. Showing location and plan views of existing building  
 Sheet 1 of 2 sheets  
 Proposed Alterations to Tollymore Social Club at Loken Road Tollymore Bross.  
 J. H. Dwyer (Consultant)  
 130  
 Drawn Sheet J. H. Dwyer 10/11/58



Applications for a) Listed Building Consent b) Compliance with Building Regulations c) Compliance with Fire Regulations, were submitted and while approval was waited for, physical work started on April 7th 1983.

Firstly the accumulated rubbish over the years was taken out and burnt, leaving the building virtually empty. Electrical power was then put in so we could work during the evenings, a survey at this time showed gaping holes in the plaster and lathe ceilings and walls, bare bricks, where walls had been demolished no floorboards on the first floor; and partially rotted beams and timber.

This scene of desolation was the result of years of dereliction of the building through lack of money, many jobs were done on the cheap, with what ever materials were on hand.

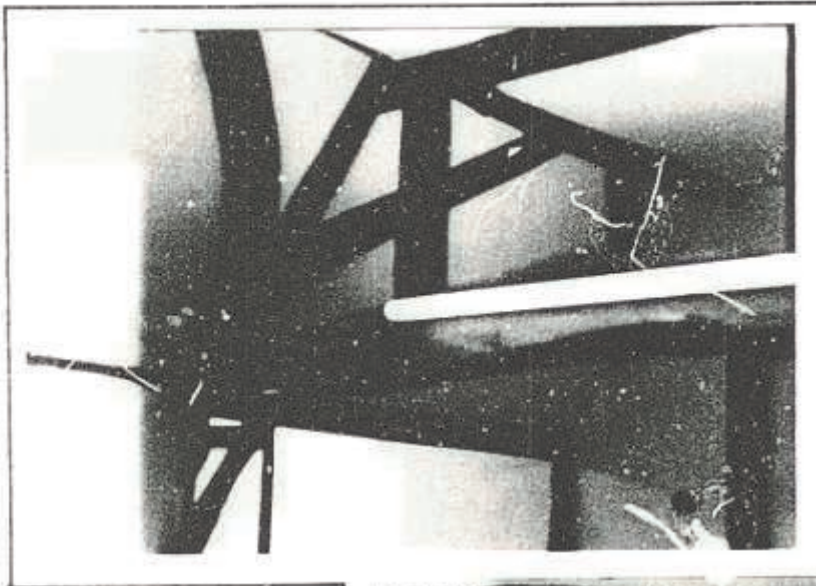
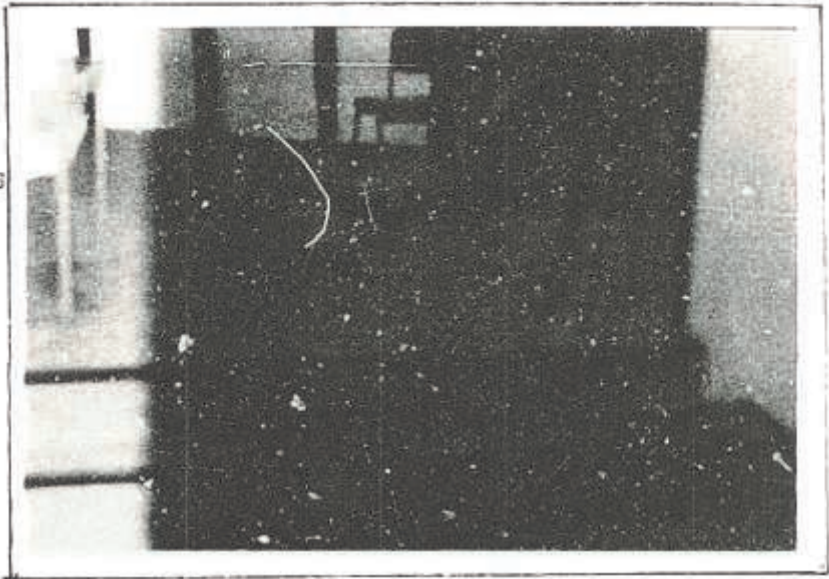
Firstly, flooring was laid down to make it safe to work, which then began in "earnest". Plaster and lathe ceilings were ripped down, old sheets of canvas and tounge and grooved wall cladding pulled out, together with old cupboards full of woodworm. Plaster chipped off of walls on the top of the stairs, and the old bathroom partition wall taken down for maximum space. This work revealed all the fine old oak beams you see today, all in good condition and as they were built into Thomas Hillyard's cottage in 1796, or earlier. The difference in floor levels is now clearly seen on the first floor, the lower section being the original New Inn level.

Three significant discoveries were made at this stage, three newspapers dated 1883, 1897 and 1905, were found "stuffed" into a door frame crevice, leading to the Steward's quarters, which would tend to confirm work was done on the building in 1906. The door to Jack West's old bathroom was removed and found to be the original door leading from the "snug" to the "Bar/Parlour", from the New Inn. The third item was an original "clay tile" from Thomas Hillyard's cottage. This was found lodged in the rafters above the plaster lathe ceiling where it had been since the roof was "tiled" in 1979.

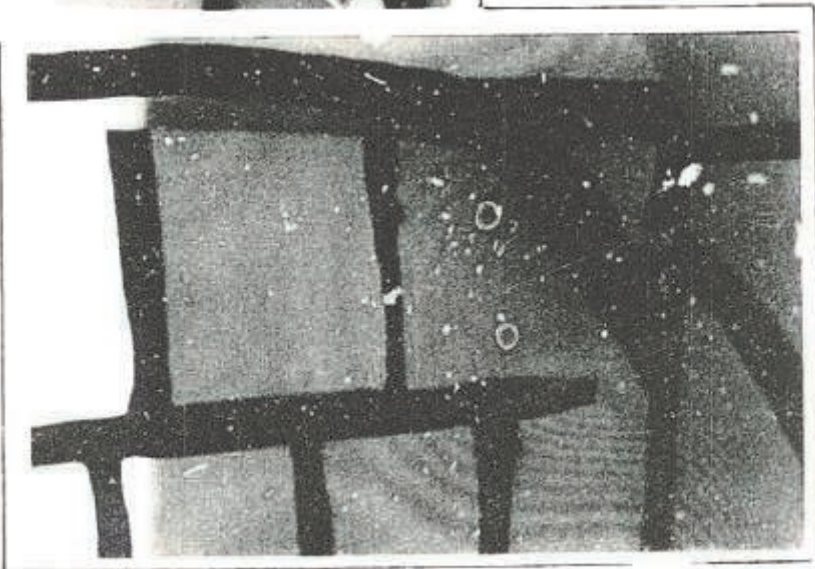
All three items have been preserved, the only room not touched on the first floor was the small room 'F' over the Steward's kitchen, which was used for storing materials needed for the renovation.

It stands as a stark reminder of what the building used to be like, as it was built 1840 - 1886, and untouched since 1906, when the staircase was removed, old doors lean forlornly against the banister rail, still intact, and one can imagine the hustle and bustle, this room used to see when the Brewery was thriving.

THE DIFFERENCE IN FLOOR  
LEVELS BETWEEN THE NEW  
INN AND THOMAS HILLYARD'S  
COTTAGE (THIS BEING THE  
HIGH LEVEL)



ORIGINAL WALL AND  
ROOF BEAMS AS  
DEMOLISHED IN 1796.



Work then concentrated on the ground floor of No. 2 Luton Road, and almost immediately ran into problems. In the original concept of the plans it had been proposed to relocate the Pigeon Club on the first floor, since they had had a virtual free use of the whole building up to this time, however it transpired that their pigeon transport baskets would not go up the stairs, efforts to re-site the staircase and replace with a wider one, caused problems in other areas with regard to the fire exist etc. It was therefore decided to block off the end of the building formally the "Lock-up" shop, and offer this to the Pigeon Club. This proved acceptable to them and work commenced.

The outer door and frame were replaced and in doing so the wall over the top collapsed and had to be rebuilt (see sketch page ), then the inner frame and door were removed (door ). This door still retained the number 3 on it (No.3 Luton Road) which was what the lock-up shop must have been officially called. The removal of this door and frame also caused the wall of the passage to collapse since it was only lime/mortar. This unfortunately has further repercussions since it also brought down part of the recently completed first floor which necessitated five new floor joists to be installed on the first floor. However matters were not serious and due to the building expertise of the Chairman of Building, Derek Squire, matters were soon corrected and a self contained separate room was established in very short time.

As with the first floor, all wall cladding was ripped out together with the old fire places, exposing the original oak beams as they had originally been placed. Finally a door was cut in the dividing wall in to 15 High Street and the way was thus open for the final Phase III of the project. Phase I and II being the first and ground floors respectively. It is interesting to note that the new doorway was not "new" in the true sense for it re-opened a previously bricked up door.

Interesting finds, still preserved included a wooden door lock, two old half-pennies (old money) and a hand made nail still in good condition.

Up to this time cost estimates for the project were £3,000 excluding heating, flooring and statutory requirements (fire regulations). However, fire regulations now demanded that the first floor of the Steward's quarters be brought up to standard, which meant that all doors had to be replaced with fire check doors fitted with auto closers, and plasterboard had to be

This together with extra work not allowed for had revised the estimate to £5,000.

PLANS FOR THE REFURBISHING AND RECLAIMING OF THE DERELICT BUILDING NO. 2 LUTON ROAD - 1968/1969



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ANTHONY EVANS ARCHITECTS  
60 TOTTENHAM ROAD, LUTON, BEDFORDSHIRE, LU1 1TU  
TELEPHONE: 561111  
FAX: 561111  
STANDARD BUILDING SYSTEMS  
Approved Under Plans 9.1.1 of 1978  
Date: 12.11.68  
No. 2

TODDINGTON S.&S. CLUB 6019 No. 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

STANDARD BUILDING SYSTEMS

Phase III (15 High Street) commenced in July 1983, with the demolition of the Committee Room wall and was quickly followed by the fitting of the new staircase. An essential part of the location of the new staircase was that the old cupboard in the Steward's Diner (ref sketch ) was used as a hallway, butting through the wall to provide access to the staircase showed the way blocked by massive oak beams which had been plastered over in past decorations. Examination showed that they were not lead bearing and the verticals provided a natural frame for the new door.

Work was now proceeding in an area of the Club approximately 20ft x 30ft. Historically it was not the oldest part of the building, but an area where most changes had taken place, for instance when the Committee Room (Holmleigh) was created by bricking across the "yard" access, a new staircase was fitted in the hall (room sketch page ). This had obviously come from a large house (The Red House?) for it was some 5ft wide with carved rails and hand rails terminating in a formed curve - very expensive and totally out of keeping with the narrow steep staircases already in the building. This staircase had been built over the old cellar steps and must have been fitted when Holmleigh was created.

The Committee Room wall was found to be of double brick construction as was the old Steward's lounge wall (the one with an arch in it now) confirming that they were once outside walls as discussed in the changes to the Brewery and New Inn 1840 - 1882.

Stripping the door frame to fit the arch evidence was found that this door was cut in the wall after the wall was built, for oak timber had been cut through in a horizontal plane.

The floor in the hall (room diagram page ), was faced with stone tiles in a diagonal yellow and red pattern. What better surface for a cellar entrance? and this was in total contrast to the floor of the Committee Room wooden floor boards. Finally the old "bell pull" system between the pub and living accommodation was uncovered, and apart from one relay lever, proved impossible to remove it.

Work on all three phases was virtually complete by Christmas 1983, some 8 months after starting. Total cost was in the region of £7,000 with temporary heating only installed.

Plans were being laid for the official opening which had been tentatively fixed for Feb. 11 1984, and would recognise the fact that the work had been completed by members.

Chairman of the Building Committee Derek Squire was responsible for much of the work of building and scheduling of the work, the secretary John Claridge ordered the materials and prepared accounts etc., as requested by Mr. Squire. Many people gave their time to this project and I have listed all those who gave over 100 hours.

Mr. D. Squire	Mr. T. Cook	Mr. F. Bryant	Mr. M. Bryant
Mr. M. Russell	Mr. P. Claridge	Mr. K. Claridge	Mr. L. Burman
<b>MR. S. STRINGER.</b>			

Work has cost approximately £7,000 and had placed an estimated £50,000 on the value of the buildings and at the time of writing they are being fitted out with a games complex - the reason for which they were renovated. The total cost of £7,000 also included the total redecoration of the steward's quarters, which had only been partly envisaged in the original estimates.



CLUB OFFICIALSPRESIDENTS

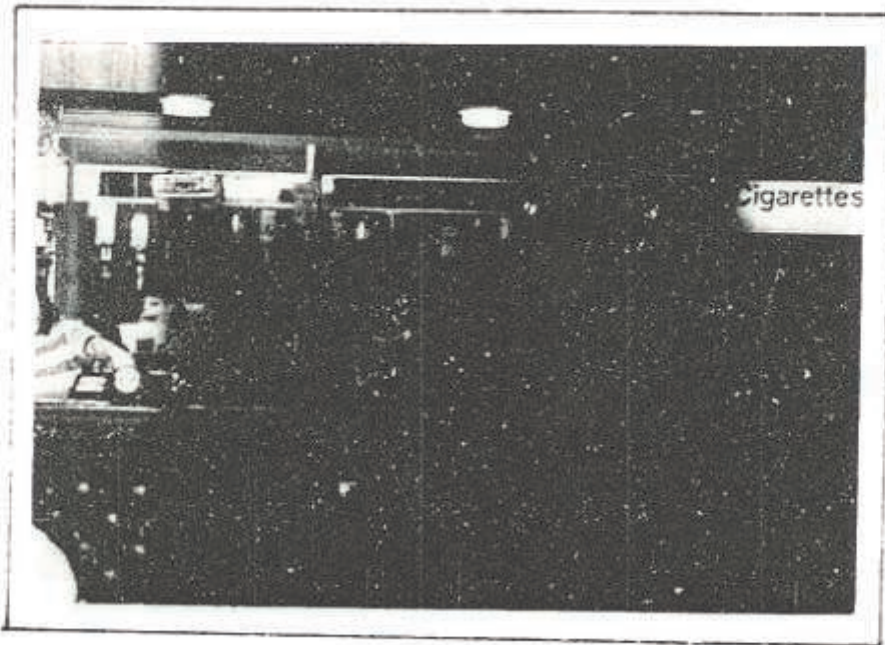
	<u>Period</u>	
Col. E.J. Skinner	1941-46	
Mr W.E. Watson Baker	1946-52	
Mr J. Gordon	1949-53)	Vice presidents acting president.
Mr B.J Hyde	1953-56)	
Mr B.J Hyde	1956-57	
Mr G.V. Peddar	1957-60	
Mr T. Barrett	1960-63	
Mr L.N. Bryant	1963-64	
Mr W.G. Wainwright	1964	
Mr E.S. Boutwood	1964-66	
Mr L. Yates	1966-70	
Mr R.C. Billington	1970-72	
Mr Preston	1972-80	
Mr G. Walton	1980	
Mr H. Cook	1981-	

<u>VICE PRESIDENTS</u>	<u>Appointed</u>		<u>Appointed</u>
Mrs W.E. Watson Baker	1944	Mr F. Bonner	1956
Rev. F.W. Hunt	1944	Mr T. Barrett	1956
Commander H. Lamberton	1944	Mr J. Fraw	1962
Mr D. Seeborn	1944	Mr R. Boutwood	1963
Lt F.J. Watson Baker	1944	Mr F. Bryant	1964
Mr P. Jarvis	1948	Mr J. Buckingham	1978
Mr J. Gordon	1949	Mr R. Cowley	1979
Mr B.J. Hyde	1953	Mr H. Cook	1980

It would appear that prior to 1978 the position of Vice Presidents were "honorary" and appointed at the AGM. After this time they were elected by the members.

The 1944 appointments are as listed at that time but may have been appointed earlier.

DAVID SLOUGH APPOINTED STEWARD 6.12.1982  
WITH HIS WIFE CHRIS AND DAUGHTER SAMANTHA



THE 'ORCHARD' AFTER THE TEAM HAD FINISHED WITH IT. LED BY RAY COWLEY.  
GRAHAME COWLEY, MELVYN BRYANT AND RAY HIMSELF WERE PRESENTED WITH A TANKARD.





TRUSTEES

	<u>Appointed</u>
Mr C. Vincent	1930
Mr J. Vincent	1930
Mr W. Brewer	1930
Mr G. Smith	1932
Mr J.B. Hyde	1944
Mrs W.E. Watson Baker	1944
Mrs Seebohn	1944
Mr B.J. Hyde	1951
Mr J. Gordon	1952
Mr R. Shelton	1961
Mr G. Peddar	1961
Mr A. Jeffries	1965
Mr F. Ireland	1974
Mr R. Jafrate	1981

TREASURERS

	<u>Period</u>
Mr S. Walters	1928-?
Mr J. Bonner	1944-60
Mr R. Squires	1960-70
Mr A. Evans	1970-73
Mr H. Bird	1973-75
Mr R. Jafrate	1975-81
Mr J. Sheppard	1981-

<u>SECRETARIES</u>	<u>Period</u>
Mr W. Brewer	1927-28
Mrs J. Lampard	1928-30
Mrs W. Hair	1930-41
Mr R. Fowler	1941-45
Mr F. Bonner	1945-56
Mr F. Bryant	1956-65
Mr L. Rayson	1965-71
Mr W. Hair	1971-74
Mr A. Evans	1974-77
Mrs J. Chambers	1977-79
Mr D. Howe	1979
Mrs I Forster	1979-80
Mr J. Claridge	1980-

<u>CLUB STEWARDS</u>	<u>Period</u>
Mr J. Lampard	1928-30
Mr W. Hair	1930-41
Mr J. Aubrey	1945-48
Mr J. West	1948-68
Mr J. Woodhead	1968-1973
Mr T. Dixon	1973-74
Mr P. Buckingham	1974-76
Mr B. Turney )	1976-77
Mr B. Kennet )	
Mr T. Hawker	1977-82
MR D. SLOUGH	1982-

Mr. Lampard and Mr. Hair were in fact appointed managers. As was the practice at the time, their wives acted as secretaries. In Bill Hair's words "We did every bloody thing" this system was dropped in 1941, when Reg Fowler became secretary and Jack Aubrey steward, AT A LATER DATE, THE BAR BEING STAFFED BY COMMITTEE

WORKING MEN'S  
**CLUB & INSTITUTE UNION LIMITED**

*General Secretary: J. Johnson*

*Telephone: 01-226 0221*

Established 1882

*Club Union House,  
251-256, Upper Street,  
London, N1 1RY*

DJD/CG

2nd December, 1983.

Mr. J. M. Claridge,  
Secretary,  
Teddington Social and Services Club,  
15, High Street,  
Teddington,  
Bedfordshire, LU5 6BX.

Dear Mr. Claridge,

I confirm that I have now made positive arrangements to attend at the club on Saturday the 11th February, 1984, and look forward to the occasion with much pleasure.

Is it intended that my wife should accompany me on this occasion? If so, perhaps you will kindly let me know so that I can make the necessary arrangements for her at the same time.

Yours sincerely,

*Derek J. Dormer*

Derek J. Dormer  
Union President.

SUMMARY

Having now seen what we did to the buildings while we have occupied them, one is tempted to think that nothing much has happened since Bill Hair left in 1940.

While this is true of the exterior alterations, for little has changed on the outside since his time, buildings do not create a club, only its members, given the right leadership, can do that.

In my experience people only tend to remember alterations and changes that affect them, as an individual. They are not concerned with the repairs to the Stewards quarters, no 2 Luton Road and Boiler repairs etc.; but they will clearly remember the bar being moved, for they no longer had to walk upstairs for a pint.

Much of the work done in the club falls into the first category, the behind the "scenes work" and there is no doubt that these have been the major source of problems for all committees over the years, the repair and and maintenance of the buildings, for although they have belonged to various breweries, it takes a great deal of time and effort to part them from their cash, for these breweries have played a major part through their loans in keeping the club afloat.

The major changes recorded earlier in these pages took place generally in the "Good Years" and are essentially a measure of the worth of the committee at that time; but let us not forget that in the "Bad Times" every item of expenditure had to be made with a great deal of "heartache". The worth of those committees must be measured by the fact that they kept the club going - an infinitely more difficult job. Shortly after taking over as secretary, I was talking about the club to Ray Jafrate (then treasurer) who said, any fool can spend money that has already been "earnt" but how many know how to go out and earn it, and I believe this to be the key to a successful club, but in order to do this you must make the members come to the club, by providing the facilities they demand.

Over the years the Club has boasted many section "activities" ranging from angling to whist. Some have stayed the course, others died quickly after a brief existence, their ultimate success seems to have to be directly related to the effort made by the organisers, assisted or hampered by local events, for instance the Thrift and Sick Club, was killed off after running for 20 years, by the Welfare State; darts and dominoes are still with us, but little else remains. True, the Pigeon Club and Football Club, and the Thursday Club use our buildings but they are not "Club supported" sections in the true sense, they are using our premises, because we are not.

Three Distinct periods emerge over the years as being critical to these sections. The first, the Post War Toddington, crying out to be entertained after the austerity of the war years, the second was the cheap transport of the 1950's making it easy for the first time to get away from the village. The third was the Drinking and Brewing Laws of the 1970's tending to keep people in the village and I don't yet believe we have taken full advantage of this situation.

These three events have been the basic cause of the pattern of ups and downs of the Club over the years, at the moment we are on the "up", are we going to follow the pattern or change it? It's up to you the members, it's YOUR CLUB.

The foregoing works were written in 1981, they reflected my feelings at the time, and these feelings are essentially the same, however, after 3 years work at the direction of the Committee, I feel that the Club is about to explode into life, and take it's part in the social scene of the Village.

We have now provided the facilities demanded by members over the past 3 years, and in the process have made a permanent home for the Toddington Bridge Club, and the Toddington Round Table, in addition various other local organisations regularly use our buildings for meetings. Further to this, we have formed our own charity football team, and have started to join in community competitions, the barrel race is just one example. With only one month of the current subscription payment to go before "renewing" I am constantly asked for new members forms, surely a sign of the times!

So members, of the Committee, and members, the time has come to turn this collection of "wonderful historic buildings" into a Club. How are you going to respond to the challenge?