

Institutional Involvement Roadmap — Chronology of Actors, Decisions and Evidence (1877–2026)

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 2160 of the Great House Farm Legal Wiki, carried over from the version last modified on 2026-10-21. The same page is published at research.bucklerfamily.estate, and this version is also a [PDF](#) in the wayback archive.

1 Release notes

1.1 This release (version 1.0.0)

- **2026-Oct-23** - Carried over to the docs library from Legal Wiki page 2160 (last modified 2026-10-21 19:54:19 UTC). The page text, dates and references are as on the wiki. Links to wiki pages lead to the same page on research.bucklerfamily.estate; images are links to their files on the wiki.

1.2 Older versions

None yet.

2 Record

This material now lives at <https://fcg.bucklerfamily.estate/case/institutional-involvement-roadmap-1877-2026>.

Page ID: 2160 · **Title:** Institutional Involvement Roadmap — Chronology of Actors, Decisions and Evidence (1877–2026) · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

Assessment cut-off: 10-10-2026. This is the central, date-ordered route through the institutions, companies, named people, court proceedings, heritage decisions, archaeological records, enforcement events and present-day records work connected with Great House Farm (Tŷ Mawr), Llandough-juxta-Penarth. It complements—not replaces—the individual forensic assessments, the Master Timeline, the Records Access Chronology and the Evidence Library.

Reading key. “Documented” means supported by a source identified in the Wiki; it does not mean every interpretation of that source is established. “Testimony / disputed” identifies a named family member’s recorded statement (linked under [Testimony](#)), or a point that is SOURCE PENDING, where independent corroboration or legal effect remains to be tested. “Open” identifies an evidence gap. A body’s appearance in a record-access log does not itself prove historic

involvement or fault. Named individuals are identified only where an existing source names them; a role should not be turned into a personal attribution without the original record.

Core navigation: [Master Timeline](#) · [Forensic Master Chronology](#) (authoritative corrected working version) · [Evidence Library](#) · [Records Access Chronology](#) · [FOI & Public-Authority Reply Register](#) · [Missing Records Register](#) · [Source Conflicts Register](#).

2.1 1. Date-ordered roadmap: land, people, courts and institutions

2.1.1 1877–1939 — estate arrangement, family occupation and the ground-rent company

- **1877 — Bute Estate / Thomas arrangement.** The Wiki records a historical agreement involving the Bute interests and Thomas, associated with the farmhouse/house parcel and quarrying. The precise legal character and operation of the arrangement remain a question of construction. Start with [The 1877 Agreement](#), [The Bute Estate](#), and the catalogued historic items linked from the Evidence Library. People associated in the source trail: the Bute trustees/estate and the Thomas family; do not infer the identity or authority of any unnamed signatory.
- **1916 — tenancy record.** The tenancy narrative is a distinct link in the occupation and title chain, not a substitute for the 1877 instrument. See [The 1916 Tenancy](#).
- **1928 — end of quarrying/rent to Thomas; disputed title effect.** The family's established case is that the 1877 arrangement took effect when the quarrying and rent ended, vesting the full Parcel A in the Williams family. That is the family's legal interpretation, not a court finding established by this roadmap. The surviving 1928 rent-receipt item is separately catalogued at [GHF-E120 — last rent receipt / end of quarrying](#). Keep Parcel A (farmhouse, buildings, yard, garden, north woodland and later VG41 ground) distinct from Parcel B (eastern agricultural fields).
- **1931 — Museum Wales / historical correspondence and object records.** The Wiki catalogues a letter dated 22 November 1931 associated with Museum Wales file 63.24 and separate collection records for a medieval rowel spur and spearhead. These are artefact-provenance leads; they do not, by themselves, decide land title. See [Evidence Library](#) and the linked [GHF-E106-R33](#) evidence records.
- **1938–39 — Western Ground Rents Ltd (WGR) and John Williams.** The site records a sale to WGR and revised tenancy / plan. The already-obtained 1939 WGR–John Williams agreement and plan are reported in the Wiki as depicting Parcel B only. This is a key boundary control: do not silently treat the plan as covering Parcel A. See [1938–39: Sale to WGR and the Revised Tenancy](#), [Western Ground Rents Ltd](#), [John Williams](#), and the dedicated evidence records linked from those pages.

2.1.2 1949–1962 — the tenancy dispute, title-deed gap and possession orders

- **1949 — reported surrender and re-grant involving Frederick Buckler's tenancy.** The Wiki has a dedicated evidence page which expressly records that no written record is currently catalogued for the asserted transaction: [GHF-E122 — 1949 surrender/re-grant \(no written record\)](#). This is a proposition to test, not a document citation.
- **1950–52 — title deed reportedly missing; Penarth petty-sessions lead.** The reported loss or unavailability of a title deed and the separate petty-sessions lead should be treated as two evidence questions. A gap in the family or court file does not prove who removed a document or why. See [Missing Records Register](#) and [GHF-E124 — Penarth petty sessions record, c. 1951–52](#).
- **1955 — High Court possession proceedings and execution on 4 July.** WGR is recorded as obtaining a possession order described as covering the “whole farm”; [SOURCE PENDING] execution included the north forest and south-east ground associated with Parcel A although the underlying dispute concerned Parcel B. This disputed parcel/scope question must be tested against the actual order, claim, affidavits, any plan, writ/warrant, execution record and return. The relevant people include Frederick Buckler and Mary (Nancy) Williams, formerly Buckler; judicial and legal identities should be recorded only from the primary case papers. See [The 1955 Possession Order](#), [GHF-E126 — writ/warrant and execution record placeholder](#), and the High Court forensic assessment under [Forensic Assessment Index](#).
- **1962 — Cardiff County Court proceedings.** The Wiki identifies a further possession case concerning the farmhouse/garden. The pleadings and order must be distinguished from the 1955 High Court order and from later register entries. See [The 1962 Possession Order](#) and the [Cardiff County Court review](#).

2.1.3 1974–1987 — heritage recording, BP letters, registration and appeal

- **1974 — BP Properties Ltd letters and architectural survey.** The 1974 letters are central because the reported Court of Appeal reasoning concerned whether they operated as a licence, changing the legal character of Mrs Buckler's possession. Separately, H. J. Thomas's 1974 architectural survey/floor plan is a heritage record whose existence today does not alone prove what a decision-maker saw in 1988. See [The 1974 Licence Letters, BP Properties Ltd and BP Pension Trust](#), and [GHF-E137 — 1974 H. J. Thomas survey and floor plan](#). The source trail associates Mary (Nancy) Williams, Mrs Buckler and the Buckler family; the exact author/signatory of each letter must be taken from the letter itself.
- **1980 — parliamentary context.** A 22 May 1980 Hansard record identifies Ted Rowlands MP speaking about WGR and the BP pension fund. Treat this as corporate/political context, not proof of a title defect or of any actor's motive. The newspaper/Hansard item is catalogued in the Evidence Library.
- **1982–85 — archaeological and land-registration control points.** The current Wiki identifies an early GGAT warning and later archaeological records, and separate HM Land Registry registration activity. The key question is who held, received and acted on each document at the relevant date—not simply whether the record exists now. See [Archaeology and Heritage](#), [GGAT review and evidence schedule](#), and [HM Land Registry review](#).
- **1986 — High Court trial.** The trial on 10 July 1986 is a separate judicial event from the 1987 appeal. The case-file reconstruction requires pleadings, disclosure, witness evidence, exhibits and judgment, as well as the evidence actually placed before the court. See [GHF-E140 — High Court trial and judgment](#).
- **1987 — Court of Appeal and Land Registry amalgamation.** The Court of Appeal decision in *BP Properties Ltd v Buckler* concerned the 1974 letters/licence issue. The separate question is what root-of-title propositions were decided, assumed, background or left undecided. A 1987 HMLR amalgamation during the appeal is also a distinct procedural control point. See [BP Properties Ltd v Buckler](#), [BP v Buckler: Scope, Decided & Undecided](#), [1987 HMLR Amalgamation During Appeal](#), and [HM Land Registry forensic assessment](#). HMLR, the litigants and their lawyers must be assessed by the particular filed documents and dated acts.

2.1.4 1988–1994 — Strasbourg application, Cadw, ministerial correspondence, demolition and archaeology

- **3 May 1988 — European Commission of Human Rights application.** The Wiki records that William Buckler applied under application no. 14464/88 and invoked Articles 6, 8 and 13 (and Article 1 of Protocol 1 in related descriptions). This establishes a reported application, not the success of the complaint. The original application, admissibility/correspondence and outcome should each have their own item-level source citation. See [European Commission of Human Rights / Strasbourg review](#).
- **29 July 1988 — Cadw inspection photographs.** The Cadw/Welsh Government disclosure record is described in the Wiki as identifying two photographs of the farmhouse and barn dated 29 July 1988. Current catalogued evidence is at [GHF-E144 — 1988 Cadw photographs and listing-decision file status](#). The individual assessor, instructions, material considered and any ministerial escalation must be established from primary records.
- **1988 — reported Cadw letter to a Minister concerning spot-listing.** This is now reserved as a separate evidence item: [GHF-E152 — Cadw letter to the Minister \(1988; original awaited\)](#). As at 10-10-2026, the original has not been attached to the Wiki catalogue. Its exact date, author, recipient, reference, enclosures, custody and content need verification. If recovered, it could illuminate ministerial awareness and the decision chain; it would not alone prove who read it, what decision followed or that any act was unlawful.
- **5 December 1988 — purported listing / spot-listing refusal.** Keep the date qualified. The Source Conflicts Register currently says the 5 December date is press-reported and not independently confirmed by a located Cadw decision document; Cadw's reported 2026 search identified two photographs and no surviving listing file. The Wales Office's use of the date in one response was a quotation of the family's request, not independent confirmation. See [Source Conflicts Register](#), [Cadw Forensic Assessment](#) and [GHF-E144 / GHF-E152](#) above.
- **6 December 1988 — demolition.** The Wiki records complete demolition on 6 December. Contemporary newspaper cuttings describe police presence and the eviction confrontation; newspaper reporting is evidence of what was reported, not automatically proof of every act or the legal authority used. Cross-check the source images through [Press Archive — Newspaper Transcripts](#) and the individual [GHF-E090-N](#) records. Keep demolition, possession execution, police activity, the injunction and heritage decision as separate events with separate primary sources.
- **1989 — reported dropped charge and post-demolition aftermath.** A January 1989 newspaper cutting reports that a charge against the evicted farmer was dropped. The original charge/disposal record has a different evidential status from the press report. Catalogue the underlying police/CPS/court record separately if recovered; do not

infer it from the headline alone.

- **1990–94 — planning, archaeological assessment and successor records.** The Wiki identifies a 1990 GGAT Great House Farmhouse assessment, 1992 correspondence/approval material and a 1994 Cotswold Archaeology Llandough report. These materials may document post-demolition planning and archaeological handling. Attribution must distinguish GGAT, the relevant successor now called Heneb, Cadw, RCAHMW, the Vale of Glamorgan Council and any contractor; later custody does not retroactively make a successor responsible for earlier decisions. See the [GGAT evidence schedule](#), [Heneb review](#), and [RCAHMW review](#).

2.1.5 1999–2025 — transfer, custody and modern recovery

- **1999 and 2007 — departmental record-transfer route reported by the Wales Office.** The Source Conflicts Register records the Wales Office's statement that paper files went to the National Assembly for Wales in 1999 and to the Welsh Government in 2007, while Cadw/Welsh Government and RCAHMW responses describe different search/custody positions. Treat this as a chain-of-custody issue until exact files, classes and transfer lists are identified. The appropriate cross-checks are the [Wales Office](#), [Welsh Government](#), [The National Archives](#) and [RCAHMW](#) reviews.
- **2025 onward — family-led retrieval and remedy work.** The current Records Access Chronology begins in November 2025 and records requests and replies made by or for the family. This modern correspondence is evidence of present searches, institutional routing and responses; it does not itself prove the content of a missing historical document.

2.1.6 2026 — dated requests, disclosures and institutional response chain

- **26 February — The National Archives.** Response concerning the Manorial Documents Register / HMC 9.311 Llandough manor return. The attachment is catalogued as GHF-E106-R34-A1. This helps locate a record but does not decide the private title dispute.
- **13 April and 13 July — HM Land Registry.** FOI F260213 response and N610CGV letter (reference WA231076) are separately catalogued. The record-registration and administrative-decision track should not be conflated with court findings or private-law conclusions.
- **27 April and 12 August — Ministry of Justice.** Central correspondence TO130237 and FOI 260805002 responses are separate catalogue items. Assess each against its stated function, search scope and referral route; do not treat MoJ as the historical judge.
- **21 May — Cadw / Welsh Government listed-buildings correspondence.** The records-access register records Cadw casework correspondence and attachments, including references to the 1988 assessment and a GGAT report. The full original email/attachments must be linked individually; if an email could not be retrieved from the mailbox export, that is an access limitation and not proof the sender's attachments never existed.
- **28 May — RCAHMW.** Order form, price list and licence fees for requested material are catalogued individually; these support provenance/access tracking, not an inference that no additional records exist.
- **11 June and 2 July — Welsh Government/Cadw, ATISN 27021 and internal review.** The disclosed response and two survey-photo documents are catalogued as separate attachments. The current source account says the search found the two dated photographs and no further listing file, while the source-conflicts register records questions about scope, transfer and destruction. The original request, full reply and all attachments should each link to their own catalogue page.
- **16 July — South Wales Police, FOI 719/26; 29 September — FOI 1040/26.** Each response has its own source record. Distinguish a current FOI search from proof of what officers did during the 1988 event; the latter needs contemporaneous incident, log, custody, warrant or operational records.
- **22 July — DCMS; 24 July — Post Office Limited; 10 August — ICO; 19 August — DCMS internal review.** These are modern administrative responses. Include them in the case roadmap only for the particular question, referral or records custodian to which they relate; a response is not evidence of substantive historic involvement unless its content shows that.
- **7 and 30 September — Glamorgan Archives.** The digital photography order form and Bute 10 catalogue item are separate evidence objects. Use catalogue references, shelf marks and file descriptions to connect specific estate or WGR records to the underlying chronology.
- **22 September — Wales Office, 26FOI 103; 29 September — internal-review acknowledgement IR/26/16.** These items raise the historic custody and transfer question. The acknowledgement is a process milestone only, not a substantive determination of what records exist.

- **29 September–5 October — RCAHMW, South Wales Police, Museum Wales and related archive responses.** Catalogue each letter/email and each attachment individually. In the museum line, the 1931 Cogan Pill letter and artefact catalogues must be distinguished from present-day correspondence supplied under FOI.
- **30 September–1 October — Welsh Government ministerial correspondence / ATISN 27589.** The ministerial correspondence reference and the new listing-consideration request should be treated as the current route for testing the historic file, with the response deadline/status recorded rather than assumed.
- **16, 29 September and 9 October — National Police Chiefs' Council (NPCC).** The Wiki separately catalogues FOI 3156/2026, two internal reviews, and FOI 3065/2026 search-disclosure letter. The latter response provides a scoped account of search terms/repositories/functions and says specified information is not held. That establishes what the NPCC response says about its search; it does not by itself settle all historical police involvement, identify an incident-level record, or prove no record exists elsewhere. See [GHF-E106-R49](#), [GHF-E106-R50](#), [GHF-E106-R51](#) and the [NPCC review](#).

2.2 2. Human actors and how to attribute responsibility

- **Family and occupiers:** John Williams; Mary (Nancy) Williams; Frederick Buckler; William “Bill/Billy” Buckler; Branwen and other family members appearing in statements, photographs or press cuttings. Their acts and accounts should be sourced to the relevant statement, tenancy, letter, court paper, photograph or press item; do not collapse different family members' actions into one.
- **Estate / corporate parties:** Bute Estate / trustees; Daniel Thomas and Alfred Thomas; Western Ground Rents Ltd; BP Properties Ltd and BP Pension Trust. Distinguish legal ownership, possession, agency, pension-fund/corporate relationship and what a document merely recites.
- **Heritage / archaeology:** H. J. Thomas (architectural survey), GGAT staff or contractors where named in the source, Cadw inspectors/decision-makers and ministerial officials where the file identifies them, RCAHMW custodians, and present Heneb personnel only for their documented present-day records functions. Do not invent individual names from office titles.
- **Courts and lawyers:** judges, counsel, solicitors, enforcement officers and court administrators should be named only where orders, judgments, court papers or correspondence identify them. The existence of a firm/court in a chain does not establish misconduct.
- **Public figures and press:** Ted Rowlands MP (1980 Hansard source); journalists named in the indexed newspaper cuttings, including Godfrey Francis, Andrew Penman, Peter Bibby and Jim Clarke. Articles support what was published and may identify witnesses or leads; for contested underlying facts, seek the relevant primary record.
- **Modern records officers:** the FOI/EIR replies typically establish their institutional service/role and the sender /recipient in the actual email. This roadmap does not infer personal fault from a generic mailbox, acknowledgement or search response.

2.3 3. Institution-by-institution directory

Every row below is a separate review scope. The directory indicates the main evidential connection, not a finding of fault. Read the dated source chain on the linked actor-specific page and its referenced evidence items.

- **Heritage, planning and archaeology:** [Cadw](#) (1988 assessment/listing file); [GGAT](#) (archaeological advice/reports); [Heneb](#) (successor/current records and HER functions); [RCAHMW](#) (survey/heritage archive); [Vale of Glamorgan Council](#) (planning/local records); [Museum Wales](#) (artefact provenance); [National Library of Wales](#) (estate/archive sources); [Archaeology Data Service](#); [Cotswold Archaeological Trust](#).
- **Land registration, courts and justice administration:** [HM Land Registry](#); [High Court](#); [Cardiff County Court](#); [Court of Appeal](#); [House of Lords](#); [HM Courts & Tribunals Service](#); [Ministry of Justice](#); [Crown Prosecution Service](#); [European Commission of Human Rights / Strasbourg](#); [European Court of Human Rights / ECHR Archives](#).
- **Central government, archives, police and public oversight:** [Welsh Office / Wales Office](#); [Welsh Government](#); [The National Archives](#); [Glamorgan Archives](#); [South Wales Police](#); [NPCC](#); [Home Office](#); [Companies House](#); [Senedd Culture Committee](#); [Llandough Community Council](#); [NCTSO](#); [Cardiff Registration Service](#).
- **Corporate, professional, archive and media leads:** [Western Ground Rents Ltd](#); [BP Properties Ltd / BP Pension Trust](#); [Linklaters](#); [Landmark Chambers](#); [Debenham Tewson](#); [Warwick Modern Records Centre](#); [Barry Preservation](#)

Society / Civic Trust; ITV Cymru Wales; Ideal Homes Wales; Forest of Cardiff; Goldsworthy Homes.

2.4 4. Cross-institutional issues that deserve testing

- **Heritage-file custody:** Cadw's reported search found two photographs; other replies point to records being transferred, being held by a successor or not being held. Reconcile each statement against the exact collection, class-mark, file series, transfer schedule, retention schedule and search dates. Do not infer collusion from a referral loop.
- **Decision chronology:** verify the reported 1988 ministerial letter, the 29 July photographs, the exact legal process for listing/spot-listing, any ministerial submission or minute, the source for the press-reported 5 December refusal and the 6 December demolition. This is the most immediate heritage documentary chain.
- **Parcel scope:** compare 1877 source material, the 1939 agreement/plan, the 1955 order and execution record, the 1962 proceedings, the 1987 appeal papers, the title-register documents and the two parcels' geography. No generic "whole farm" wording should replace plot-level analysis.
- **Evidence actually before decision-makers:** identify which survey, archaeological report, plan, tenancy, register entry or letter was served, disclosed, inspected or cited by each actor at the time. Existence in a modern archive does not establish earlier availability or knowledge.
- **Police and enforcement:** use contemporary operational records, warrants/orders, incident logs and witness accounts to test what was done, by whom, under what authority, and when. Modern FOI outcomes from South Wales Police or NPCC answer only the search/request they describe.
- **Individuals and delegation:** map signature, authorship, instruction, approval, legal delegation, receipt and subsequent action separately. Use named people only when a primary or reliable contemporaneous source identifies them; otherwise retain the role and open a retrieval task.

2.5 5. Evidence-linking rule and audit findings

Any reference to an identifiable letter, email, article, photograph, scan, order, register extract, survey, file, attachment or other artefact should link to its own Evidence Library item page. That page must contain the item ID, date (or "date not established"), creator/sender where known, recipient/holder, source location, file/attachment status, provenance, a placeholder where the object has not been obtained, and a separate interpretation section. Link the object page—not only the raw upload, a general index or a summary. For a missing source, the catalogue page must say what is not currently obtained and who searched what, as at a specified date.

This roadmap has linked the most material existing source pages and created the separate GHF-E152 placeholder for the 1988 Cadw-to-Minister letter lead. It is a navigation and control document, not a claim that every one of the 307 published site pages has passed a final item-by-item hyperlink audit. The remaining audit must compare every cited artefact/attachment/image against its item page, create any missing item pages, and repair every uncatalogued reference without changing the meaning of a verbatim source quotation.

Last checked: 10-10-2026. The roadmap is a working index: update when a primary source, authority response, identity, decision date or custody fact is established. A negative claim expires as an assessment when the source/search basis changes.

Site-wide working-theory cross-reference (18 October 2026): See the [Cedwyn Estate Working Theory](#). This page may contribute evidence to a specific part of that hypothesis only to the extent its source actually establishes a relevant name, event, parcel, title, claim or decision. Similar names, proximity, chronology or institutional involvement are research leads, not proof of common ownership or coordination.

2.6 Page version & change log

Current version: 1.0.1

2 Record

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.1	2026-10-20T22:02Z	Sion's Tab agent	Surname removed from Branwen's name in our own text (first name only, public naming rule). Quoted documents and correspondence unchanged. Nothing else changed.	Public naming rule / Master Change Log (3923)
1.0.0	2026-10-18T15:33Z	Sion's Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

Agents and editors: follow the [Editing Protocol](#).